SCHEDULE 3 TO THE ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ3**.

**RACECOURSE ROAD MAJOR ACTIVITIES AREA**

1.0 Racecourse Road Framework Plan
2.0 Land use and development objectives to be achieved

- To develop the area into one of the region’s most vibrant, pedestrian-centric, culturally diverse and historic areas.
- To encourage a diversity of employment-generating uses.
- To support key industries, including those within the retail core.
- To encourage the establishment of high-quality hospitality uses which complement the existing range of uses.
- To support opportunities for new housing, office and mixed uses on large development sites.
- To protect the valued heritage features which contribute to the character of Flemington.
- To protect the existing lower density character of surrounding residential areas on the periphery of the activities area.
- To increase the range of housing provided so that all household types, age groups, levels of mobility and affordability are accommodated in the area.
- To ensure that social and cultural services/facilities are located in the most appropriate locations in order to better integrate with other social and cultural services/facilities.
- To encourage mixed use development which contributes to the vibrancy of the area.

Built Form

- To design new built form that:
  - Provides for taller development forms to occur along Racecourse Road, Epsom Road, the western side of Ascot Vale Road and along the Flemington Railway Line.
  - On larger sites, articulates the building’s overall volume to present as a number of distinct elements.
  - Provides heights and setbacks that provide a transition to the scale of low rise residential areas.
  - Interacts well with the public realm, providing a positive experience at the street level for all users.
  - Is adaptable in order to accommodate a change of uses throughout its lifecycle.
  - Is built, designed and operated to minimise energy consumption, water usage and waste.
  - Incorporates Environmentally Sustainable Design (ESD) principles.
  - To encourage a mixture of modern and attractive architectural forms which blend with the built form of existing heritage structures.
  - To ensure that new civic and community buildings are designed to create ‘buildings and spaces for people’, emphasising community services and facilities as well as universal, safe and efficient access and viewlines.

Public Spaces

- To create additional public spaces which residents, workers and visitors can enjoy.
To ensure that streets and laneways are safe, attractive and shaded pedestrian-friendly spaces.

To encourage the creation of new public spaces within large-scale developments.

To encourage the incorporation of public art into new developments which front laneways and other public spaces, where appropriate.

**Transport, Movement and Parking**

- To prioritise movement in the area with the following hierarchy:
  1. Pedestrians
  2. Cyclists
  3. Public Transport Users
  4. Private Motorists

- To improve pedestrian/cycling links to regional parks, Moonee Ponds Creek, Maribyrnong River and other cycling and walking trails.

- To manage the supply of parking to meet the needs of the users, whilst encouraging the use of other modes of travel.
### 3.0 Table of uses

