

12/10/2017
C183

SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

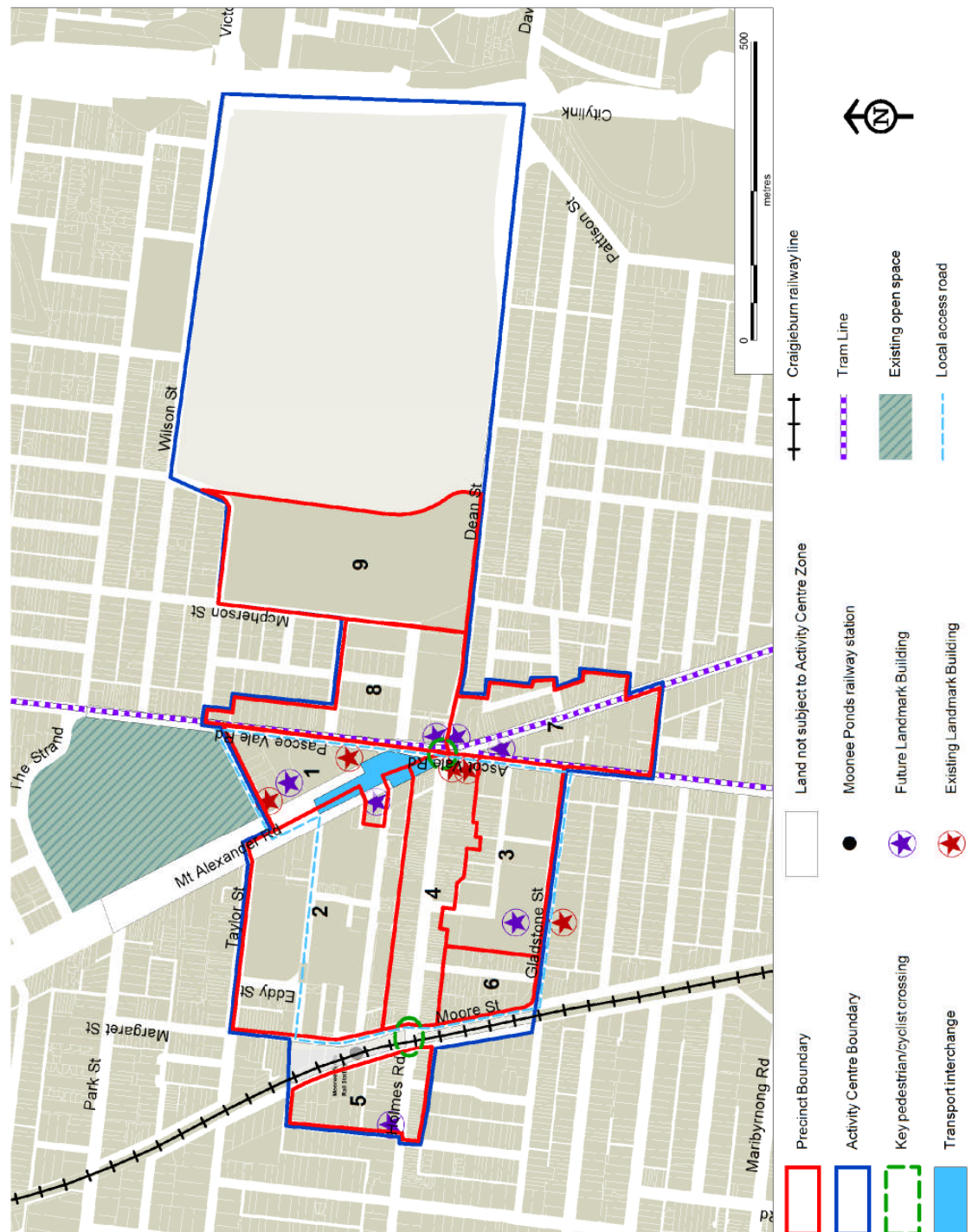
Shown on the planning scheme map as **ACZ1**.

MOONEE PONDS ACTIVITY CENTRE

1.0

Moonee Ponds Framework Plan

30/03/2015
C155



2.012/10/2017
C183**Land use and development objectives to be achieved**

To create a highly competitive centre with a strong reputation in property growth, service provision, the arts, cultural diversity, economic development, business support and recreational opportunities.

To develop the Moonee Ponds Activity Centre (Moonee Ponds AC) as an environmentally, socially and economically sustainable centre.

To facilitate the development of a regional community and civic focus, incorporating civic uses and a modern, safe public transport interchange.

To reinforce the Moonee Ponds AC local and regional role in providing a diverse and comprehensive range of community and cultural services.

To encourage the development of the Moonee Ponds AC as a thriving retail, business and employment hub.

To encourage a diverse range of housing choices and affordability including well-designed medium to high-density residential development.

To reinforce the neighbourhood character of adjoining areas and protect heritage qualities of the Moonee Ponds AC through good design.

Built form

To design new built form that:

- Provides for taller development forms to occur in the central areas of the Moonee Ponds AC, progressing along Mount Alexander Road to within the Junction.
- On larger sites, articulates the building's overall volume to present as a number of distinct elements.
- At the periphery of the Moonee Ponds AC, provides heights and setbacks that provide a transition to the scale of residential areas.
- Interacts well with the public realm, providing a positive experience at the street level for all users, including mitigating for overshadowing and wind impacts.

Public spaces

To encourage the creation of new public spaces.

To ensure that public spaces have adequate access to sunlight and are sheltered from wind.

To ensure a connected and well-signed network of laneways.

To activate laneways through the provision of eateries, retail and entertainment uses.

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 the movement network to reflect the following hierarchy:

1. Pedestrians
2. Cyclists
3. Public Transport Users
4. Private Motorists

To provide clear connections to all parts of Moonee Ponds AC for all levels of mobility.

To significantly improve the cycling network.

To ensure that streets are designed as safe, attractive, shaded and pedestrian-friendly spaces.

To improve the mobility on the immediate local and arterial road networks as a result of impacts from development, to facilitate an acceptable level of service for all road users.

Environmentally Sustainable Design

To ensure that new buildings are designed to maximise energy efficiency and water conservation.

To reduce the impact of stormwater run-off on the drainage system and encourage on-site stormwater infiltration.

To encourage the use of robust and sustainable materials in buildings that will be durable and require minimal maintenance.

To encourage landscape design that contributes to the energy efficiency of development and minimises water use.

Affordable housing

By completion of the development of all the land in Precinct 9 provision of affordable housing representing five per cent of the total number of dwellings to be developed, to the satisfaction of the responsible authority.

3.0

21/05/2015
C139

Table of uses**Section 1 - Permit not required**

Use	Condition
Accommodation (other than Camping and caravan park, Corrective institution, Dwelling, Dependent person's unit and Host farm)	Must not be located within Sub-precinct 2A, 5C, 7D or 7F. Must be located above ground floor level, except for entry foyers.
Child care centre	Must not be located within Sub-precinct 2A, 5C, 7D or 7F.
Cinema	Must be located within Sub-precinct 2D.
Cinema based entertainment facility	Must be located within Sub-precinct 2D.
Dependent person's unit	Must be the only dependent person's unit on the lot.
Dwelling	Unless located on land in Sub-precinct 2A, 5C, 7D, 7F, 8A, 8B, 8C or precinct 9, must be located above ground floor level, except for entry foyers.
Education centre	Must be located within Precinct 3.
Electoral office	Must be used for only 4 months before an election and 2 weeks after an election.
Exhibition centre	Must be located within Precinct 1.
Food and drink premises (other than Hotel, Restaurant and Tavern)	Must not be located within Precinct 1 or Sub-precinct 2A, 5C, 7D, 7F, 8A, 8B, 8C, 9A, 9B or 9C. Must be located on ground floor level, but is not limited to ground floor level.
Function centre	Must be located within Precinct 1.
Home occupation	
Informal outdoor recreation	
Library	Must be located within Precinct 1.
Market	Must be located within Precinct 3.
Minor utility installation	
Office (other than Electoral office)	Must not be located within Sub-precinct 2A, 5C, 7D, 7F, 9A, 9B or 9C. Any frontage at ground floor level must not

Use	Condition
	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.
Place of worship	Must be located within Precinct 1.
Railway Station	
Restaurant	Must be located within Precinct 4 or Sub-precinct 2E, 2D, 2G, 7A, 7B, 7C, 9D, 9E, 9F, 9G or 9H..
Retail premises (other than Adult sex bookshop, Food and drink premises, Gambling premises, Laundromat, Manufacturing sales, Market, Motor vehicle, boat or caravan sales, Primary produce sales, Supermarket, and Timber yard)	Must not be located within Precinct 1 or Sub-precinct 2A, 5C, 7D, 7F, 8A, 8B, 8C, 9A, 9B or 9C.
Supermarket	Must be located within Precinct 3 or Sub-precinct 2C, 2D or 2E.
Tramway	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex bookshop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or Commercial 1 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 Sub-precinct 2A, 5C, 7D, 7F, 8A, 8B, 8C, 9A, 9B or 9C.
Gambling premises	Must not be located within Sub-precinct 2A, 5C, 7D, 7F, 8A, 8B, 8C or Precinct 9.
Hotel	Must not be located within Sub-precinct 2A, 5C, 7D, 7F, 8A, 8B, 8C, 9A, 9B or 9C..
Laundromat	Must not be located within Sub-precinct 2A, 5C, 7D, 7F, 8A, 8B, 8C, 9A, 9B or 9C.
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Nightclub	Must be located within Precinct 4 or Sub-precinct 2C, 2D, 2E, 7A, 7B or 7C.
Place of Assembly (other than Cinema, Drive-in theatre, Exhibition centre, Function centre, Library, Nightclub and Place of worship)	Must not be located within Sub-precinct 2A, 5C, 7D, 7F, 9A, 9B or 9C..
Research and development centre	Must not be located within Sub-precinct 2A, 5C, 7D, 7F, 9A, 9B or 9C.

