

**TABLE 1 - HERITAGE**

<b>Advisory Committee Recommendations</b>	<b>Approved Amendment C124</b>
<p>Include the whole of the Moonee Valley Racecourse site within the Heritage Overlay, with the exception of the proposed residential area (Wilson/Victoria Street area) to the north-east of the site.</p>	<p>Amendment C124 introduced the Heritage Overlay to the whole of the Moonee Valley Racecourse site with the exception of the north-east section of the site.</p> <p>Amendment C124 seeks to ensure that any future development does not have a negative impact on the heritage significance of the site, particularly the following buildings features identified as having primary significance:</p> <ul style="list-style-type: none"><li>• Former Club Secretary house and garden</li><li>• S.R. Burton Stand</li><li>• Moonee Valley Racecourse, with the following contributory elements:<ul style="list-style-type: none"><li>○ Main tote</li><li>○ Alister Clark Rose Garden and Manikato Garden</li><li>○ Horse stalls/Birdcage and perimeter fence, saddling paddocks/parade ground and mature trees in south-west corner.</li><li>○ Racetrack</li><li>○ Former Club Secretary house and garden</li><li>○ S.R. Burston Stand</li></ul></li></ul>
<p>Prepare a Conservation Management Plan and an Incorporated Document, prior to the adoption of Amendment C124.</p>	<p>The Conservation Management Plan and Incorporated Plan prepared by Council have been approved as part of Amendment C124.</p>

**TABLE 1 - HERITAGE**

Advisory Committee Recommendations	Approved Amendment C124
	<p>The Moonee Valley Racecourse Incorporated Plan – Conservation Policy and Permit Exemptions (April 2014) includes:</p> <ul style="list-style-type: none"><li>• The Conservation Policy for the heritage assets at Moonee Valley Racecourse</li><li>• The Conservation Guidelines for the heritage assets at Moonee Valley Racecourse</li><li>• The exemptions from the provisions of the Heritage Overlay in accordance with Clause 43.01-2 that apply.</li></ul> <p>The Moonee Valley Racecourse Conservation Management Plan (2014) (the CMP), which provides a history, description and statements of significance for the Moonee Valley Racecourse, the Club Secretary’s House and Garden, and the S.R. Burston Stand forms an attachment to the Incorporated Plan.</p>
<p>Amend the Schedule to the Heritage Overlay with the following wording within the Tree Controls column “Yes – the Cape Chestnut (<i>Calodendron capense</i>), the Peppercorn (<i>Schinus molle</i>) and the Elms (<i>Ulmus species</i>) in proximity to the horse stalls and the trees within the front and rear gardens of the Club Secretary’s House”.</p>	<p>Amendment C124 made changes to the HO schedule in accordance with the Committee’s recommendation.</p>
<p>Amend the Schedule to the Heritage Overlay to apply external paint controls to the Club Secretary’s House only.</p>	<p>Amendment C124 made changes to the HO schedule in accordance with the Committee’s recommendation.</p>
<p>Facilitate the adoption and approval of Amendment C124 to the Moonee Valley Planning Scheme through a Ministerial Amendment</p>	<p>Amendment C124 was approved by the Minister for Planning using section 20(4) of the <i>Planning and Environment Act</i> 1987.</p>

**TABLE 1 - HERITAGE**

Advisory Committee Recommendations	Approved Amendment C124
process, using section 20(4) of the <i>Planning and Environment Act</i> 1987.	