#### Section 1 - Permit not required

<table>
<thead>
<tr>
<th>USE</th>
<th>CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Camping and caravan park, Corrective institution, Dwelling, Dependent person's unit and Host Farm)</td>
<td>Must not be located within Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A. Must be located above ground floor level, except for entry foyers.</td>
</tr>
<tr>
<td>Child care centre</td>
<td>Must not be located within Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.</td>
</tr>
<tr>
<td>Circus</td>
<td>Must meet the requirements of A ‘Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997.</td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td>Must be the only dependent person’s unit on the lot.</td>
</tr>
<tr>
<td>Dwelling</td>
<td>If located on land other than Precinct 2, Precinct 6 or Sub-precinct 1A, 1B, 1C, 1D, 3A, 3B, 3D or 5A, must be located above ground floor level, except for entry foyers.</td>
</tr>
<tr>
<td>Education centre</td>
<td>Must be located within Precinct 6.</td>
</tr>
<tr>
<td>Electoral office</td>
<td>Must be used for only 4 months before an election and 2 weeks after an election.</td>
</tr>
<tr>
<td>Exhibition centre</td>
<td>Must be located within Precinct 6.</td>
</tr>
<tr>
<td>Food and drink premises (other than Hotel, Restaurant and Tavern)</td>
<td>Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A. Must be located on ground floor level, but is not limited to ground floor level.</td>
</tr>
<tr>
<td>Function centre</td>
<td>Must be located within Precinct 6.</td>
</tr>
<tr>
<td>Greenhouse gas sequestration</td>
<td>Must meet the requirements of Clause 52.08-6.</td>
</tr>
<tr>
<td>Home occupation</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>Must be located within Precinct 6.</td>
</tr>
<tr>
<td>Market</td>
<td>Must be located within Sub-precinct 4A.</td>
</tr>
<tr>
<td>Mineral exploration</td>
<td></td>
</tr>
<tr>
<td>Mining</td>
<td>Must meet the requirements of Clause 52.08-2.</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Natural systems</td>
<td></td>
</tr>
<tr>
<td>Activity Type</td>
<td>Conditions</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Office (other than Electoral office)| Must not be located within Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.  
<pre><code>                                    | Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker’s house), unless the office is a bank, real estate agency, travel agency, or any other office where the floor space adjoining the frontage is a customer service area accessible to the public. |
</code></pre>
<p>| Railway                             | Must be located within Precinct 4 or Sub-precinct 5B or 5C.                                                                                  |
| Restaurant                          | Must be located within Precinct 4 or Sub-precinct 5B or 5C.                                                                                  |
| Road                                | Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.                                      |
| Retail premises (other than Adult sex bookshop, Food and drink premises, Gambling Premises, Manufacturing sales, Market, Motor vehicle, boat and caravan sales, Primary Produce Sales, Supermarket, and Timber yard)| Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.                                      |
| Search for stone                    | Must not be costeasing or bulk sampling.                                                                                                  |
| Supermarket                         | Must be located within Precinct 3 or Sub-precinct 2C, 2D or 2E.                                                                              |
| Telecommunications facility         |                                                                                                                                           |
| Tramway                             |                                                                                                                                           |
| <strong>Section 2 - Permit required</strong>     |                                                                                                                                           |
| <strong>USE</strong>                             | <strong>CONDITION</strong>                                                                                                                             |
| Adult sex bookshop                  | Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or Business 5 Zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school. |
| Dry cleaner                         | Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.                                                      |
| Gambling premises                   | Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.                                                      |
| Hotel                               | Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.                                                      |
| Industry (other than Dry cleaner,   | Must be located within Sub-precinct 1A.                                                                                                   |</p>
<table>
<thead>
<tr>
<th>Activity</th>
<th>Location Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laundromat, Research and development centre and Service industry)</td>
<td>Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.</td>
</tr>
<tr>
<td>Laundromat</td>
<td>Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td>Must be located within Sub-precinct 1A.</td>
</tr>
<tr>
<td>Mineral, stone or soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone)</td>
<td></td>
</tr>
<tr>
<td>Motor vehicle, boat, or caravan sales</td>
<td>Must be located within Sub-precinct 1A.</td>
</tr>
<tr>
<td>Nightclub</td>
<td>Must be located within Sub-precinct 3C, 3E, 3F, 4A, 4C, 4D, 5B or 5C.</td>
</tr>
<tr>
<td>Place of Assembly (other than Carnival, Cinema, Circus, Exhibition centre, Function centre, Library, Nightclub and Place of worship)</td>
<td>Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.</td>
</tr>
<tr>
<td>Research and development centre</td>
<td>Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.</td>
</tr>
<tr>
<td>Tavern</td>
<td>Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.</td>
</tr>
</tbody>
</table>
| Service industry (other than Dry cleaner and Laundromat) | Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.  
The site must adjoin, or have access to, a road in a Road Zone. |
| Service station                 | Must not be located within Precinct 6 or Sub-precinct 1C, 2A, 2B, 2D, 3A, 3B, 3D or 5A.  
The site must adjoin, or have access to, a road in a Road Zone. |
| Warehouse                       | Must be located within Sub-precinct 1A.                         |
| Any other use not in Section 1 or 3 | |