Use	Condition
Tavern	Must not be located within Sub-precinct 2A, 5C, 7D, 7F, 8A, 8B, 8C, 9A, 9B or 9C.
Service industry (other than Dry cleaner and Laundromat)	Must not be located within Sub-precinct 2A, 5C, 7D, 7F, 8A, 8B or 8C. The site must adjoin, or have access to, a road in a Road Zone.
Service station	Must not be located within Sub-precinct 2A, 5C, 7D, 7F, 8A, 8B or 8C. The site must adjoin, or have access to, a road in a Road Zone.
Utility Installation (other than Minor Utility Installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture (other than Animal keeping)
Brothel
Camping and caravan park
Cemetery
Corrective institution
Crematorium
Drive-in theatre
Host farm
Freeway service centre
Industry (other than Dry cleaner, Research and development centre and Service industry)
Manufacturing sales
Motor racing track
Motor vehicle, boat, or caravan sales
Pleasure boat facility
Primary produce sales
Saleyard
Timber yard
Transport terminal (other than Railway station, Bus terminal and Heliport)
Warehouse
Winery

4.0

12/10/2017
C183

Centre-wide provisions

4.1

30/03/2015
C100

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

30/03/2015
C100

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

30/03/2015
C100

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 three metres above ground level.

4.4

Design and development

12/10/2017
C183

Building setbacks and podium heights

Unless otherwise specified in Clause 5 of this Schedule or located at a Residential Front Interface, all buildings should provide a zero metre front 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 set back from the street to avoid overshadowing and detrimental wind effects on public spaces.

Building height

New development must not exceed a mandatory maximum building height specified in the precinct provisions at Clause 5 of this Schedule.

A permit cannot be granted or amended to vary a mandatory maximum building height specified in the precinct provisions at Clause 5 of this Schedule.

For the purposes of this schedule, the mandatory 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 per cent 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 mandatory maximum 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.

Expiry of mandatory maximum building heights

The mandatory maximum building heights listed in this schedule for precincts 1 to 8 cease to have effect on 30 September 2018. After this time, the mandatory maximum building heights are to be taken to be preferred maximum building heights.

5.0

12/10/2017
C183

5.1

30/03/2015
C100

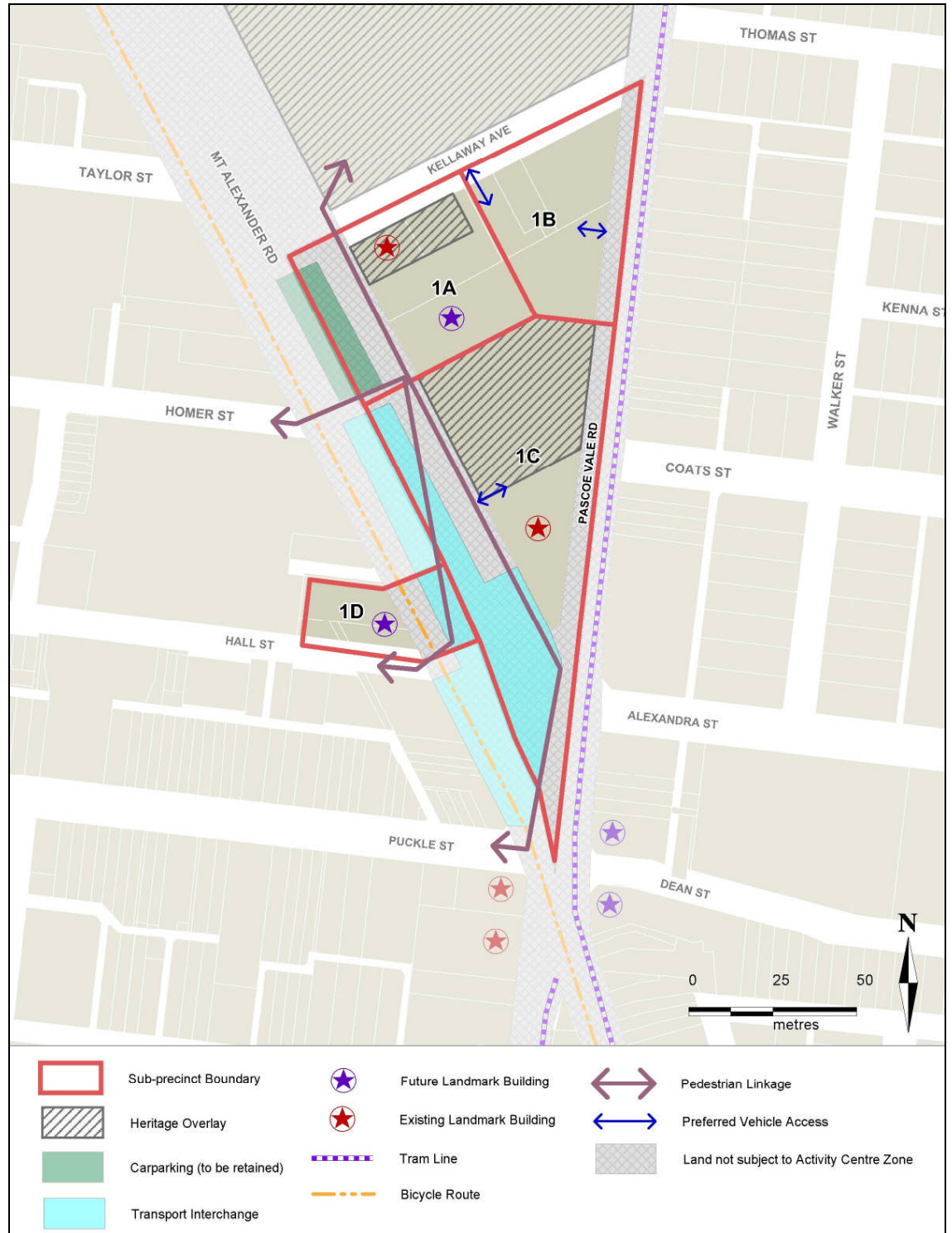
5.1-1

30/03/2015
C100

Precinct provisions

Precinct 1 – Civic and Community

Precinct map



5.1-2 Precinct objectives30/03/2015
C100

To establish the precinct as the principal civic, community services and transportation hub for the Moonee Ponds AC.

To create a new town square integrated with an enhanced public transport interchange and the Clocktower Centre site and works to Mount Alexander Road that enhance pedestrian safety and amenity.

To improve pedestrian links through the precinct from the retail core to Queens Park.

To support the ongoing use of the Clocktower Centre as a civic building, incorporating services for the community, the performing arts and social and corporate activities.

To encourage the retention and expansion of civic and community uses.

5.1-3 Precinct requirements12/10/2017
C183

Sub-precinct	Mandatory maximum building height (excluding basement)
1A	14 metres
1B	26 metres
1C	11 metres
1D	50 metres

5.1-4 Precinct guidelines30/03/2015
C100

Temper the height of development on the east side of Mount Alexander Road to complement the heritage buildings in the precinct.

Ensure solar access into the transport interchange and proposed new town square.

Place the emphasis upon distinctive and complementary architecture in creating a landmark building in Sub-precinct 1A.

Enable taller built form in the north of the precinct, complementary to the scale of adjacent heritage buildings, in a manner that minimises overshadowing of important civic spaces.

Any surplus Council land should be developed for residential purposes.

Redevelopment within Sub-precinct 1A or 1B should seek to enhance views from Queens Park through complementary built form.

Development along Mount Alexander Road should seek to enhance views from the public transport interchange and public space through innovative built form.

Vehicle access should be retained via Mount Alexander Road for the properties located at 756 Mount Alexander Road and 1 Pascoe Vale Road, Moonee Ponds.

Development should delineate public entry foyers which address the Mount Alexander Road corridor, with service and secondary entries away from this frontage.

