

25/09/2014
C120**SCHEDULE 2 TO THE SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ2**.

MOONEE VALLEY RACECOURSE**Purpose**

To provide for areas in private ownership to be used and developed for racecourse facilities, and a range of other uses compatible with the racecourse use.

To encourage the orderly planning and development of these facilities and other uses in a manner which does not adversely affect the amenity of the neighbourhood and encourages consolidation of the existing urban area.

To enhance the role and function of Moonee Valley Racecourse as a premier national and international horse racing venue.

1.025/09/2014
C120**Table of uses****Section 1 - Permit not required**

Use	Condition
Animal training	
Betting Agency	
Caretaker's house	
Car park	
Home occupation	
Horse stables	
Major sports and recreation facility	The land must be used in accordance with a Master Plan approved by the Responsible Authority.
Minor sports and recreation facility	
Minor utility installation	
Office	Must be directly associated with the racecourse.
Place of assembly (other than Amusement Parlour)	Land must be used in accordance with an Event Management Plan approved by the Responsible Authority.
Rail	
Residential hotel	
Tramway	
Veterinary centre	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Animal Keeping	
Gambling Premises (other than Betting Agency)	

Use	Condition
Market	
Office (if the section 1 condition is not met)	Must have a floor area of not more than 500 square metres.
Restricted Retail Premises	Must only include Equestrian supplies
Retirement Village	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Adult Sex Book Shop
Amusement Parlour
Brothel
Motor racing track
Utility installation (other than Minor utility installation)
Warehouse

2.0

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Use of land for an event or a place of assembly

Land must not be used for a place of assembly (for non-racing events) for more than 400 people or for a place of assembly (for racing events) for more than 5,000 people unless an Event Management Plan has been approved by the responsible authority.

The requirements of the Event Management Plan must be met to the satisfaction of the responsible authority.

3.0

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Subdivision

A permit is required to subdivide land.

4.0

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Buildings and works

A permit is required to construct a building or to construct or carry out works.

4.1

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Building Height

Buildings should not exceed 26 metres in height.

Building elements above 20 metres (6 storeys) should be setback at an angle of 45 degrees (1:1) from the street wall up to 26 metres in height.

The height of a building or works is the height of its highest point above the permanent footpath at the centre of the site frontage. If there is no footpath, the natural surface level at the centre of the site frontage is the base level.

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Setbacks

Buildings should be setback a minimum 6 metres from the street.

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C120**Grandstand Guidelines**

The following guidelines should be met for an application for buildings and works to construct a grandstand:

- Ensure that the grandstand is architecturally compatible with the streetscape character of Wilson Street and has its primary pedestrian and vehicle access from Thomas Street.
- Ensure that the Wilson Street side of the grandstand is placed within a high quality landscaped setting.
- Ensure that 'back of house' areas are screened from surrounding residential streets and spaces.

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C120**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- Any Master Plan approved for the site.
- A report which outlines a Waste Management Strategy that provides for the efficient storage, disposal and recycling of waste.
- A **Staging Plan** that outlines:
 - The proposed stages of development,
 - How sensitive interfaces between the Racecourse and existing and new residential development are addressed.
- An **Integrated Transport Plan** for the Racecourse site that includes, but is not limited to:
 - An assessment of the transport, traffic, pedestrian and bicycle access and parking needs of the development and impacts on the existing road network;
 - The expected demand for travel by people who visit the site and target transport mode split to encourage walking, cycling and use of public transport;
 - Provision for loading and unloading of vehicles, including waste collection and delivery vehicles, and means of access to and from them;
 - Upgrades or modifications to surrounding roads, mainly Wilson and Dean Streets, including widening to improve pedestrian and bicycle movements to and from Moonee Ponds Creek Trail, and signalisation at the intersection of Wilson Street/Juliet Street/Racecourse site access;
 - Any impacts from the proposed East West Link; and
 - 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);
 - 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 reuse and 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.
- 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; and
 - 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.

Event Management Plan

An application for buildings and works to construct a grandstand must be accompanied by an Event Management Plan which:

- will address all race events expected to attract more than 5,000 people;
- will specifically address the WS Cox Plate event;

- will address all non-race day functions or events expected to attract more than 400 people to the Moonee Valley Racing Club (Events). A separate plan is not required to be prepared for each individual event;
- must show proposed traffic and pedestrian management procedures for the Events and co-operation, where appropriate, with Victoria Police, VicRoads and Moonee Valley City Council; and
- must specify parking area management procedures for the Events including location, ingress and egress points, vehicle capacity, hours of operation and staffing.

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Signage

Advertising sign requirements are at Clause 52.05. All land is within Category 3

7.0

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Exemption from notice and appeal

Any application to construct a building or to construct or carry out works that is in accordance with a Master Plan approved by the Responsible Authority is 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.

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Decision Guidelines

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

- The interface with adjoining zones, especially the relationship with residential areas.
- The location and type of access to the site.
- The appearance and bulk of buildings having regard to adjoining zones, especially the relationship with residential areas.
- The provision of landscaping.
- The effect of the development on the amenity of the neighbourhood, including the effects of noise, lighting and overshadowing.
- The provision of car parking.
- The movement of pedestrians and cyclists and access to public transport.
- Loading and service areas.