ACTIVITY CENTRE ZONE - SCHEDULE 3

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### Section 3 – Prohibited

<table>
<thead>
<tr>
<th>USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal keeping and Apiculture)</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Camping and caravan park</td>
</tr>
<tr>
<td>Cemetery</td>
</tr>
<tr>
<td>Corrective institution</td>
</tr>
<tr>
<td>Crematorium</td>
</tr>
<tr>
<td>Drive-in theatre</td>
</tr>
<tr>
<td>Extractive industry</td>
</tr>
<tr>
<td>Host farm</td>
</tr>
<tr>
<td>Freeway service centre</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
<tr>
<td>Pleasure boat facility</td>
</tr>
<tr>
<td>Primary produce sales</td>
</tr>
<tr>
<td>Saleyard</td>
</tr>
<tr>
<td>Timber yard</td>
</tr>
<tr>
<td>Transport terminal (other than Bus terminal and Heliport)</td>
</tr>
<tr>
<td>Winery</td>
</tr>
</tbody>
</table>
4.0 Centre-wide provisions

4.1 Use of land

A permit is not required to use land for the purpose of Local Government providing the use is carried out by, or on behalf of, the public land manager.

4.2 Subdivision

Applications for subdivision that do not support the objectives of this schedule are discouraged.

The consolidation of land to facilitate the creation of large-scale development sites is encouraged.

4.3 Buildings and works

No permit is required to:

- Install an automatic teller machine.
- Alter an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- Install an awning that projects over a road if it is authorised by the relevant public land manager.
- Alter a building authorised under the Heritage Act, provided the works do not alter the existing building envelope or floor area.
- Alter or extend one dwelling on a lot. This exemption does not apply to:
  - Extension of a dwelling if it is on common property.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

4.4 Design and development

Building Height

For the purposes of this schedule, the preferred maximum building height does not apply to service equipment including plant rooms, lift overruns, solar collectors and other such equipment provided the following criteria are met:

- No more than 50 percent of the roof area is occupied by the equipment.
- The equipment is located in a position on the roof so as to minimise overshadowing of neighbouring properties and public spaces.
- The equipment does not extend higher than 3.6 metres above the Preferred Building Height as specified in the precinct provisions at Clause 5 of this Schedule.
• The equipment is designed and screened to the satisfaction of the responsible authority.

The built form of development may exceed the preferred building height specified in Clause 5 of this Schedule by an additional 6 metres provided the subject site meets all of the following criteria:

• Consists of a total land parcel area of greater than 1000m² with a frontage width of greater than 20 metres.

• Located within 400 metres of a tram stop or train station.

• New vehicle access to the site can be achieved either via a side street or via a rear lane and is not from a Road Zone Category 1 (where access is not more than 25m from the laneway entry).

• The site is not part of nor directly abuts a property within a heritage overlay.

Building Setbacks

For properties designated as having a Street Edge Interface within the precinct maps in Clause 5 of this Schedule, the following setback requirements apply:

• Primary Active Frontage – All buildings should provide a zero metre setback from the street for the first 8 metres in height from ground floor level to reinforce the character of the retail core. Built form above 8 metres in height should be recessed from the street edge facade.

Buildings should provide awnings which match the predominant height and depth of awnings in the area. Where few awnings exist on adjacent properties, awnings should be provided at a minimum height of 3.5 metres and a minimum depth of 2.5 metres.

• Secondary Active Frontage – All buildings should provide a zero metre setback from the street for the first 11 metres in height from ground floor level to provide a podium and activate the streetscape. Built form above 11 metres in height should be recessed from the street edge facade.

• Higher Density Residential – All buildings should provide front setbacks in accordance with Standard B6 of Clause 55.03-1 and a street edge facade height of 8 metres, with built form above 8 metres recessed from the street edge facade.

• Laneways – All buildings should provide a zero metre setback from the laneway for the first 4 metres in height from ground floor level to provide a podium and activate the laneway. Built form above 4 metres should be recessed from the laneway edge facade.

All other buildings should provide front setbacks in accordance with Standard B6 of Clause 55.03-1.
5.0 Precinct provisions

5.1 Precinct 1 – Ascot/Epsom

5.1-1 Precinct Map
5.1-2 Precinct Objectives

- To support the gradual transition of industrial land within the precinct to include mixed uses.
- To encourage the establishment of new sustainable housing developments which provide additional public open space for the area.
- To encourage more dense built form along Epsom Road, Ascot Vale Road and the Flemington Railway Line.
- To improve pedestrian connectivity from the precinct to the rest of the RRAC.
- To create better walking and cycling connections through the intersection of Epsom, Ascot Vale and Racecourse Roads.
- To improve cycling connections along Epsom Road as part of the wider cycling network.

