

Report to the Future Melbourne (Planning) Committee

Agenda 6.1

Ministerial Planning Referral: TPM-2018-16/A 428-550 Epsom Road, Flemington

7 April 2020

Presenter: Jane Birmingham, Practice Leader Land Use and Development

Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a Ministerial Planning Application seeking approval for the construction of a multi storey apartment building with ground level retail; a reduction of car parking requirements; and to create or alter access to a road in a Category 1 Road Zone at 428-550 Epsom Road, Flemington (refer Attachment 2 – Locality Plan).
2. The applicant is Pace Development Group, the owner of the land is the Victoria Racing Club Ltd and the architect is ARM Architecture.
3. The land is located within the Comprehensive Development Zone Schedule 4 (CDZ4) and is affected by Heritage Overlay Schedule 272 (HO272). A planning permit is required to construct a building or construct or carry out works, pursuant to the CDZ. HO272 is included on the Victorian Heritage Register under the Heritage Act 2017 – Ref No H2220. A separate Heritage Permit has been granted by Heritage Victoria. The building footprint and maximum number of storeys has been approved under the *550 Epsom Road Comprehensive Development Plan*, endorsed by the Minister for Planning on 20 May 2019.
4. The application proposes the construction of a 15 storey development with basement levels, measuring up to 60.2m in height. The development is predominantly residential with a small retail presence (restaurant and café).
5. The application has been referred to the Council for comment.

Key issues

6. The key issues relate to the proposal being generally in accordance with the approved Comprehensive Development Plan, the response to existing heritage form and fabric on-site (former Jockey's Convalescent Lodge), design quality, waste collection, residential amenity and public open space.
7. Subject to minor amendments secured through recommended conditions, the proposal will be generally in accordance with the approved Comprehensive Development Plan; will introduce a high quality building in an important Flemington location; will respect and enhance the retained former Jockey's Convalescent Lodge on-site; and will deliver a high level of amenity for residents and the public.
8. Privately-owned publically accessible open space (accessible 24 hours a day seven days a week) will be secured via permit condition requiring a Section 173 agreement.

Recommendation from management

9. That the Future Melbourne Committee resolves to advise the Department of Environment, Land, Water and Planning that the Melbourne City Council supports the application subject to the conditions outlined in the Delegate Report (refer to Attachment 4).

Attachments:

1. Supporting Attachment (Page 1 of 1)
2. Locality Plan (Page 1 of 1)
3. Selected Plans (Page 1 of 1)
4. Delegate Report (Page 1 of 1)

Supporting Attachment

Legal

1. The Department of Environment, Land, Water and Planning , on behalf of the Minister for Planning, is the responsible authority for administering and enforcing the scheme for Schedule 4 of the Comprehensive Development Plan. The Minister for Planning is the Responsible Authority for determining this application.
2. The Minister for Planning has referred the application to Council pursuant to section .55 of the *Planning and Environment Act 1987*.

Finance

3. There are no direct financial issues arising from the recommendations contained within this report.

Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Health and Safety

5. Relevant planning considerations such as traffic and waste management and potential amenity impacts that could impact on health and safety have been considered within the planning permit application and assessment process.

