Flemington Life (VRC - Flemington Racecourse) development

Community information sessions

9 and 12 December 2015
Agenda

1. Background
2. Outline the process and the Advisory Committee
3. Outline Council’s role
4. Provide an overview of the draft development proposal
5. Outline the next steps
Background

- In September 2012 the Minister for Planning became the Responsible Authority for all land owned by Flemington Racecourse.

- In February 2014, Victoria Racing Club (VRC) identified surplus land.

- Wrote to the former Minister for Planning seeking support for a 'specialised planning approval process' to facilitate redevelopment.

- Since this time further design and planning work has been undertaken, in conjunction with a number of State agencies.

- In June 2014, the VRC again wrote to the former Minister for Planning formally requesting amendments to the Melbourne and Moonee Valley Planning Schemes, with an exemption from formal notice and review.
Background

On 18 April 2015 the Minister wrote to the VRC advising them to approach the Cities of Melbourne and Moonee Valley seeking their support for the joint amendment of both planning schemes.

The VRC, with the support of both councils, requested the appointment of an Advisory Committee to consider the development proposals and the best way to progress.

The Advisory Committee is:
- Independent
- Provides the best opportunity for Council and the community to be heard
Advisory Committee - purpose

• The overall purpose of this Advisory Committee is to provide advice to the Minister for Planning on the draft planning scheme amendment controls and current proposal provided by the VRC.

• The Advisory Committee should undertake this in the form of four clear stages:

  • **Stage 1: Review and Consultation**
  • Stage 2: Public Consultation
  • Stage 3: Public Hearing
  • Stage 4: Outcomes
Advisory Committee - members

Kathy Mitchell (Chair)
Kathy is Chief Panel Member of Planning Panels Victoria. She regularly chairs planning and environmental matters of State significance, including East West Link, Logical Inclusions Advisory Committee, Standard Development Contributions Advisory Committee.

Des Grogan
Des is a Civil and Traffic Engineer. After a career spanning 40 years, Des is a sessional member of Planning Panels Victoria. Des has provided specialist traffic engineering input to multi-disciplinary teams involved in projects in Dubai and Umm Al Quwain in the United Arab Emirates and Gibraltar.

Jim Holdworth
Jim is an architect who has spent most of his career as a consultant urban designer and strategic planner, mainly in Victoria. He now conducts a specialist urban design consultancy, providing advice to developers, architects and councils regarding proposed developments, predominantly in inner Melbourne.
### Advisory Committee - dates and stages in the process

<table>
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<th>Stage</th>
<th>Activity</th>
<th>Timeframe</th>
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<tr>
<td></td>
<td>Minister established committee</td>
<td>September 2015</td>
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<tr>
<td>Stage 1</td>
<td>Advisory Committee meetings with stakeholders</td>
<td>23 November and 2 December</td>
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<td>Stage 1</td>
<td>Report to Minister - Advisory Committee</td>
<td>Due to Minister 18 December</td>
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<td>Stage 2</td>
<td>Exhibition</td>
<td>January/February 2016</td>
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<td>Directions Hearing</td>
<td>March 2016</td>
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<td>Stage 3</td>
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<td>March 2016</td>
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<td>Stage 4</td>
<td>Outcomes</td>
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Council’s role

- Council is not the decision making body.
- Ensuring that all of the key issues are considered by the Committee.
- Hear the views of the community.
- Ensure that the community is informed about the process and the proposal.
- Advocate for appropriate planning controls to be put in place.
- Ensure any proposed development of the site:
  - minimises impacts on the surrounding area
  - is of benefit to the community
Draft development proposal - the sites
Draft development proposal – Hill Precinct

- Three towers
- Heights ranging from 14 to 25 stories
- 736 apartments
- Located in both Moonee Valley and the City of Melbourne
Draft development proposal – Hill Precinct
Draft development proposal - Hill Precinct
Draft development proposal - Hill Precinct

VIEW LOOKING NORTHEAST FROM FARNSWORTH ROAD
Draft development proposal - Hill Precinct
Draft development proposal - Epsom Road site

- One tower
- 31 storeys
- 398 apartments
- Located in the City of Melbourne
Draft development proposal - Epsom Road site
Draft development proposal - Epsom Road site
Current zone: Special Use Zone
- Facilitates racecourse activities
- Facilitates racing related activities
- Residential uses not permitted

Proposed zone: Comprehensive Development Zone
- Facilitates development
- Includes building envelopes
- Includes Design Guidelines
- Limited range of Section 1 (or ‘as of right’ uses)
- Includes an incorporated Development Plan
Draft development proposal - Council’s initial response

- Planning controls
- Height of buildings
- Bulk of the buildings
- Designs
- Scale of development
Traffic and Transport

• Impacts on the existing road network
• Spur line
• Epsom Road roundabout
• Public transport in general
• Walking and cycling
Parking

• The Hill Site proposal involves a significant loss of off-street parking

• Loss of internal car parking – impacting off site

Event impacts

• Racecourse and Showgrounds Activities Event Management Plan

Social impacts/community facilities

• Details should be provided when key elements of public infrastructure, including public open space will be delivered.
Next steps

What Council will do:

• Continue to liaise with key stakeholders and agencies.

• Providing updates and keep the community informed as much as possible.

• Hold further community information session when the formal exhibition process starts.

• Make a formal submission.

• Present at Advisory Committee Hearings, and present expert evidence on a range of matters.
How the community can be involved:

1. Stay informed now and throughout project:
   - Subscribe to Council’s planning newsletter
   - Updates via Council’s website
   - Planning Panels Victoria website

2. During exhibition phase:
   - Attend Council’s further information session
   - Attend VRC’s own information sessions
   - Prepare a submission to the Advisory Committee

3. During Hearings:
   - Request to be heard when making a submission
How to keep informed about the project:

mvcc.vic.gov.au/newsletters
(Planning and Development)

mvcc.vic.gov.au/flemracecourse