5.2

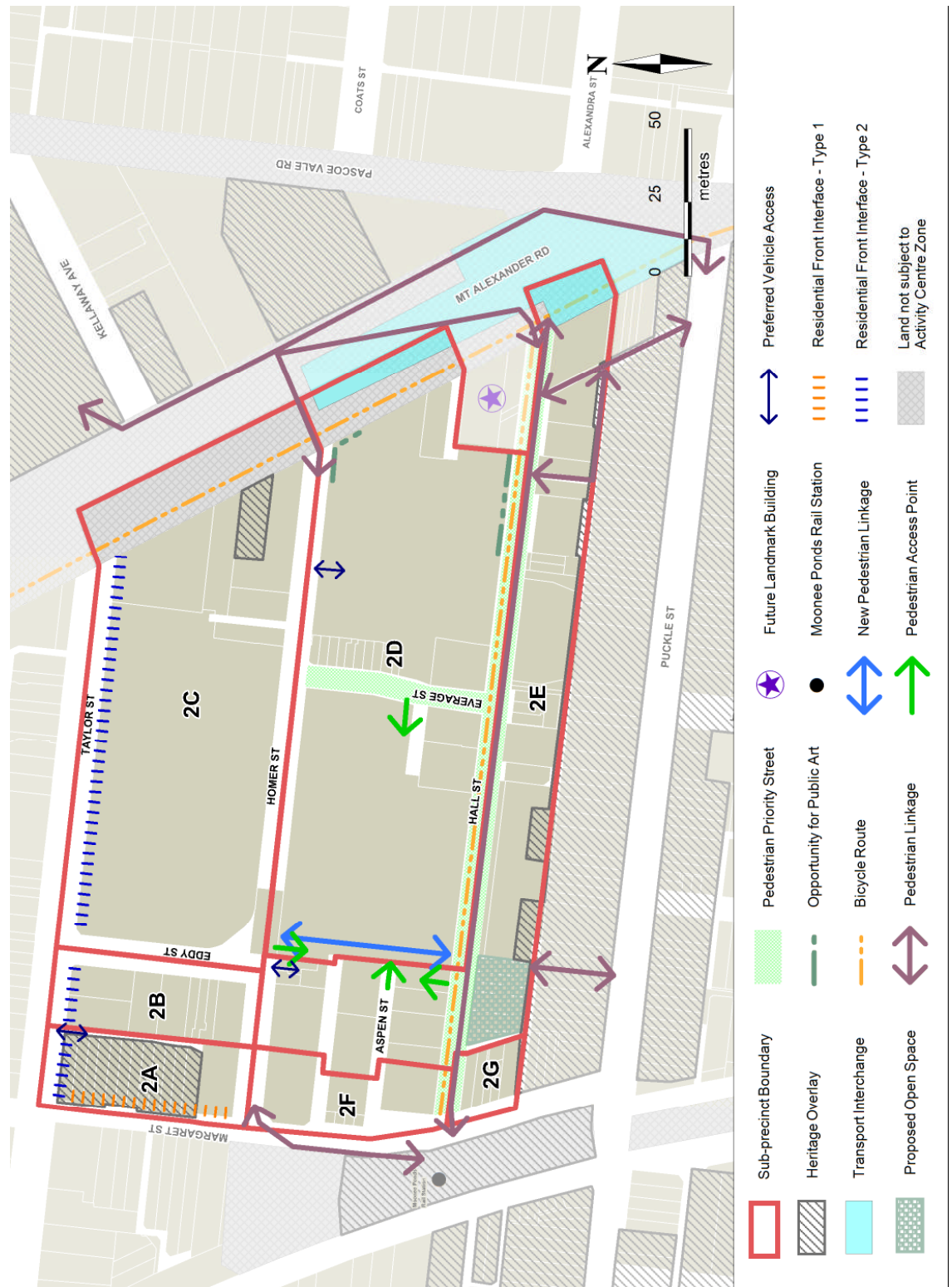
12/10/2017
C183

5.2-1

30/03/2015
C100

Precinct 2 – Hall/Homer – Secondary Retail and Office Precinct

Precinct map



5.2-2 Precinct objectives

30/03/2015
C100

To support and effectively link with Puckle Street as the principal spine of the Moonee Ponds AC.

To expand retail, office and entertainment uses within the precinct with accommodation on upper levels.

To enable taller and more intense built form in the body of the precinct which is tempered in proximity to Puckle Street and established residential areas to the north and west.

To enhance the pedestrian experience of Hall Street as a major movement link connecting the station with the public transport interchange.

5.2-3 Precinct requirements

12/10/2017
C183

Sub-precinct	Mandatory maximum building height (excluding basement)
2A	11 metres
2B	14 metres
2C	32 metres
2D	50 metres
2E	26 metres
2F	20 metres
2G	14 metres

Properties designated Residential Front Interface – Type 1 on the precinct map should provide front setbacks in accordance with Standard B6 of Clause 55.03-1.

5.2-4 Precinct guidelines

30/03/2015
C100

Use

Encourage entertainment uses within properties along Hall Street.

Encourage the activation of existing north/south linkages between Hall Street and Puckle Street.

Sub-precinct 2A should be used for residential purposes.

Built form

Properties designated Residential Front Interface – Type 2 on the precinct map should provide sensitive interfaces to the residential properties to the north through the provision of ground level setbacks containing landscaping which softens the built form.

Any development of the property located at 40 Hall Street should provide for north/south and east/west connections, as indicated on the precinct map.

New development along Hall Street should seek to enhance the pedestrian amenity of the street by activating street frontages and providing verandas.

Upper level setbacks should be provided on properties along the north side of Hall Street to ensure solar access to the southern footpath at the equinox.

5.3

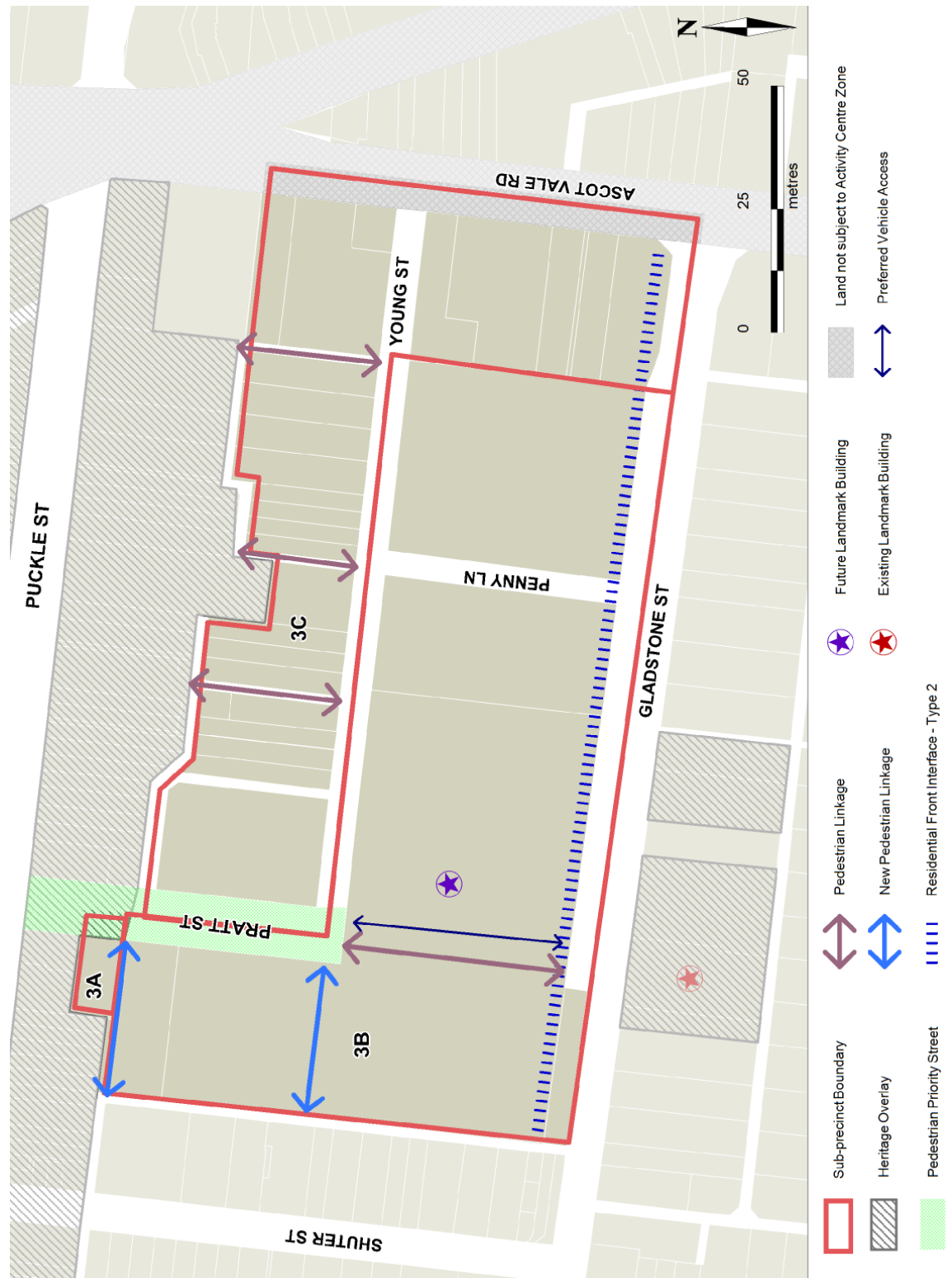
12/10/2017
C183

5.3-1

30/03/2015
C100

Precinct 3 – Young – Mixed Use Precinct

Precinct map



5.3-2

30/03/2015
C100

Precinct objectives

To encourage retail, market, education and office uses.

To encourage development which fronts Ascot Vale Road to contain residential and/or office uses.

To provide for higher density development that is responsive to heritage and residential interfaces.

To encourage the use and development of land for retail, market, educational, medical and office uses.

To enhance pedestrian movement, safety and amenity through the laneways of the precinct.

5.3-3

12/10/2017
C183

Precinct requirements

Sub-precinct	Mandatory maximum building height (excluding basement)
3A	11 metres
3B	32 metres
3C	26 metres

5.3-4

30/03/2015
C100

Precinct guidelines

Use

Any redevelopment of the property located at 13-15 Pratt Street should include a supermarket use on the ground level with residential, office, education or medical uses above the ground level.

Any redevelopment of the properties north of Young Street should seek to activate the existing north/south links from Young Street to Puckle Street, as indicated on the precinct map.

Built form

Properties designated Residential Front Interface – Type 2 on the precinct map should provide sensitive interfaces to the residential properties to the south through:

- The provision of ground level setbacks containing landscaping which softens the built form.
- The provision of upper level setbacks to ensure solar access to the southern footpath at the equinox.

Any redevelopment of the properties west of Pratt Street should seek to improve east/west connections from Pratt Street through to Precinct 6 (Shuter Street).

The existing connection between Pratt Street and Gladstone Street through the property located at 13-15 Pratt Street should be retained, as indicated on the precinct map.

The upper levels of buildings fronting Gladstone Street and adjacent to the rear of properties on Shuter Street should respect the adjacent lower scale and constrained redevelopment potential.

Any redevelopment of land with a Gladstone Street and/or Pratt Street frontage should provide active street frontages at ground level.

Restrict height of development within Precinct 3C so that it does not visually intrude into the pedestrian experience of Puckle Street.