Stakeholder consultation

6. The application 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 *Planning and Environment Act 1987*.

Relation to Council policy

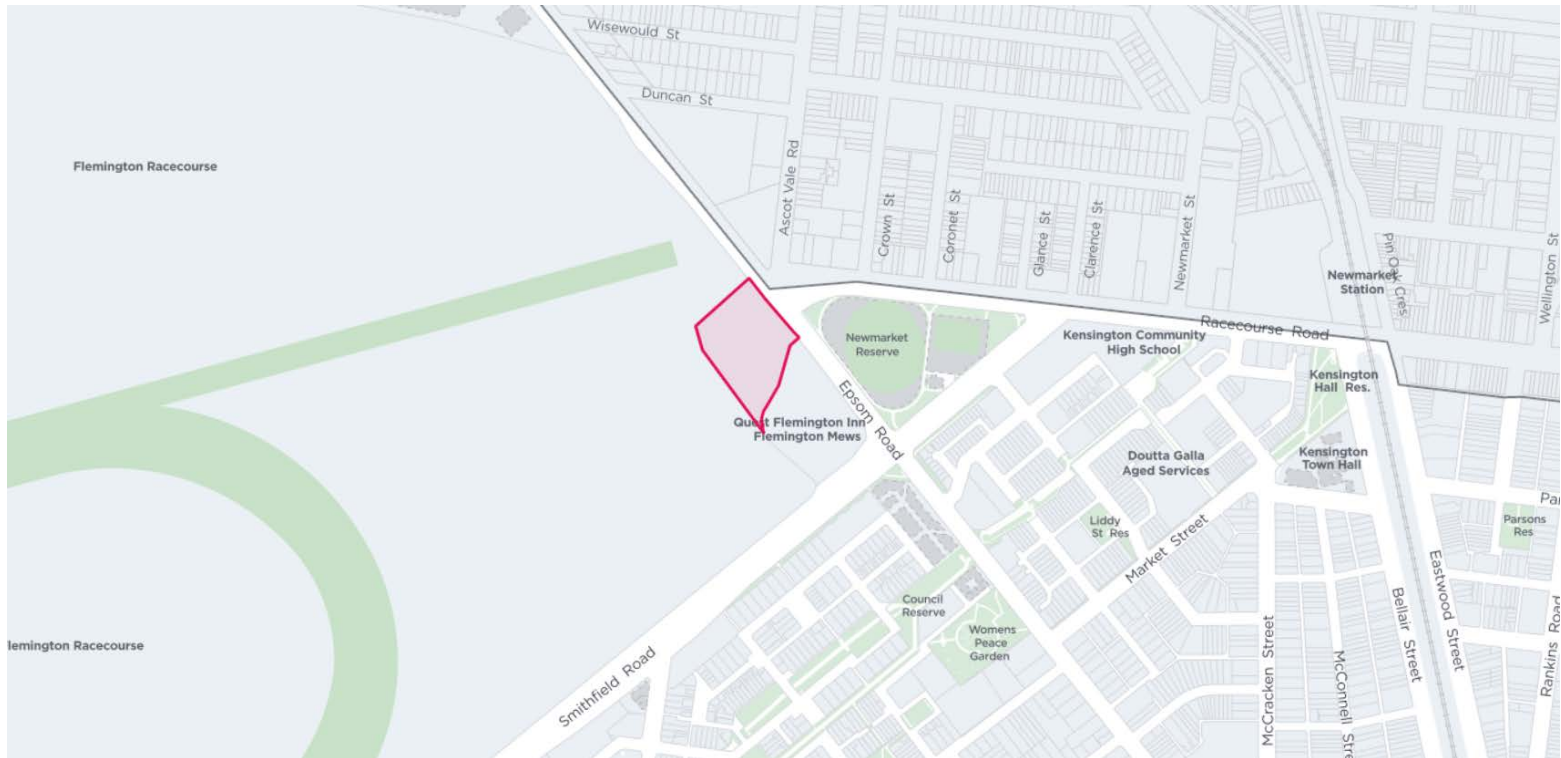
7. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4).