5.1-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Preferred Building Height (excluding basement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1A</td>
<td>14 metres</td>
</tr>
<tr>
<td>1B</td>
<td>14 metres</td>
</tr>
<tr>
<td>1C</td>
<td>9 metres</td>
</tr>
<tr>
<td>1D</td>
<td>14 metres</td>
</tr>
<tr>
<td>1E</td>
<td>32 metres</td>
</tr>
</tbody>
</table>

- Properties designated as having a sensitive interface on the precinct map should provide side and rear setbacks in accordance with the Standards of Clause 55.04-1.

5.1-4 Precinct guidelines

Use

- Any redevelopment of the properties located within Sub-precinct 1A should be staged so that sensitive uses (including residential) are not adversely impacted by industrial uses.
- Industrial uses located within Sub-precinct 1A which are viable and do not detrimentally impact on surrounding sensitive uses should be retained.

Built Form

- For properties fronting Epsom Road, new development should maximise views towards the Flemington Racecourse for future owners/tenants.
- Any redevelopment of properties located within Sub-precinct 1A should include east/west pedestrian connections, as indicated on the precinct map.
- Any redevelopment of properties located within Sub-precinct 1D should provide for pedestrian connectivity through the site, as indicated on the precinct map.
5.2 Precinct 2 – Edinburgh

5.2-1 Precinct Map
5.2-2 Precinct Objectives

- To ensure the precinct continues to be a well-established residential neighbourhood.
- To ensure a range of community uses are provided.
- To encourage more dense built form along the Flemington Railway Line.
- To support the ongoing use of Coronet Park as a public open space, with Crown Street Stables serving as the community heart/focal meeting point for the residents in the area.

5.2-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Preferred Building Height (excluding basement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2A</td>
<td>14 metres</td>
</tr>
<tr>
<td>2B</td>
<td>9 metres</td>
</tr>
<tr>
<td>2C</td>
<td>17 metres</td>
</tr>
<tr>
<td>2D</td>
<td>14 metres</td>
</tr>
</tbody>
</table>

- Properties designated as having a sensitive interface on the precinct map should provide side and rear setbacks in accordance with the Standards of Clause 55.04-1.

5.2-4 Precinct guidelines

Use

- The properties located at 92 Newmarket Street, 2A Newmarket Way, 8A Newmarket Way and 4A Arena Close should continue to serve as reserves for the surrounding residents.

Built Form

- Any redevelopment of the properties within Sub-precinct 2C should include improved pedestrian connectivity from Newmarket Street to Newmarket Plaza and the Newmarket Railway Station.
- New development fronting Edinburgh Street should seek to improve the pedestrian amenity of the street through attractive frontages.
- The development of cycling and pedestrian links to the residential areas north of the precinct should be encouraged, as indicated on the precinct map.
- Any redevelopment within Sub-precinct 2A should seek to better integrate with the surrounding community through safe pedestrian and cycling connections and the greater provision of public open space.
5.3 Precinct 3 – Racecourse West

Precinct Map
5.3-2 Precinct Objectives

- To encourage mixed use development along Racecourse Road, including commercial, residential and small scale offices.
- To encourage more dense built form along Racecourse Road and adjacent to the intersection of Racecourse Road and Ascot Vale Road.
- To significantly improve the streetscape of Racecourse Road with enhanced pedestrian amenity.

5.3-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Preferred Building Height (excluding basement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3A</td>
<td>14 metres</td>
</tr>
<tr>
<td>3B</td>
<td>32 metres</td>
</tr>
<tr>
<td>3C</td>
<td>20 metres</td>
</tr>
<tr>
<td>3D</td>
<td>9 metres</td>
</tr>
<tr>
<td>3E</td>
<td>14 metres</td>
</tr>
<tr>
<td>3F</td>
<td>14 metres</td>
</tr>
</tbody>
</table>

- Properties designated as having a sensitive interface on the precinct map should provide side and rear setbacks in accordance with the Standards of Clause 55.04-1.