5.4

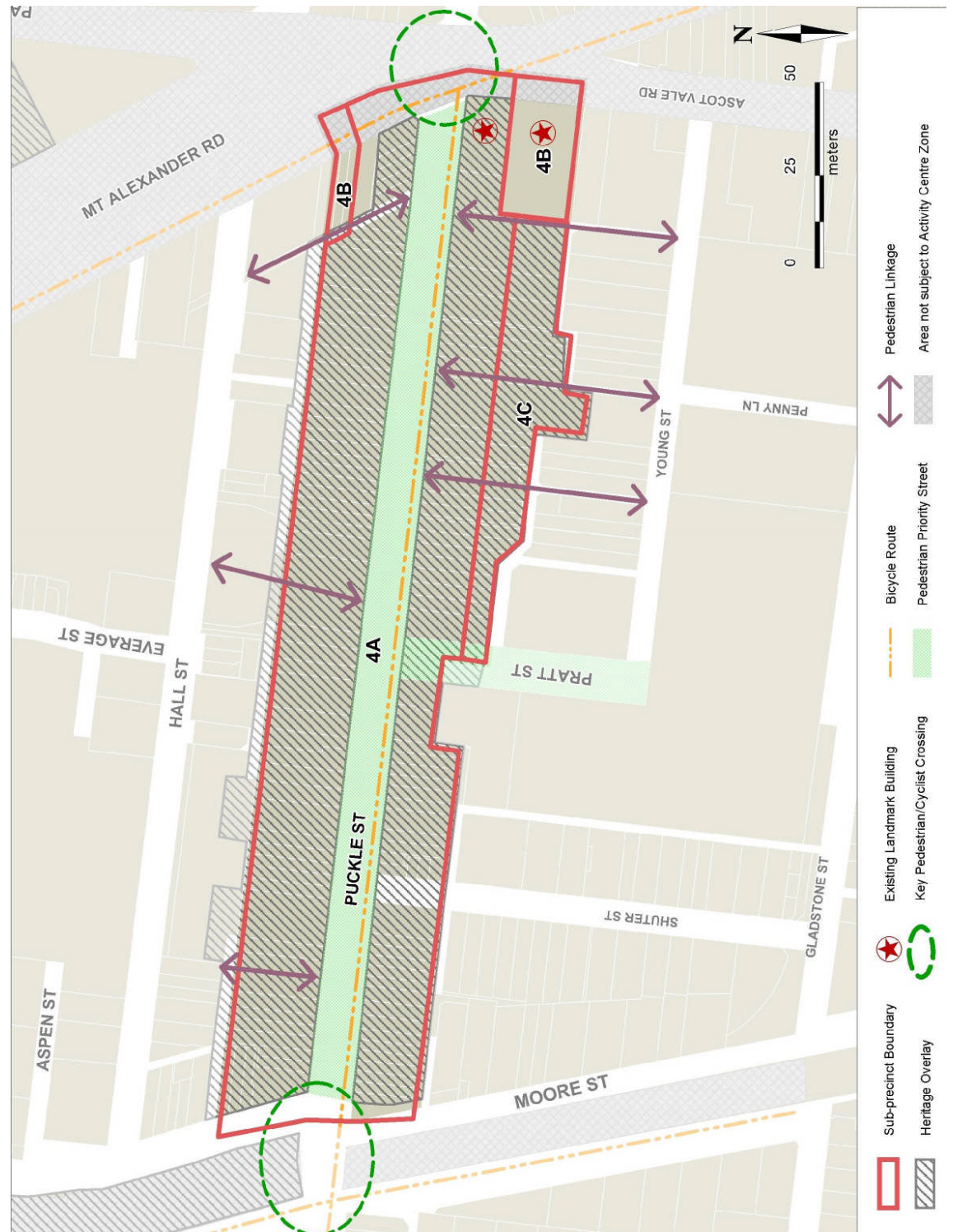
12/10/2017
C183

5.4-1

30/03/2015
C100

Precinct 4 – Puckle – Retail Core

Precinct map



5.4-2

30/03/2015
C100

Precinct objectives

To maintain the precinct as the core retail spine for the Moonee Ponds AC.

To maintain the heritage streetscape of Puckle Street.

To reduce through-traffic movements along Puckle Street.

To ensure that development accommodates retail, entertainment and restaurant uses at ground level, with office and residential uses above.

To control development so that taller buildings do not visually intrude or dominate the pedestrian and heritage experience of Puckle Street.

5.4-3

12/10/2017
C183

Precinct requirements

Sub-precinct	Mandatory maximum building height (excluding basement)
4A	11 metres
4B	26 metres
4C	14 metres

5.4-4

30/03/2015
C100

Precinct guidelines

Use

Provide for restaurant and entertainment uses in the precinct, with a particular focus along Puckle Street.

Activate existing north/south linkages between Puckle Street and Hall Street as well as between Puckle Street and Young Street.

Built form

Built form should be retained in terms of small retail tenancies, first floor awnings and typically two to three storey shopfronts with parapets.

5.5

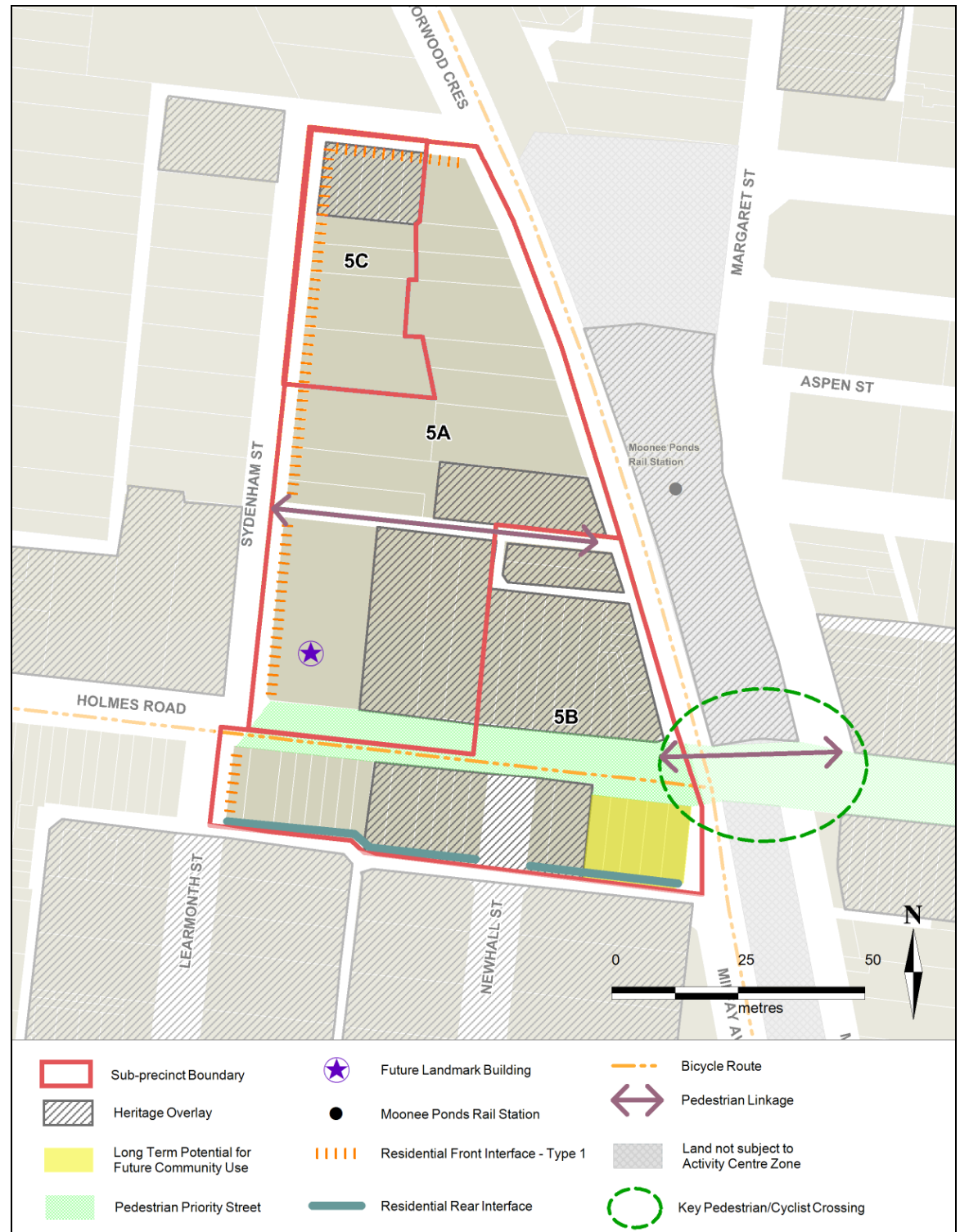
12/10/2017
C183

5.5-1

30/03/2015
C100

Precinct 5 – Holmes – Transitional Office and Residential

Precinct map



5.5-2

30/03/2015
C100

Precinct objectives

- To provide for small scale office and retail development and medium density housing.
- To encourage the development of significant community facilities within Sub-precinct 5B.

To maintain a built form scale that is respectful of adjoining residential areas.

To improve east/west connections through the precinct.

5.5-3

12/10/2017
C183

Precinct requirements

Sub-precinct	Mandatory maximum building height (excluding basement)
5A	14 metres
5B	11 metres
5C	14 metres

In Sub-precinct 5B, for properties south of Holmes Road, the standards of Clause 55.04-1 (side and rear setbacks) and Clause 55.04-5 (overshadowing open space) should be met.

Properties designated Residential Front Interface – Type 1 on the precinct map should provide front setbacks in accordance with Standard B6 of Clause 55.03-1.

5.5-4

30/03/2015
C100

Precinct guidelines

Use

Sub-precinct 5C should be used for residential purposes.

Development along Holmes Road and Norwood Crescent should locate retail uses on the ground floor, where appropriate.