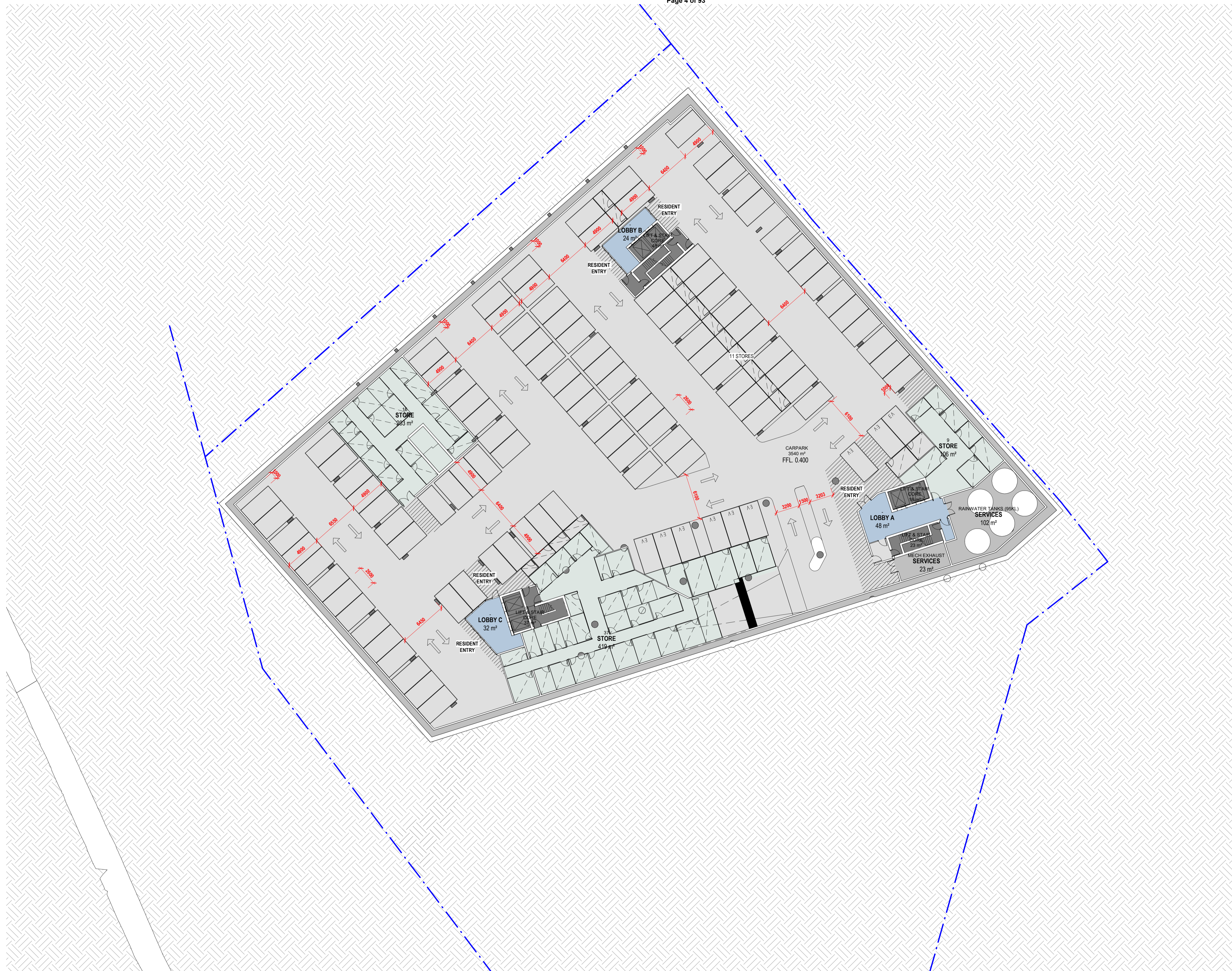
Environmental sustainability

8. The Environmentally Sustainable Design (ESD) Report submitted with the application demonstrates that the development will achieve the ESD performance requirements of Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management).
9. Permit conditions requiring implementation of the ESD initiatives are recommended.