**TABLE 2 - URBAN DESIGN**

Advisory Committee Recommendations	Approved Amendments C120 and C124
Retain and adaptively re-use the brick wall and gate, stables and the adjacent trees, and the Main Tote building.	<p>The approved Moonee Valley Racecourse Incorporated Plan – Conservation Policy and Permit Exemptions (2014) contains policies guidelines for the retention and adaptive re-use of these heritage assets.</p> <p>The HO introduced by Amendment C124 will ensure these policies and guidelines are considered as part of the planning permit process for the development of the site.</p>
Modify the street and block pattern in order to incorporate the retention of areas of the brick wall and gate, stables and the adjacent trees, the Main Tote building, and areas of open space to enhance the extent of pedestrian-priority streets and thoroughfares.	This recommendation has been included in the approved Moonee Valley Racecourse Residential and Mixed Use Precinct – Comprehensive Development Plan – July 2014.
Reduce the total number of dwellings on the ‘surplus land’ by about 20 per cent from the 2,500 proposed in the Master Plan.	<p>This recommendation has been ignored by the Minister for Planning.</p> <p>There is no limit on the total number of dwellings permissible on the site.</p>
Create a plaza at the entry to the tunnel to become a civic focus as well as a place of arrival and entry to the Racecourse.	This recommendation has been included in the approved Moonee Valley Racecourse Residential and Mixed Use Precinct – Comprehensive Development Plan – July 2014.
Develop a program to use the surplus land vacated by the Club for temporary uses (to ensure it is not left idle awaiting	This recommendation has not been provided for by Amendment C120.

**TABLE 2 - URBAN DESIGN**

<b>Advisory Committee Recommendations</b>	<b>Approved Amendments C120 and C124</b>
development), in conjunction with the Council and the local community.	Council will continue to work with the MVRC to determine how this could be managed. This should also include relevant existing facilities.
<b>OTHER RECOMMENDATIONS (THROUGHOUT THE REPORT)</b>	<b>Approved Amendment C120</b>
Maximum preferred building height of 20 storeys (50 metres), with preference for lower heights outlined in the ACZ.	Amendment C120 introduced the Comprehensive Development Zone (CDZ) (Schedule 1) to the western portion of the land in lieu of the ACZ. The building heights recommended by the Advisory Committee have been exceeded. The CDZ (Schedule1) proposes a preferred maximum height of 68 metres (20 storeys), whereas the Committee recommended 50 metres. The preferred maximum building height is discretionary. This allows for an application to be considered over 68 metres.
Supports development in the north-east corner of the site of around four, six and nine storeys.	The north-east corner of the site has been rezoned to the Mixed Use Zone (Schedule 2). The Design and Development Overlay (DDO)(Schedule 12) has also been applied to this portion of the site. DDO12 contains discretionary controls for building setbacks and heights. The preferred maximum height for Precinct 1 – Wilson Street/Victoria Street West is 14 metres (four storeys) at street edge and 20 metres (six storeys) overall.

**TABLE 2 - URBAN DESIGN**

<b>Advisory Committee Recommendations</b>	<b>Approved Amendments C120 and C124</b>
	<p>The preferred maximum height for Precinct 2 - Wilson Street/Victoria Street East 14 metres (four storeys) at street edge and 29 metres (nine storeys) overall.</p> <p>An application could be considered for buildings over the preferred maximum heights for both precincts.</p>
<p>Recommendations relating to built form, and therefore resident population, should be reviewed by Council every five years to ensure that it is delivering a good quality development and whether there are any impacts on the community or occupants of the site.</p>	<p>The site will be developed over a number of years. The Incorporated Plan, and Staging Plan should be reviewed periodically. C120 fails to adopt this recommendation.</p>
<p>Accepts the position of the grandstand, not only in terms of its location with regard to the track and the finishing straight and winning post, but also in terms of its setback from Wilson Street.</p>	<p>The amended Special Use Zone (SUZ) (Schedule 2) specifies that an application for buildings and works must be accompanied by 'any Master Plan approved for the site'.</p> <p>A master plan has yet to be approved for the site. Council will be responsible for approving any Master Plan on the site. Council will ensure that the views of the community are considered prior to any approval.</p> <p>It also specifies buildings should be setback a minimum 6 metres from the street.</p> <p>The following guidelines for the grandstand also apply:</p> <ul style="list-style-type: none"><li>• Ensure the grandstand is architecturally compatible with the streetscape character of Wilson Street and has its primary residential and vehicle access from Thomas Street.</li><li>• Ensure that the Wilson Street side of the grandstand is placed within a high quality landscape setting.</li><li>• Ensure that 'back of house' areas are screened from surrounding residential streets and spaces.</li></ul>