Development in Sub-precinct 5A along Sydenham Street should incorporate small-scale office uses with residential uses on upper levels.

Any redevelopment of the property located at 1-9 Holmes Road should include community uses, such as a recreation facility or place of assembly.

Built form

Existing and future laneways within Sub-precinct 5A should provide the main pedestrian access between the railway station and properties along Sydenham Street.

Development should seek to include pedestrian and cycling links to the Railway Station and adjacent precincts to the east, where appropriate.

5.6

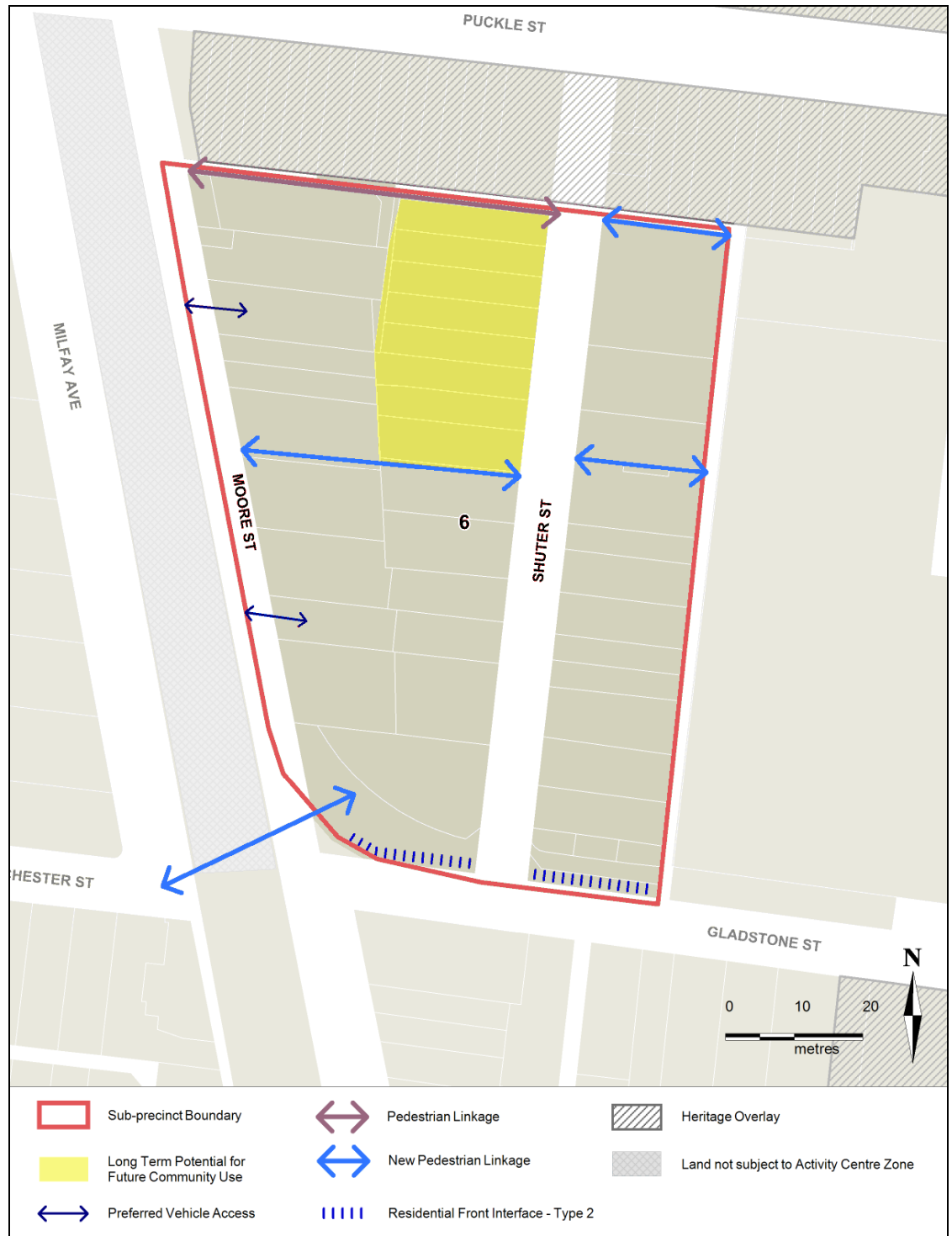
12/10/2017
C183

5.6-1

30/03/2015
C100

Precinct 6 – Shuter – Medical and Community Facilities

Precinct map



5.6-2

30/03/2015
C100

Precinct objectives

To provide a focus for offices and community services, including medical suites and childcare.

To encourage the integrated development of the precinct including a significant community use.

To improve pedestrian connections to and from the precinct.

5.6-3

12/10/2017
C183

Precinct requirements

Sub-precinct	Mandatory maximum building height (excluding basement)
6	20 metres

5.6-4

30/03/2015
C100

Precinct guidelines

Use

Encourage the establishment of medical and small scale office uses within the precinct, with residential uses above.

Development with residential uses at ground level is preferred along Moore Street.

Any redevelopment of the property located at 11-25 Shuter Street should provide public open space with car parking underground.

Development within the precinct should provide an integrated response to car parking, preferably in a shared facility.

Built form

Properties designated Residential Front Interface – Type 2 on the precinct map should provide sensitive interfaces to the residential properties to the south through:

- The provision of ground level setbacks containing landscaping which softens the built form.
- The provision of upper level setbacks to ensure solar access to the southern footpath at the equinox.

Building height and scale should be proportionate to the streetscape and responsive to the fine grain subdivision pattern.

Any redevelopment of properties to the east of Shuter Street should establish new east/west pedestrian links to Precinct 3.

The development of a pedestrian link from Moore Street to Milfay Avenue should be encouraged, as indicated on the precinct map.

Development within the precinct should provide additional pedestrian links, as indicated on the precinct map.

5.7

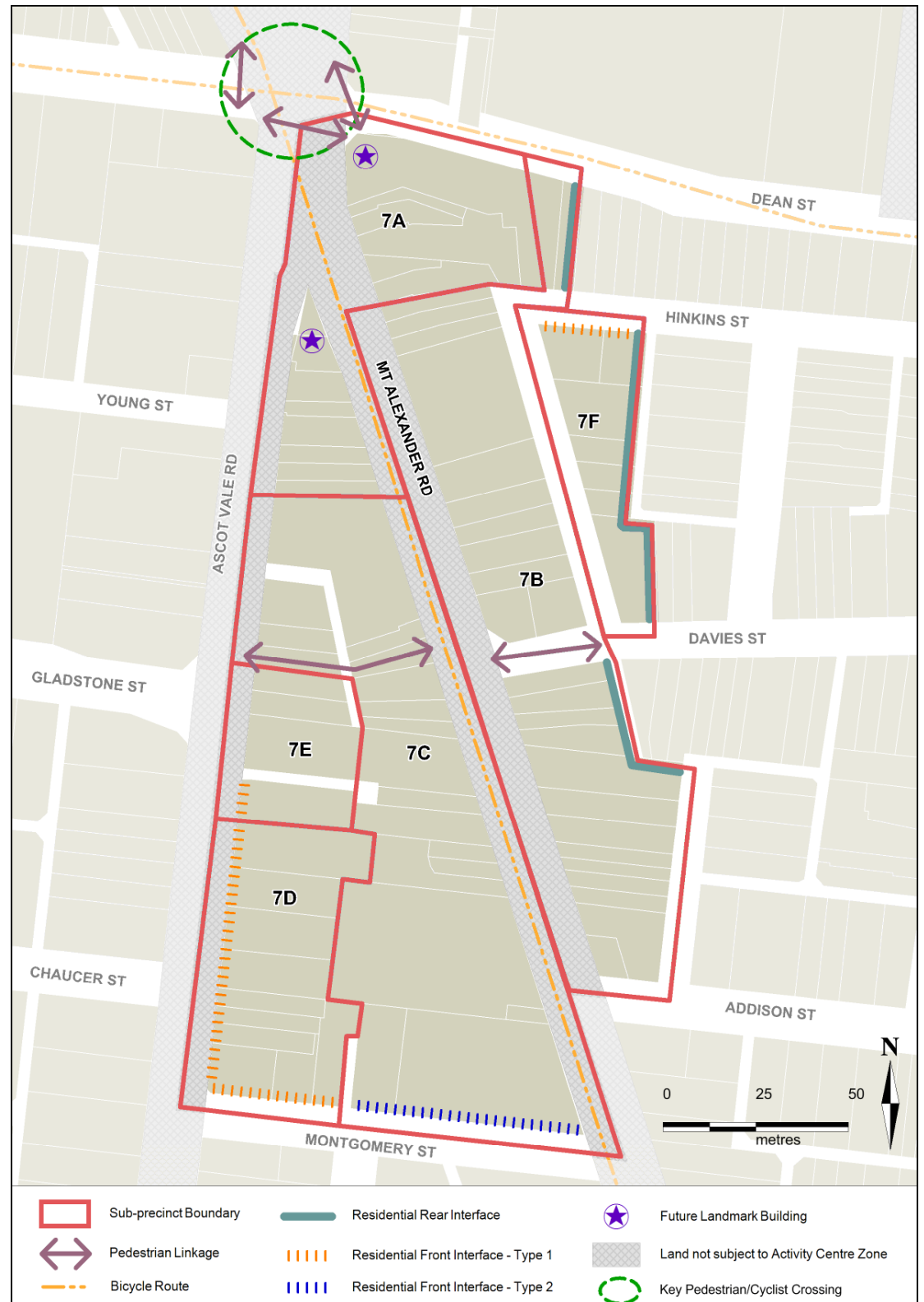
12/10/2017
C183

5.7-1

30/03/2015
C100

Precinct 7 – Junction South – Mixed Use Precinct

Precinct map



5.7-2 Precinct objectives30/03/2015
C100

To encourage retail and entertainment uses to locate along Mount Alexander Road, with residential and office uses above.