Locality Plan

Flemington Racecourse, 428-550 Epsom Road, Flemington

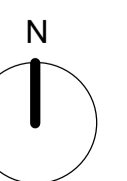


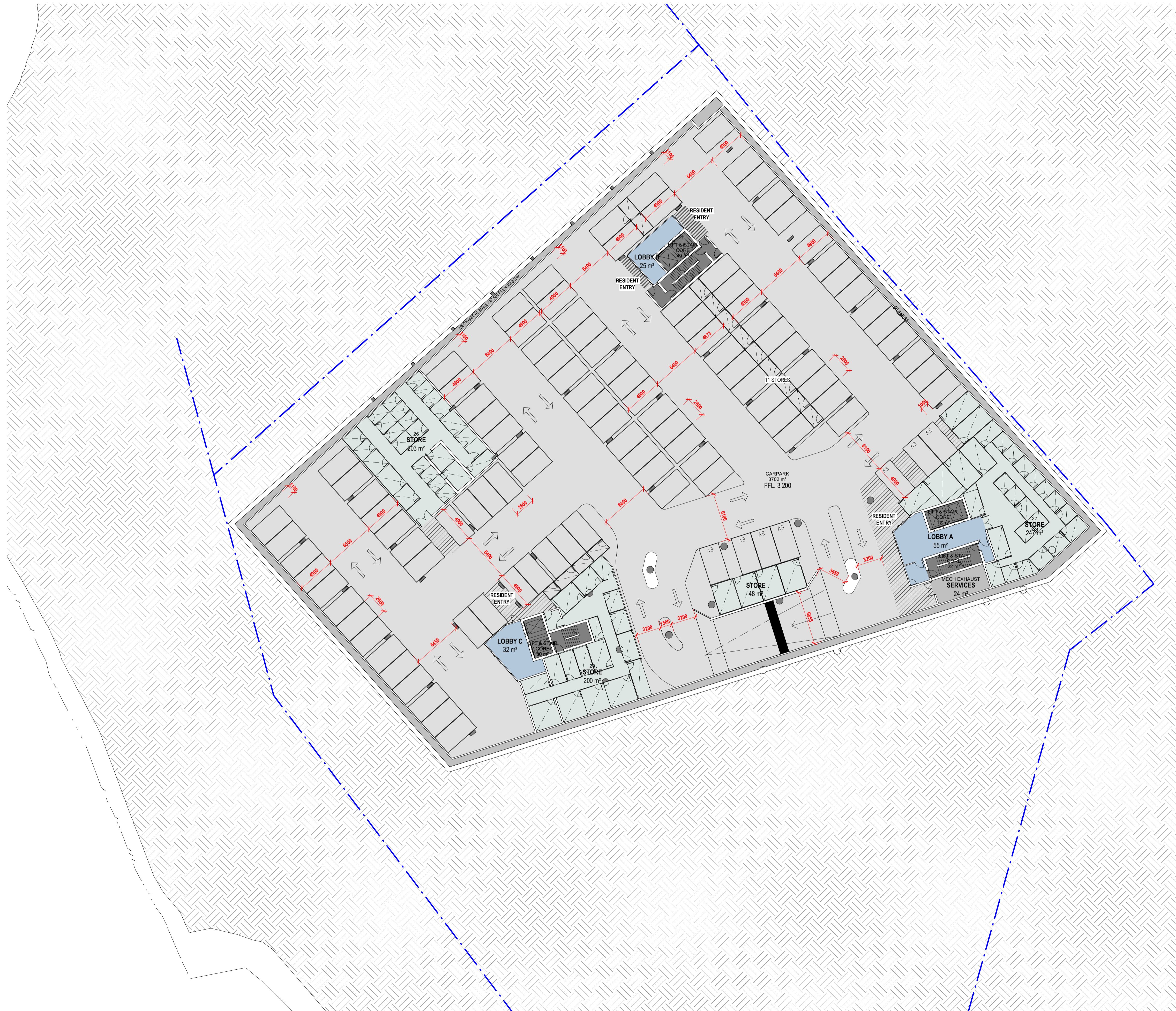


| BICYCLE PARKING | | |
|------------------|-----|-----------|
| Level | No. | Type |
| LEVEL B2 | 80 | Bike hoop |
| LEVEL B2 | 189 | Ned Kelly |
| LEVEL B2 | 269 | |
| LEVEL B1 | 12 | Bike hoop |
| LEVEL B1 | 10 | Ned Kelly |
| LEVEL 00 GROUND | 12 | Bike hoop |
| LEVEL 00 GROUND | 12 | |
| Grand total: 303 | | |

| PARKING SCHEDULE | | |
|------------------|-----|---------------|
| Level | No. | TYPE |
| LEVEL B5 | 9 | RESIDENT (EV) |
| LEVEL B5 | 102 | RESIDENT |
| 111 | | |
| LEVEL B4 | 7 | RESIDENT (EV) |
| LEVEL B4 | 102 | RESIDENT |
| 109 | | |
| LEVEL B3 | 5 | RESIDENT (EV) |
| LEVEL B3 | 85 | RESIDENT |
| 90 | | |
| LEVEL B2 | 4 | RESIDENT (EV) |
| LEVEL B2 | 53 | RESIDENT |
| 57 | | |
| LEVEL B1 | 2 | DDA |
| LEVEL B1 | 12 | TOWNHOUSE |
| LEVEL B1 | 14 | VISITOR |
| 28 | | |
| LEVEL 00 GROUND | 14 | VISITOR |
| 4 | | |
| Grand total: 399 | | |

| STORAGE SCHEDULE | |
|------------------|-----|
| Level | No. |
| LEVEL B5 | 73 |
| LEVEL B4 | 88 |
| LEVEL B3 | 81 |
| LEVEL B2 | 50 |
| Grand total: 292 | |