**TABLE 3 - TRAFFIC, TRANSPORT AND PARKING**

Advisory Committee Recommendations	Approved Amendment C120
<p>Change the proposed grandstand pedestrian access from Wilson Street to Thomas Street for use at all race meetings and other events and functions.</p>	<p>This has been addressed by the amendment at SUZ Schedule 2, Grandstand Guidelines</p>
<p><b>OTHER RECOMMENDATIONS (THROUGHOUT THE REPORT)</b></p>	
<p>The Committee agrees with Council, the transport agencies and their experts that re-modeling with agreed parameters is essential, with a view to reaching agreement on an appropriate development outcome on the surplus land.</p>	<p>The approved CDZ1 requires the preparation of a Transport Assessment and Management Plan and Integrated Transport Plan to the satisfaction of the Responsible Authority (Council), VicRoads, and Public Transport Victoria prior to the granting of a permit for the use, development and/or subdivision of the whole or any parts of the precinct.</p> <p>The Transport Assessment and Management Plan and Integrated Transport Plan must be based on an assessment of the likely transport impacts of the proposed full development for the whole of the precinct.</p> <p>Council's preference was that this work be prepared prior to the approval of planning scheme controls, as this would ultimately reveal an appropriate development density for the site. However this approach has not been adopted.</p>
<p>The Club and other key stakeholders should continue to work collaboratively and productively on further assessments of impacts (and an Integrated Transport Plan) to minimise delays to the Club's plans.</p>	<p>Further to the requirements of the CDZ1 in relation to a Transport Assessment and Management Plan and Integrated Transport Plan, the SUZ2 also requires an Integrated transport Plan for the Racecourse site</p>
<p>Further work should include a detailed assessment of the impacts and potential mitigation measures on each public</p>	<p>This recommendation has been addressed by Amendment C120 through the requirement for a Staging Plan, Transport Assessment and</p>

**TABLE 3 - TRAFFIC, TRANSPORT AND PARKING**

<b>Advisory Committee Recommendations</b>	<b>Approved Amendment C120</b>
transport route, and clear links to staging plans for the Club's proposals.	Management Plan and Integrated Transport Plan for the surplus land stipulated in the CDZ1 and the requirement for a Integrated Transport Plan for the Racecourse in the SUZ2.
There should be improved pedestrian and cycling links between Wilson Street and Moonee Ponds Creek Trail.  The Club and other stakeholders need to undertake further work on pedestrian and bicycle provisions, desirably as part of the next collaborative stages leading to an Integrated Transport Plan.	This recommendation has been included in the approved <i>Moonee Valley Racecourse Residential and Mixed Use Precinct – Comprehensive Development Plan – July 2014</i> .
It would be premature to be too definitive about parking provisions now, and instead it would be better to rely on policy objectives and a suitably-worded Integrated Transport Plan to retain flexibility to respond to changes in what might be deliverable and achievable.  The Committee recognises there is likely to be a need for suitable parking controls stemming from the increased demand (i.e. possible Parking Overlay).	This recommendation has been included in the requirement for an Integrated Transport Plan in both the CDZ1 and the SUZ2.
Supports providing an improved taxi drop-off and pick-up arrangement on the eastern side of Thomas Street and North-South Boulevard.	This recommendation has been included in the approved <i>Moonee Valley Racecourse Residential and Mixed Use Precinct – Comprehensive Development Plan – July 2014</i> .
Agrees with use of the Wilson Street/Juliet Street intersection and underpass for access by pedestrians to the infield on race days.	The Amendment is silent on this issue. Council expects this to addressed within any future master plan for the SUZ, and event management plan
Comfortable with the Club's proposed VVIP, disabled, delivery and waste access to Wilson Street.	The Amendment is silent on this issue. Council expects this to addressed within any future master plan for the SUZ, and event management plan