To provide a progression of built form height, from lower scale development at the southern end of the precinct to taller built forms within the Junction.

5.7-3 Precinct requirements12/10/2017
C183

Sub-precinct	Mandatory maximum building height (excluding basement)
7A	26 metres
7B	14 metres
7C	20 metres
7D	14 metres
7E	14 metres
7F	14 metres

In Sub-precincts 7B or 7F, for properties which directly abut a residential zone to the side or rear, or a laneway less than five metres wide, the Standards of Clause 55.04-1 (side and rear setbacks) should be met from the subject boundary.

Properties designated Residential Front Interface – Type 1 on the precinct map should provide front setbacks in accordance with Standard B6 of Clause 55.03-1.

5.7-4 Precinct guidelines30/03/2015
C100**Use**

Sub-precincts 7D and 7F should be used for residential purposes.

Built form

Properties designated Residential Front Interface – Type 2 on the precinct map should provide sensitive interfaces to the residential properties to the north through:

- The provision of ground level setbacks containing landscaping which softens the built form.
- The provision of upper level setbacks to ensure solar access to the southern footpath at the equinox.

New vehicle crossovers along Mount Alexander Road should be avoided and vehicle access should be provided from adjacent streets or rear laneways.

Built form along Mount Alexander Road should be retained in terms of small tenancies, first floor awnings and typically two to three storey shopfronts with parapets. This includes limiting the width of new shopfronts to preserve building form and rhythm.

The existing connection between Mount Alexander Road and Ascot Vale Road through the properties located at 348 Ascot Vale Road and 575 Mount Alexander Road, as indicated on the precinct map should be retained as part of any redevelopment.

5.8

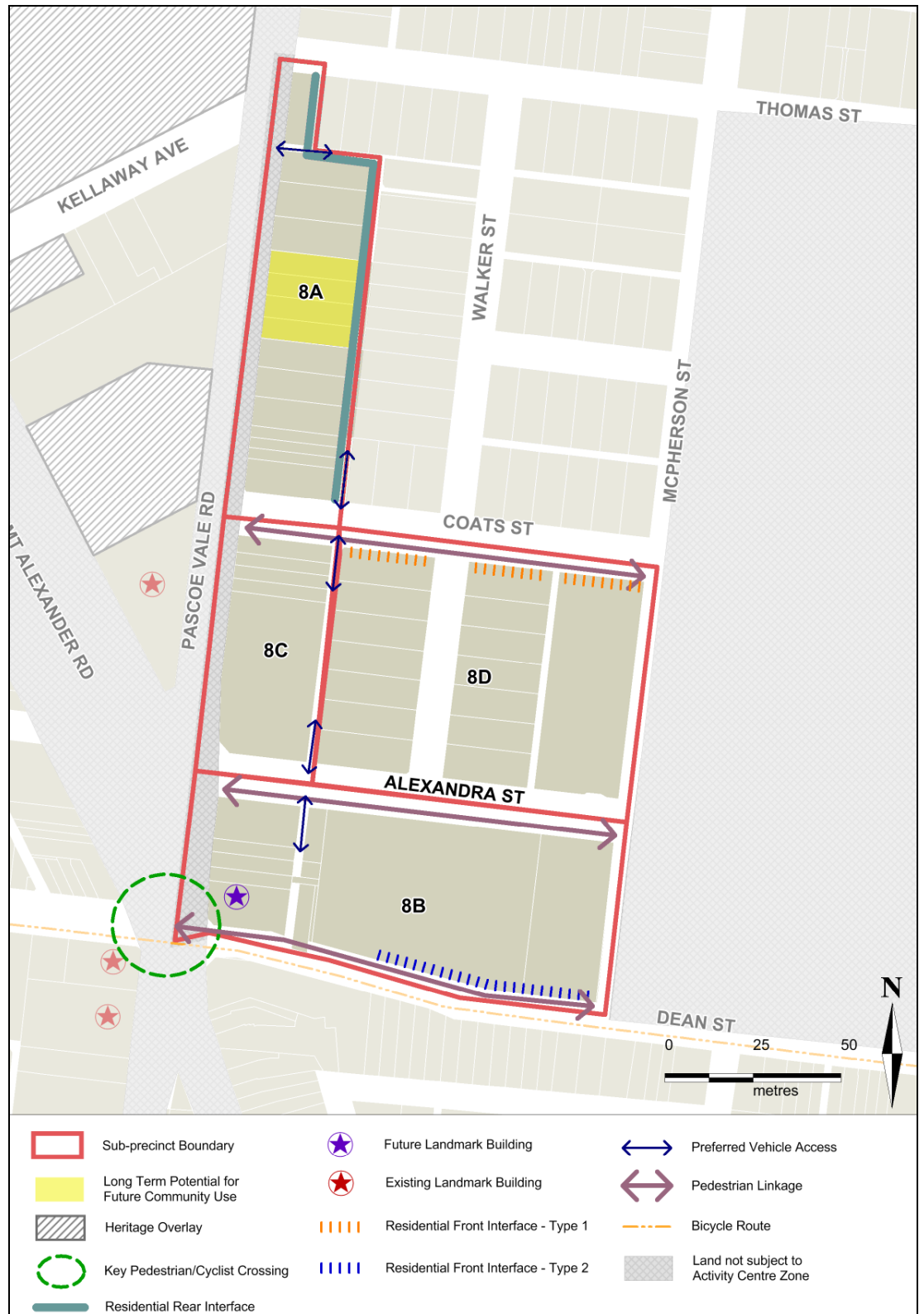
12/10/2017
C183

5.8-1

30/03/2015
C100

Precinct 8 – Dean Street – Peripheral Commercial Precinct

Precinct map



5.8-2 Precinct objectives30/03/2015
C100

To encourage office and residential uses including small-scale office developments and home-based businesses.

To provide a transition in built form between the commercial periphery along Ascot Vale Road and Dean Street and the established residential environs of Walker Street north of Coats Street.

5.8-3 Precinct requirements12/10/2017
C183

Sub-precinct	Mandatory maximum building height (excluding basement)
8A	14 metres
8B	26 metres
8C	20 metres
8D	14 metres

In Sub-precinct 8A, for properties which directly abut a residential zone to the side or rear, the standards of Clause 55.04-1 (side and rear setbacks) should be met.

Properties designated Residential Front Interface – Type 1 on the precinct map should provide front setbacks in accordance with Standard B6 of Clause 55.03-1.

5.8-4 Precinct guidelines30/03/2015
C100**Use**

Encourage the development of the property located at 23-29 Dean Street to accommodate uses which integrate with and complement the tourism and cultural functions of the Moonee Valley Racecourse.

Any development of the property located at 62-68 Pascoe Vale Road should be undertaken as a stage of the redevelopment of the Civic Centre and include Office uses.

Built form

Properties designated Residential Front Interface – Type 2 on the precinct map should provide sensitive interfaces to the residential properties to the south through:

- The provision of ground level setbacks containing landscaping which softens the built form.
- The provision of upper level setbacks to ensure solar access to the southern footpath at the equinox.

Any development of the property located at 2-4 Pascoe Vale Road should be of high quality to frame the eastern vista from Puckle Street across the Junction.

Direct vehicle access from Pascoe Vale Road and McPherson Street should be avoided and adjacent laneways and side streets should be used for primary vehicle access.