- LEGEND**
- ▭ CARPARK
 - ▭ LIFT & STAIR CORE
 - ▭ LOBBY A
 - ▭ LOBBY B
 - ▭ LOBBY C
 - ▭ SERVICES
 - ▭ STORE

| BICYCLE PARKING | | |
|------------------|-----|-----------|
| Level | No. | Type |
| LEVEL B2 | 80 | Bike hoop |
| LEVEL B2 | 189 | Ned Kelly |
| LEVEL B2 | 269 | |
| LEVEL B1 | 12 | Bike hoop |
| LEVEL B1 | 10 | Ned Kelly |
| LEVEL B1 | 22 | |
| LEVEL 00 GROUND | 12 | Bike hoop |
| LEVEL 00 GROUND | 12 | |
| Grand total: 303 | | |

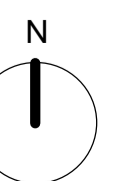
| PARKING SCHEDULE | | |
|------------------|-----|---------------|
| Level | No. | TYPE |
| LEVEL B5 | 9 | RESIDENT (EV) |
| LEVEL B5 | 102 | RESIDENT |
| 111 | | |
| LEVEL B4 | 7 | RESIDENT (EV) |
| LEVEL B4 | 102 | RESIDENT |
| 109 | | |
| LEVEL B3 | 5 | RESIDENT (EV) |
| LEVEL B3 | 85 | RESIDENT |
| 90 | | |
| LEVEL B2 | 4 | RESIDENT (EV) |
| LEVEL B2 | 53 | RESIDENT |
| 57 | | |
| LEVEL B1 | 2 | DDA |
| LEVEL B1 | 12 | TOWNHOUSE |
| LEVEL B1 | 14 | VISITOR |
| 28 | | |
| LEVEL 00 GROUND | 4 | VISITOR |
| 4 | | |
| Grand total: 399 | | |