**TABLE 3 - TRAFFIC, TRANSPORT AND PARKING**

Advisory Committee Recommendations	Approved Amendment C120
<p>The Committee agrees there would be merit in preparing a Transport Assessment and Management Plan and an Integrated Transport Plan.</p>	<p>This recommendation has been addressed by Amendment C120 through the requirement for a Transport Assessment and Management Plan and Integrated Transport Plan for the surplus land as stipulated in the CDZ1 and the requirement for an Integrated Transport Plan for the Racecourse in the SUZ2.</p>
<p>a) Work collaboratively to:</p> <ul style="list-style-type: none"> <li>• Refine and agree inputs for micro-simulation.</li> <li>• Resolve access and mobility details.</li> <li>• Develop a list of mitigation measures</li> </ul> <p>Prepare and agree on transport plans</p>	<p>As above</p>

**TABLE 4 - ENVIRONMENT**

Advisory Committee Recommendations	Approved Amendment C120
<b>OTHER RECOMMENDATIONS (THROUGHOUT THE REPORT)</b>	
<p>Revise the schedules of the ACZ and Special Use Zone (SUZ) to better reflect Environmentally Sustainable Design measures.</p>	<p>The preparation of an Environmental Sustainable Design Plan is a requirement of both the SUZ2 and CDZ1.</p>



<b>TABLE 5 - OPEN SPACE</b>	
<b>Advisory Committee Recommendations</b>	<b>Approved Amendment C120</b>
<b>14)</b> Retain the existing Schedule to Clause 52.01 as contained in the current Moonee Valley Planning Scheme.	This recommendation was adopted by the Minister for Planning. No changes to the Schedule to Clause 52.01 occurred due Amendment C120.
<b>OTHER RECOMMENDATIONS (THROUGHOUT THE REPORT)</b>	
Provide for one parcel of 5,000sqm for a local park, and an additional amount of 2,000sqm for smaller local parks or gathering spaces	The approved CDZ1 contains the following guideline for open space: <ul style="list-style-type: none"> <li>• Public Open Space should be designed to ensure that it: <ul style="list-style-type: none"> <li>○ Is located consistent with the Precinct Map in the form of a single park of not less than 5,000 square metres and additional open spaces up to 2,000 square metres</li> </ul> </li> </ul>
The Committee encourages the Club to look at opportunities to share facilities as an act of goodwill with the community (i.e. centre of the racetrack).	This recommendation has been ignored by the Minister for Planning.
Provide a financial contribution or off-site improvements to structured open space (sporting facilities).	The CDZ1 requires the owner of the land to enter into an agreement to the satisfaction of the responsible authority under Section 173 of the <i>Planning and Environment Act 1987</i> prior to a permit being granted for use, development or subdivision within the precinct. The agreement is for the provision of cash and land contributions up to the value of \$6,000 per dwelling. The contributions are to comprise, amongst other things, the following: <ul style="list-style-type: none"> <li>• A financial contribution equivalent to the construction of 2 full sized AFL/Cricket playing fields, including lights and car parking.</li> </ul>

**TABLE 5 - OPEN SPACE**

<b>Advisory Committee Recommendations</b>	<b>Approved Amendment C120</b>
	<ul style="list-style-type: none"><li>• A financial contribution equivalent to the construction of a 500 square metre sporting pavilion</li><li>• Delivery/upgrade on-site or off-site for physical and community infrastructure.</li></ul>