5.9

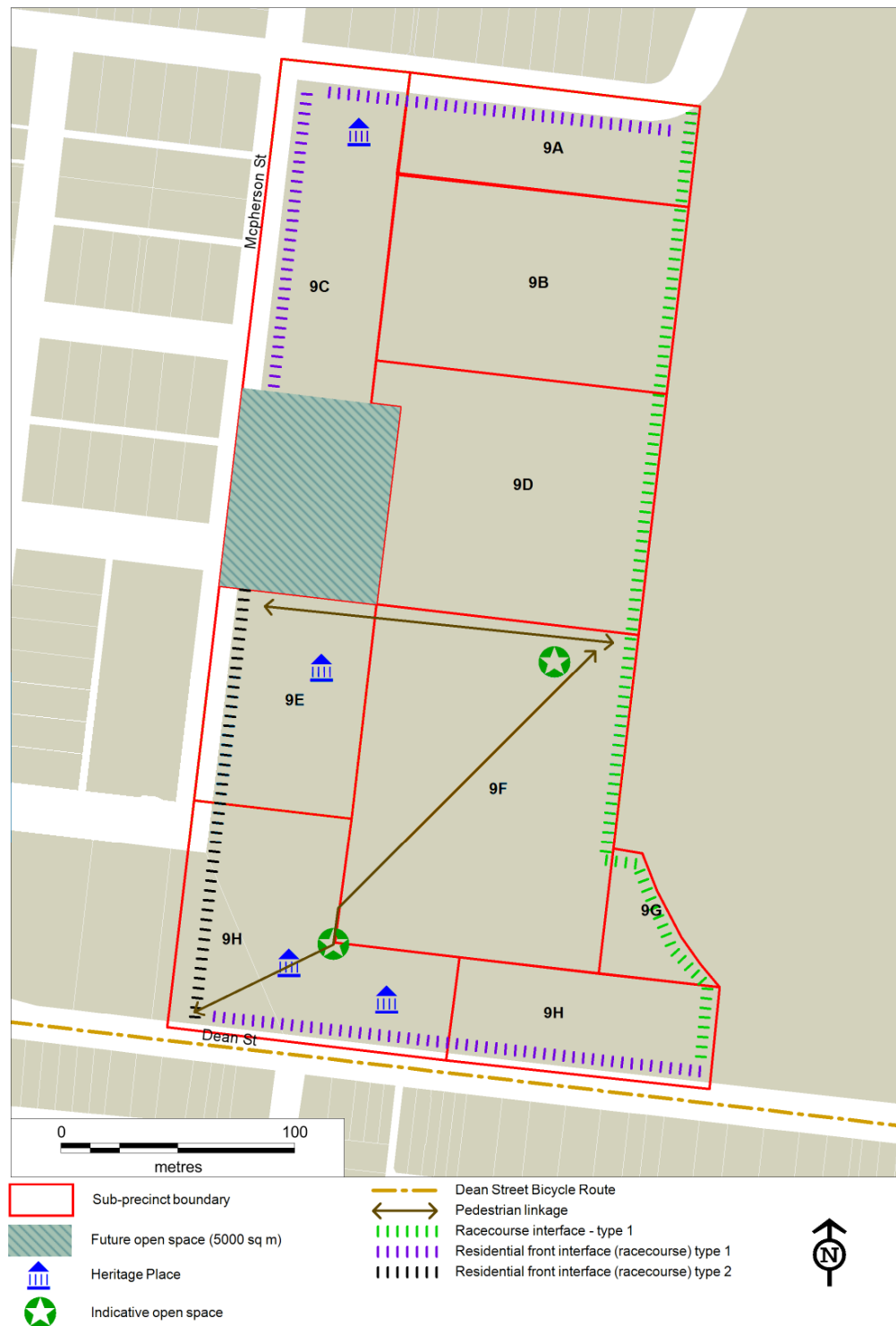
12/10/2017
C183

5.9-1

30/03/2015
C155

Precinct 9 – Racecourse Residential and Mixed Use Precinct

Precinct map



Note:

All of Precinct 9 is covered by a Heritage Overlay (HO379). The subprecinct boundaries in Precinct 9 are indicative only and are to be finalised as part of the Staging Plan required by Clause 6 of this Schedule to the satisfaction of the Responsible Authority.

5.9-230/03/2015
C155**Precinct objectives**

To encourage residential, retail, commercial and employment opportunities that will enhance the role and function of Moonee Ponds AC and the Moonee Valley Racecourse.

To encourage a street pattern, building design and land use mix that creates opportunities for street level activation, passive surveillance of the street and changing streetscapes.

To create new and vibrant public spaces for the community.

To enable taller and more intense built form in the eastern section of the precinct which provides for a transition in height from established residential areas to the north, south and west.

To ensure a street pattern and subdivision layout which encourage walking and cycling over other modes of transport.

To ensure that new development, including building heights, complements the remainder of the Moonee Ponds AC and the surrounding area.

To ensure a high standard of building design that displays dwelling diversity, permeability, flexibility, site responsiveness and environmentally sustainability.

To encourage diversity in housing opportunities, including affordable housing options.

5.9-312/10/2017
C183**Precinct requirements****Transport Assessment and Management Plan and Integrated Transport Plan**

A permit cannot be granted for use, development and/or subdivision of the whole or any part of Precinct 9 until a Transport Assessment and Management Plan and Integrated Transport Plan are prepared to the satisfaction of the responsible authority, Vic Roads and Public Transport Victoria.

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 of the whole of Precinct 9, recognising the staged development potential of the site over a 15 to 20 year timeframe.

Any permit granted in Precinct 9 must be consistent with the approved Transport Assessment and Management Plan and Integrated Transport Plan.

Building height

A permit cannot be granted for buildings and works which exceed the maximum building height specified in Table 1.

Table 1 – Mandatory building heights

Sub-Precinct	Mandatory maximum building height (excluding basement)
9A	20 metres
9C	11 metres
9E	14 metres
9H	32 metres

Discretionary building heights apply for the following sub-precincts shown in Table 2.

Table 2 – Discretionary Building Heights

Sub-Precinct	Discretionary building height (excluding basement)
9B	20 metres
9D	32 metres

9F	50 metres
9G	32 metres

The preferred maximum building heights specified in Table 3 should not be exceeded.

Table 3 – Preferred Maximum Building Heights

Sub-Precinct	Preferred maximum building height (excluding basement)
9B	32 metres
9D	50 metres
9F	62 metres
9G	50 metres

5.9-4

30/03/2015
C155

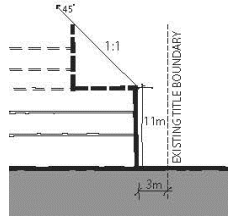
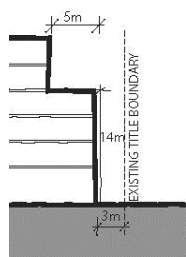
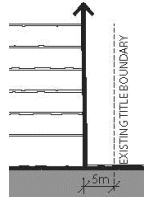
Precinct guidelines

Built Form

The following guidelines should be met:

- Setbacks set out in Table 4.

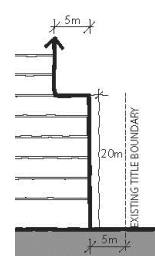
Table 4 - Street setbacks

Interface (Shown on the precinct map)	Street setback	
Residential Front Interface (Racecourse) – Type 1	<p>Minimum 3 metres to the street for buildings up to a height of 11 metres (3 storeys) from ground floor level.</p> <p>Building elements fronting the street above 11 metres (3 storeys) in height set back at an angle of 45 degrees (1:1) from the street wall up to the maximum building height in Table 1 at Clause 5.9-3.</p>	
Residential Front Interface (Racecourse) – Type 2	<p>Minimum 3 metres to the street up to a height of 14 metres (4 storeys) from ground floor level.</p> <p>Building elements above 14 metres (4 storeys) set back 5 metres from the street wall up to the maximum building height in Table 1 at Clause 5.9-3.</p>	
Racecourse Interface - Type 1	<p>Minimum 5 metres to the street up to the maximum building height in Table 1 at Clause 5.9-3.</p>	

All other streets in precinct 9

Minimum 5 metres to the street up to a height of 20 metres (6 storeys) from ground floor level.

Building elements above 20 metres (6 storeys) set back 5 metres from the street wall up to the maximum building height in Table 1 at Clause 5.9-3.



- Built form of more than 45 metres in height should be separated by a minimum of 25 metres from other buildings of more than 45 metres in height.
- Where a podium tower built form is proposed, the tower should not occupy more than 50 per cent of the podium footprint.
- Retaining walls within street setbacks should not exceed 1.2 metres in height.
- Balconies located at ground level should not exceed 1.2 metres in height from ground floor level.
- Balconies may project into the setback area, providing design excellence is demonstrated.
- Development should activate the new and existing streets and encourage passive surveillance.
- Built form should respond appropriately to sensitive interfaces in terms of scale, visual mass, overshadowing and overlooking.
- Where residential dwellings front public space at street level, the setback should be landscaped and articulated vertically and horizontally to create well designed public realm.
- Where retail uses front public space at street level, the setback may be used for outdoor seating and furniture.
- Built form should be carefully designed to maintain reasonable levels of sunlight to public spaces at the September equinox.
- Future development should be designed to carefully consider impacts on the amenity of other uses within the Precinct.
- Future development should be designed to minimise wind effects on key public realm areas.
- Car parking for residential development should be provided below ground level.

Use

The following guidelines should be met:

- Encourage mixed use development within Sub-precincts 9D, 9E, 9F, 9G and 9H,
- Encourage predominantly residential development within Sub-precincts 9A, 9B and 9C.

Transport/Movement

The following guidelines should be met:

- Kenna Street, and Alexandra Avenue should be extended east into the Precinct to extend the existing street based network.
- A new north-south street should be established along the eastern edge of the Precinct to create a connection between Dean Street and Thomas Street
- Pedestrian and bicycle connections between the Moonee Ponds Creek Trail and Precinct 8 along Wilson Street and Dean Street should be improved.
- There should be no crossovers for individual dwellings fronting McPherson Street, Thomas Street and Dean Street.
- Pedestrian access should allow safe and convenient access for patrons going to and from the Racecourse.

Open Space

The following guidelines should be met:

- Public open space should be designed to ensure that it:
 - Is located consistent with the Precinct Map in the form of a single park of not less than 5000 square metres and additional open spaces up to 2000 square metres (not including land set aside for road reserves, at-grade car parking areas, shared pedestrian and vehicle zones or drainage treatments).
 - Contributes to the diversity of recreation and leisure options available to the community.
 - Receives good levels of sunlight.
 - Is accessible and inviting to the wider population.
 - Accommodates gateways in the Precinct and the Racecourse entry through smaller open space areas.

Multi-purpose Community Facility

The following guidelines should be met:

- A space for a multi-purpose community facility must be provided on site to include:
 - Community meeting rooms
 - Maternal and Child Health rooms
 - Kindergarten/long day child care

Consider the opportunity to incorporate the multi-purpose community facility into any remaining heritage buildings or features of the site (e.g. Main Tote building, Stables).

5.9-5

Any other requirements

30/03/2015
C155

Agreement

Before a permit is granted for any use, development or subdivision within Precinct 9, the owner of the land must enter into an agreement to the satisfaction of the responsible authority under Section 173 of the *Planning and Environment Act 1987*, for the provision of:

- A public open space contribution in the form of a single park equivalent to 5000 square metres, and additional open spaces up to 2000 square metres.
- A financial contribution equivalent to the construction of two full sized AFL/Cricket playing fields, including lights and car parking.
- A financial contribution equivalent to the construction of a 500 square metre sporting pavilion.
- Contributions or delivery/upgrade on-site or off-site for physical and community infrastructure, having regard to the demand generated by the anticipated additional population within Precinct 9, including:
 - Contribution towards or provision of public art on the site. There is potential to draw upon the racing activities of the land and incorporate this with the retention of heritage features or buildings
 - Financial contributions equivalent to 30 per cent of the construction cost of a Multi-Purpose Community Facility on-site (based on a 500 square metre facility) in accordance with the approved Staging Plan specified at Clause 6.0 of this Schedule
 - Any identified transport mitigation measures and infrastructure identified in the Integrated Transport Plan
 - The timing for delivery of infrastructure at agreed trigger points which are to be based upon the release of residential lots set out in the approved Staging Plan specified at Clause 6.0 of this Schedule.