5.3-4 Precinct guidelines

Built Form

- New vehicle crossovers along Racecourse Road should be avoided and vehicle access should be provided from adjacent streets or rear laneways where possible.
- Any redevelopment of the property located at 29 Crown Street should seek to increase the amount of public open space provided on the land and provide safe pedestrian and cycling connections.
- New development fronting Racecourse Road should seek to enhance the pedestrian amenity of the street by activating street frontages and providing awnings.
5.4 Precinct 4 – Newmarket/Pin Oak

5.4-1 Precinct Map
5.4-2 Precinct Objectives

- To establish the precinct as a regional entertainment destination.
- To encourage retail, entertainment, office, residential and community uses.
- To support the redevelopment of Newmarket Plaza into a vibrant mixed use centre.
- To support the development of a well-functioning, multi-modal transport hub.
- To protect and maintain the heritage streetscape of Pin Oak Crescent.
- To improve the provision of public open space within the precinct.

5.4-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Preferred Building Height (excluding basement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4A</td>
<td>20 metres</td>
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<tr>
<td>4B</td>
<td>11 metres</td>
</tr>
<tr>
<td>4C</td>
<td>11 metres</td>
</tr>
<tr>
<td>4D</td>
<td>11 metres</td>
</tr>
</tbody>
</table>

- Properties designated as having a sensitive interface on the precinct map should provide side and rear setbacks in accordance with the Standards of Clause 55.04-1.

5.4-4 Precinct guidelines

Use

- Any redevelopment of the Newmarket Plaza should include an expansion of the retail component, potentially including a supermarket and specialty shops, with residential uses on upper levels.
- Development along Pin Oak Crescent should include niche eatery/retail south of Norwood Street and small scale office uses between Norwood and Finsbury Streets.
- Development adjacent to the Newmarket Rail Station should contain night-time uses to provide natural surveillance.

Built Form

- Any redevelopment of the Newmarket Plaza should include:
  - Active and attractive frontages to Racecourse Road and Newmarket Street.
  - Enhanced east/west pedestrian connections through the site, particularly to and from Newmarket Train Station and Pin Oak Crescent.
  - A reconfigured car parking arrangement to activate the Racecourse Road street frontage and maximise development opportunities, with basement parking preferred.
  - An enhanced public realm through the provision of increased public open space, coordinated urban design treatments, additional vegetation, shade and public amenity facilities.
  - Potential integration with the property located at 400-410 Racecourse Road.
- Any redevelopment of properties along Pin Oak Crescent should retain the street’s unique heritage character.
5.5 Precinct 5 – Flemington Core

5.5-1 Precinct Map
**5.5-2 Precinct Objectives**

- To maintain the southern section of the precinct as the core retail and restaurant spine for the area.
- To maintain the northern section of the precinct as a high-quality residential neighbourhood.
- To support the development of a revitalised community hub centred on Pridham Plaza.
- To improve pedestrian connections from this precinct to other key destinations in the area, including the Newmarket Plaza and Flemington Rail Station.
- To encourage more dense built form along Racecourse Road.

**5.5-3 Precinct requirements**

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Preferred Building Height (excluding basement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5A</td>
<td>9 metres</td>
</tr>
<tr>
<td>5B</td>
<td>11 metres</td>
</tr>
<tr>
<td>5C</td>
<td>14 metres</td>
</tr>
</tbody>
</table>

- Properties designated as having a sensitive interface on the precinct map should provide side and rear setbacks in accordance with the Standards of Clause 55.04-1.

**5.5-4 Precinct guidelines**

**Use**

- Pridham Plaza should continue to serve as a community space.
- The properties abutting Pridham Plaza should contain active uses which either serve the community and/or activate the frontages to the public space.
- New development fronting Racecourse Road should contain residential or small-scale office uses at upper levels.
- New development in Sub-precinct 5C should contain mixed use.
- Any redevelopment of the Flemington Library should accommodate additional community uses which may be required by the local community.