**TABLE 6 - LOCAL INFRASTRUCTURE / DEVELOPMENT CONTRIBUTIONS**

Advisory Committee Recommendations	Approved Amendment C120
<b>OTHER RECOMMENDATIONS (THROUGHOUT THE REPORT)</b>	
<p>The Committee agrees with the Club’s analysis of proposed development contributions is reasonable at around \$6,000 per dwelling, which equates to:</p> <ul style="list-style-type: none"> <li>• 7,000sqm open space on-site.</li> <li>• Financial contribution equivalent to the construction of 2 full sized AFL/Cricket playing fields (including ancillary works).</li> <li>• Financial contribution equivalent to the construction of a 500sqm sporting pavilion.</li> <li>• Contribution towards or provision on-site for public art.</li> <li>• Provision on-site for a space for a multi-purpose facility.</li> <li>• Financial contribution equivalent to 30% of the construction cost of a multi-purpose facility.</li> </ul>	<p>This recommendation is included in the CDZ1.</p> <p>As mentioned above, the CDZ1 requires the owner of the land to enter into an agreement to the satisfaction of the responsible authority under Section 173 of the <i>Planning and Environment Act 1987</i> prior to a permit being granted for use, development or subdivision within the precinct. The agreement is for the provision of cash and land contributions up to the value of \$6,000 per dwelling.</p>

Support a Section 173 Agreement to realise the contributions.	As above
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<b>TABLE 7 - ABORIGINAL CULTURAL HERITAGE</b>	
<b>Advisory Committee Recommendations</b>	
<b>OTHER RECOMMENDATIONS (THROUGHOUT THE REPORT)</b>	
To be dealt with in accordance with the requirements of the Aboriginal Heritage Act 2006.	As per the Committee's recommendation, Amendments C120 and C124 do not deal with Aboriginal Cultural Heritage.

<b>TABLE 8 - AFFORDABLE HOUSING</b>	
<b>Advisory Committee Recommendations</b>	<b>Approved Amendment C120</b>
<b>OTHER RECOMMENDATIONS (THROUGHOUT THE REPORT)</b>	
Include a requirement to provide five per cent of the development as affordable housing.	This recommendation has been ignored. There is no requirement for the provision of affordable housing as part of Amendment C120.

<b>TABLE 9 - FORM OF PLANNING CONTROLS</b>	
<b>Advisory Committee Recommendations</b>	<b>Approved Amendment C120</b>
<b>Master Plan</b>	
Incorporate a new Precinct J that includes all of the surplus land to the west of the (realigned) Racecourse area into the <i>Moonee Ponds Activity Centre Structure Plan</i> .	This has been addressed and forms the land that is part of the CDZ

**TABLE 9 - FORM OF PLANNING CONTROLS**

Advisory Committee Recommendations	Approved Amendment C120
Prepare a revised plan for the new Precinct J for inclusion in the <i>Moonee Ponds Activity Centre Structure Plan</i> based on the principles and Indicative Plan shown in Chapter 15.1.	Council may consider further work revising the MPAC Structure Plan, however this will be required to consider any possible future resolution of Amendment C100.
<b>Activity Centre Boundary</b>	
Amend the Activity Centre Boundary to exclude the land proposed to be retained for the Racecourse and the north-east residential area (exhibited Precinct 10).	As above.
<b>Special Use Zone</b>	
Apply the Special Use Zone to the exhibited Sub-Precincts 10A, 10B and part of 10C (west of Juliet Street).	Recommendation has been included as part of Amendment C120.
Update the Schedule 2 to the Special Use Zone, generally in accordance with Appendix G.	Recommendation has been adopted.
<b>Mixed Use Zone</b>	
Apply the Mixed Use Zone to that part of the exhibited Sub-Precinct 10C that is east of Juliet Street.	Recommendation has been adopted. Council officers did not agree with this recommendation.
Apply a Design and Development Overlay (DDO) to that part of the exhibited Sub-Precinct 10C that is east of Juliet Street.	Recommendation has been adopted. As previously discussed, DDO12 applies to the north-east corner of the site.
<b>Activity Centre Zone</b>	

**TABLE 9 - FORM OF PLANNING CONTROLS**

<b>Advisory Committee Recommendations</b>	<b>Approved Amendment C120</b>
Update the Schedule to the Activity Centre Zone, generally in accordance with Appendix F.	As discussed above, the CDZ has been applied in lieu of the ACZ.
Facilitate the adoption and approval of Amendment C120 to the Moonee Valley Planning Scheme through a Ministerial Amendment process, using section 20(4) of the <i>Planning and Environment Act 1987</i> .	Amendment C120 was approved by the Minister for Planning using section 20(4) of the <i>Planning and Environment Act 1987</i> .