6.012/10/2017
C183**Application requirements****Buildings and Works**

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- 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 setbacks which are outside the precinct requirements, a written statement which provides justification for the variance(s).
- A Wind Analysis Report prepared by a suitably qualified person that demonstrates the proposal does not create unsafe wind conditions to any area adjacent to the site and provides appropriate wind conditions for publicly accessible areas for sitting, standing or walking purposes. Development should not rely on street trees for wind protection.
- 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.

Precinct 9

In addition to the above, an application to construct a building or construct or carry out works in Precinct 9 must be accompanied by the following information, as appropriate:

- A written statement that assesses a proposal against the approved *Moonee Ponds Activity Centre Structure Plan*.
- A **Staging Plan** outlining:
 - The proposed stages of development
 - When key components including infrastructure, roads, access ways and parks are to be provided, and how remaining precincts will be managed in the interim
 - The staging of non-residential development
 - The interfaces between new residential development, existing residential development and the Racecourse are addressed.
- A **Transport Assessment and Management Plan** that includes, but is not limited to:

- The likely traffic and pedestrian generation of the proposed development taking into account the surrounding land uses
- Results from micro-simulation modelling showing the likely traffic impacts of the proposed development on the land, the broader road network and public transport
- Mitigation measures required to address any traffic impacts and alleviate unreasonable delays to public transport arising from the development
- A road safety audit of the design and proposed traffic management measures and incorporating the recommendations
- Road layouts, widths and reserves, intersection treatments and site access
- Traffic management measures and signalisation, including proposed tram and bus priority measures
- Movement networks within the precinct for vehicles, bicycles and pedestrians
- The design of the footpaths, bicycle paths and shared pathways network
- Existing and proposed public transport routes and stops near the site.
- An **Integrated Transport Plan** that includes, but is not limited to:
 - The expected demand for travel by people who will live, work or visit the site and target transport mode split to encourage walking, cycling and use of public transport by future residents
 - Existing and proposed public transport routes, stops and infrastructure (e.g. shelters, indented bays, signage, pedestrian crossings) within the site and surrounds
 - An indicative hierarchy of internal local roads proposed for the site that:
 - complements the surrounding network
 - recognises the primacy of pedestrian and bicycle access within the site
 - provides a high level of amenity and connectivity, while managing the movement of vehicles travelling on Wilson Street, Dean Street, McPherson Street and Thomas Street
 - allows for appropriate levels of manoeuvrability for emergency and service vehicles; and are of sufficient width to accommodate wide footpaths, new trees and bicycle lanes
 - The provision of a network of safe and convenient pedestrian and bicycle accessways to and through the site and connecting with public transport stops and the surrounding area, and encouraging the use of sustainable travel modes to local amenities
 - Recommended car parking and bicycle parking rates and the location and layout of on-site car and bicycle parking areas and access to and from them
 - Opportunities for providing a car share scheme
 - Provision for loading and unloading of vehicles, including waste collection and delivery vehicles, and means of access to and from them
 - Green Travel Plan initiatives, including a new resident awareness and education program
 - Opportunities for providing improved public transport services and facilities
 - The means proposed to address and mitigate the impacts of traffic generated by the development on the surrounding road network, including any unreasonable delays to public transport services, including:

- any required upgrades or modifications (e.g. road widening, re-allocation of road space, parking restrictions, traffic and pedestrian signals, walking and cycling infrastructure improvements, and public transport improvements)
 - estimated costs of the mitigation measures
 - how and when the mitigation measures should be funded and delivered
- Any interim measures that should be undertaken until such time as major transport infrastructure provision is undertaken
- Provision for continuing monitoring and review of the implementation of the plan.
- **A Serviced Engineering Infrastructure Plan**, which includes
 - An assessment of the existing engineering infrastructure servicing the site and its capacity to service the proposed development;
 - A description of the proposed provision of all appropriate utility services to development parcels;
 - Preparation of a stormwater drainage master plan, including measures to ensure appropriate protection of the Moonee Ponds Creek adjacent to the land; and
 - The identification of the location of any on-site drainage retention facilities.
- **An Environmental Sustainable Design Plan**, which demonstrates:
 - The incorporation of recognised technologies and best practice where practical
 - Energy conservation, with the objective of contributing to industry standards of national and international efforts to reduce energy use and greenhouse gas emissions
 - Water conservation, ensuring water resources are managed in a sustainable way
 - Water sensitive urban design and options ensuring the reduction of the impacts of stormwater on bays and catchments consistent with general principles as detailed in the Urban Stormwater Best Practice Environmental Management Guidelines (Melbourne Water)
 - Transport planning with the aim of encouraging walking, cycling and use of public transport
 - Land-use and transport planning and infrastructure provision to contribute where practical to improved air quality
 - Options to reduce the amount of waste generated and encourage increased value recovery and/or recycling of waste materials
 - Building materials conservation
 - Sustainability options in demolition and construction practices
 - Landscaping considering the provision of habitat, green spaces, and climate control as appropriate
 - Indoor environmental quality and healthy internal environments.
- **Stormwater and Drainage Plans** including those relating to water conservation, treatment and reuse facilities.
- **A Heritage Impact Statement**, considering the recommendations of an approved Conservation Management Plan or relevant Incorporated Plan, prepared to the satisfaction of the responsible authority, which addresses changes to items of heritage interest including the Club Secretary House and Garden, the S.R. Burstons Stand, Alistair Clark Rose Garden and Manikato Garden, Main Tote, Horse Stalls/Birdcage and Perimeter Fence along Dean

Street. The Impact Statement should outline the initiatives proposed to interpret, document or relocate (as appropriate) the built form or elements of those buildings or gardens within Precinct 9 prior to the commencement of the development that is the subject of the permit application.

- A **Construction Management Plan** which includes, but is not limited to, the following:
 - Staging of construction
 - Management of public access and linkages around the site during construction
 - Site access, parking and traffic management
 - Any works within the road reserves of surrounding streets
 - Any impacts on public transport operations
 - Sediment control and site drainage
 - Hours of construction
 - Control of noise, dust and soiling of roadways
 - Discharge of polluted waters
 - Demolition and excavation
 - Storage of construction materials
 - Location of site offices, and cranes
 - Public safety
 - Management of potentially contaminated materials
 - Collection and disposal of building and construction waste
 - Methodology for responding to complaints associated with the construction works and provide site manager contact details.

All development must be carried out in accordance with the approved Construction Management Plan to the satisfaction of the responsible authority.

7.0

Notice and review

12/10/2017
C183

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 a preferred maximum building height in Clause 5 or exceeds the discretionary building heights within Table 2 of Clause 5.9-3 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

12/10/2017
C183

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme, to construct a building or construct or carry out works, which must be considered, as appropriate, by the responsible authority:

Buildings and Works

Whether new development:

- Locates main entry foyers to address road frontages, with service and secondary entries away from the main frontage.

- Has a cumulative effect which supports a high quality of pedestrian amenity in relation to human scale and microclimate conditions within the public realm including overshadowing and mitigating wind impacts.
- Provides appropriate measures and a setback from the street to assist with deflecting wind downdrafts from penetrating to street level.
- Provides pedestrian comfort in terms of mitigating potential for ground level wind.
- Incorporates Water Sensitive Urban Design (WSUD) principles within new laneway connections while still providing adequate access for users.
- Locates primary vehicle and loading access from the local access roads, as specified in the Moonee Ponds Framework Plan at Clause 1.0.
- Avoids sub-basement car parking where it is visible from the street frontage and where it may diminish the opportunity for ground level activity or pedestrian access.
- Minimises the number of access points to on-site car parking from any road, provides a minimum setback to enable vehicles to drive in and provides clearly delineated vehicle crossovers to ensure minimal disruption of the pedestrian environment and traffic flows.
- Avoids architectural mimicry.
- Reflects the important horizontal and vertical patterns of local building stock through careful definition of building levels, entries, fenestration and the proportion and division of solid and transparent façade elements.
- Incorporates active uses to the roof areas of buildings, either as open space in the sky for building users or as part of a green roof sustainability initiative.
- Identifies opportunities for sensitively located photo-voltaic (solar) panels.
- Limits the use of non-renewable construction materials and utilises building materials that are low in embodied energy.

Whether residential development:

- Allows for the establishment of contained landscaped plantings on upper level terraces, decks or balconies that contribute to both the internal amenity of a dwelling and the public domain.

For properties designated as future or existing landmark building sites within Clause 5 of this schedule, whether future built form:

- 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.
- Continues to provide a key point of reference for users of the Moonee Ponds AC.
- Enhances gateway views into the Moonee Ponds AC.
- If designated an existing landmark building site, retains the key characteristics of the existing built form.
- If designated a future landmark building site, provides an iconic built form which differentiates itself from surrounding buildings.

9.0

Advertising signs

30/03/2015
C155

Advertising sign requirements are at Clause 52.05. All land located within Sub-precincts 1A, 1B and 1C is in Category 4. All land located within Sub-precincts 2A, 5C, 7D, 7E and 7F and Precinct 9 is in Category 3. All other land is in Category 1.

10.0 Other provisions of the scheme

12/10/2017
C183

None specified.

11.0 Reference documents

12/10/2017
C183

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

Moonee Ponds Activity Centre Background Summary (Moonee Valley City Council, June 2009).

Moonee Ponds Activity Centre Structure Plan 2010 (Moonee Valley City Council, March 2010 (updated 5 June 2012)).