**Built Form**

- New development fronting Racecourse Road should maintain the existing built form character of single level shopfronts and awnings.
- New development fronting Wellington Street or Victoria Street should seek to improve the pedestrian amenity of the street through attractive frontages.
- Any improvements to the open space at Pridham Plaza should include:
  - Sufficient access to sunlight.
  - Well-maintained landscaping for shade and amenity.
  - Seating and public art.
• Improved lighting to ensure safety.

• New development within Sub-precinct 5C should include high-quality built form and the removal of at-grade car parking.

• As indicated on the precinct map, the pedestrian connection between Racecourse Road and the public car park to the south should be maintained and enhanced through improved lighting, signage and amenity.

• New vehicle crossovers along Racecourse Road should be avoided and vehicle access should be provided from adjacent streets or rear laneways where possible.

• Where a property abuts a laneway, new development should seek to activate the laneway frontage.
5.6 Precinct 6 – Debney

5.6-1 Precinct Map
5.6-2 Precinct Objectives

- To support the development of a world-class model of public housing.
- To develop a high-quality public park for the surrounding community.
- To improve the community facilities provided within the precinct.
- To better integrate the precinct with the surrounding community.

5.6-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>Preferred Building Height (excluding basement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>32 metres</td>
</tr>
</tbody>
</table>

5.6-4 Precinct guidelines

Use

- Any redevelopment of the Flemington Estate should include a mix of public and private housing, with no net loss of public housing, and improved community facilities for residents.
- Any redevelopment of the community facilities within the centre should seek to consolidate community uses in the area, where possible.

Built Form

- Any redevelopment of the Flemington Estate should include:
  - A reconfigured car parking arrangement to improve the amenity of the area and maximise development opportunities.
  - Additional public open space.
  - Improved interfaces with both Victoria Street and Racecourse Road through innovative urban design treatments, including locating lower scale built form closer to the road frontages.
  - Improved pedestrian and cycling connections across Racecourse Road and to/from Flemington Bridge Station.
6.0 Application requirements

Buildings and Works

In addition to the application requirements set out at Clause 37.08-7, an application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- Sections of the proposed building(s).
- For a development of four or more storeys:
  - A three-dimensional representation of the proposed development within the streetscape in the context of adjacent development.
  - Streetscape elevations articulating the existing streetscape, the proposed development and how the proposal sits within the elevation.
  - Information which shows the form of the proposal as oblique views from neighbouring streetscapes where any part of the proposal will be visible.
- For the construction of new dwellings under four storeys, an assessment against the relevant provisions of Clause 54 or Clause 55.
- For the construction of a new building, an Environmentally Sustainable Design (ESD) Statement which outlines the ESD initiatives included within the proposal.
- Where a proposal includes building height(s) which are outside the preferred building heights, a written statement which provides justification for the proposed height(s).
- A report which outlines a waste management strategy that provides for the efficient storage, disposal and recycling of waste.
- An application for a permit on public land by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:
  - To the application for the permit being made.
  - To the application for permit being made and to the proposed use or development.

7.0 Notice and review

An application to construct a building or construct or carry out works is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it exceeds the preferred building heights or does not meet other precinct requirements contained within Clause 5 of this schedule.

An application to use the land for the purposes of a Gambling premises, Hotel, Place of assembly or Tavern is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

8.0 Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

Buildings and works
For properties fronting a street designated as a significant tree-lined streetscape within Clause 5 of this schedule, whether future built form:

- Retains vegetation which contributes to the existing character of the street.

Whether new development:

- Is not dominating but demonstrates unique, high quality design excellence.
- Incorporates active uses on the roof areas of buildings, either for building users and residents or as part of a ‘green roof’ sustainability initiative.
- Responds to the orientation of its site, any adjoining streets and lanes, and nearby public open spaces through sensitive setbacks and massing to ensure that daylight is maximised to street-level public and pedestrian spaces.
- Creates and maintains interesting and attractive street frontages.
- Activates the public realm to create an attractive, comfortable and safe activities area.
- Makes the best use of available space, particularly through the development of land at the rear of shops, and limiting the amount of area used for off-street car parking.
- Preserves view lines to properties identified as existing landmark buildings in the framework plan.
- Provides secure bicycle parking facilities.
- Includes off-street carparking areas which are not dominant visual elements and are provided to the rear of buildings or underground.

Whether new residential development:

- Encourages car-share arrangements for larger residential developments either through body corporate or contracts with car-share operators.

For developments which exceed the preferred building height specified in Clause 5 of this Schedule, whether the proposal:

- Demonstrates that the additional height has no significant amenity impacts. This refers to overlooking, overshadowing, and significant detriment to existing view lines.

For properties located within gateway views or designated an existing landmark building, as identified on the framework plan, whether new development:

- Highlights the built form through the use of projections, detailing and massing that presents to the surroundings and street frontages.
- Complements rather than dominates the existing built form through height, bulk and scale.
- Provides a key point of reference for users of the centre.
- Enhances gateway views into the centre.
- If designated an existing landmark building, retains the key characteristics of the existing built form.

For properties fronting a road zone or abutting a railway reserve, whether new development:

- Mitigates associated noise impacts on future residents/tenants.

For properties adjacent to properties affected by a heritage overlay, whether new development:

- Is designed so that it integrates with and does not dominate the adjoining heritage properties.

For properties designated as having a Street Edge Interface within the precinct maps in Clause 5 of this Schedule, whether new development:
- If designated a primary active interface:
  - Encourages street level seating and eating spaces, where possible.
- If designated a primary active interface or secondary active interface:
  - For primary active interfaces, encourages street level seating and eating spaces where possible.
  - Utilises clear glazing and transparent entrances to allow views into the building from the street.
  - Locates pedestrian entrances into buildings at the same level as the footpath.
  - Clearly demarcates entrances for upper level uses located at the street frontage and ensures that they occupy a minimal proportion of the facade.
  - Locates pedestrian entries to upper level residential uses on secondary street frontages.
- If designated a primary active interface, secondary active interface or higher density residential interface:
  - Locates car parking and service entrances at the rear or side of buildings, limited in number and width and clearly demarcated from pedestrian entrances.
  - Provides passive surveillance of the adjoining streets and public spaces from upper levels, through the provision of habitable rooms or habitable outdoor spaces at the street frontages.
  - Utilises simple design details and avoids excessive decoration and historical reproduction styles.
  - Provides visible roof forms from the street frontage.
  - Buildings on corner sites should be designed to address both street frontages.
- If designated a higher density residential interface:
  - If includes ground floor dwellings, provides direct access to these from the street frontage and adequate privacy for future residents.
  - If provides a setback from the street frontage, ensures that the front yard and fence reflect the existing character of the streetscape, avoiding high fencing which obstructs views to the street.
  - Provides passive surveillance of the adjacent public realm by utilising glazing and locating habitable rooms at the ground floor level.
- If designated a laneways interface:
  - Provides entries, balconies and terraces to the laneway frontage, where possible.
  - Incorporates landscaping into the design to help soften the appearance of the laneway frontage, where possible.
  - Where there is an existing garage fronting the laneway, includes studio spaces above.
  - Includes lighting to the laneway for safety and to encourage greater use and participation in the laneway space.
  - Ensures that car parking areas have minimal visual impact on the laneway frontage and are screened from view, where possible.
  - Provides bin enclosures which are integrated into the built form of the development.
  - Where possible, provides a centralised bin enclosure for multiple dwellings which can be conveniently accessed by residents and waste collection services.
8.0 Advertising Signs

Advertising sign requirements are at Clause 52.05. All land fronting Epsom Road or Racecourse Road is in Category 1. All other land is in Category 3.

9.0 Reference documents

Design Guidelines for Multistorey Residential Buildings (Moonee Valley City Council, December 2003)

Racecourse Road Activities Area Urban Design Guidelines (Moonee Valley City Council, June 2012)

Racecourse Road Activities Area Background Summary (Moonee Valley City Council, June 2012).

Racecourse Road Major Activities Area Structure Plan (Moonee Valley City Council, June 2012).