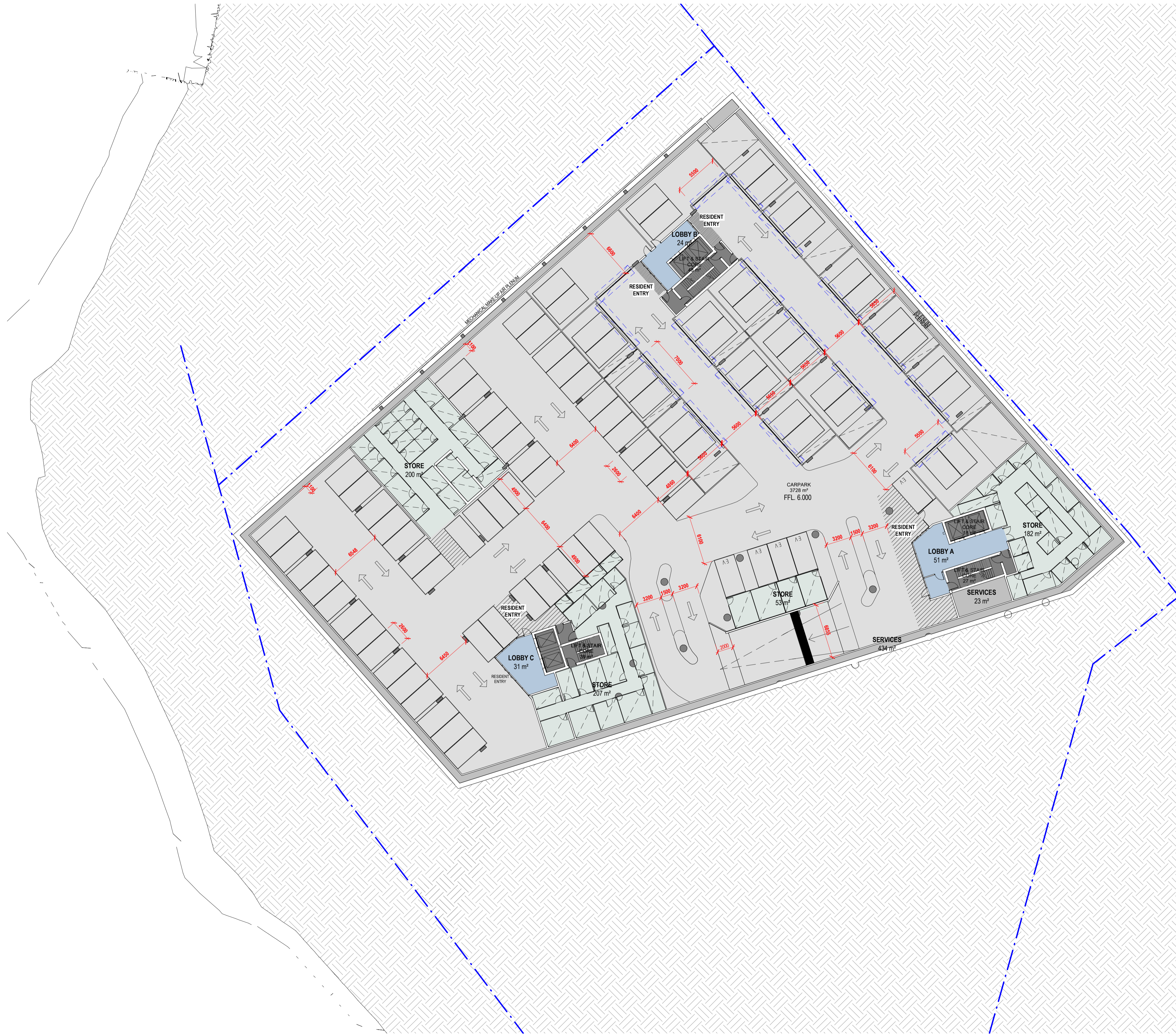
| STORAGE SCHEDULE | |
|------------------|-----|
| Level | No. |
| LEVEL B5 | 73 |
| LEVEL B4 | 88 |
| LEVEL B3 | 81 |
| LEVEL B2 | 50 |
| Grand total: 292 | |

TOWN PLANNING

Basement 4 - GA Floor Plan
550 Epsom Road

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
 1:250 / 29/10/2019 / TP-A1199 [21]





- LEGEND**
- ▬ CARPARK
 - ▬ LIFT & STAIR CORE
 - ▬ LOBBY A
 - ▬ LOBBY B
 - ▬ LOBBY C
 - ▬ SERVICES
 - ▬ STORE

BICYCLE PARKING

| Level | No. | Type |
|------------------|-----|------------|
| LEVEL B2 | 80 | Bike hoop |
| LEVEL B2 | 189 | Neel Kelly |
| LEVEL B2 | 269 | |
| LEVEL B1 | 12 | Bike hoop |
| LEVEL B1 | 10 | Neel Kelly |
| LEVEL B1 | 22 | |
| LEVEL 00 GROUND | 12 | Bike hoop |
| LEVEL 00 GROUND | 12 | |
| Grand total: 303 | | |

PARKING SCHEDULE

| Level | No. | TYPE |
|------------------|-----|---------------|
| LEVEL B5 | 9 | RESIDENT (EV) |
| LEVEL B5 | 102 | RESIDENT |
| 111 | | |
| LEVEL B4 | 7 | RESIDENT (EV) |
| LEVEL B4 | 102 | RESIDENT |
| 109 | | |
| LEVEL B3 | 5 | RESIDENT (EV) |
| LEVEL B3 | 85 | RESIDENT |
| 90 | | |
| LEVEL B2 | 14 | RESIDENT (EV) |
| LEVEL B2 | 53 | RESIDENT |
| 57 | | |
| LEVEL B1 | 2 | DDA |
| LEVEL B1 | 12 | TOWNHOUSE |
| LEVEL B1 | 14 | VISITOR |
| 28 | | |
| LEVEL 00 GROUND | 4 | VISITOR |
| 4 | | |
| Grand total: 399 | | |

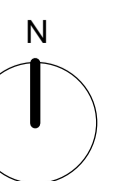
STORAGE SCHEDULE

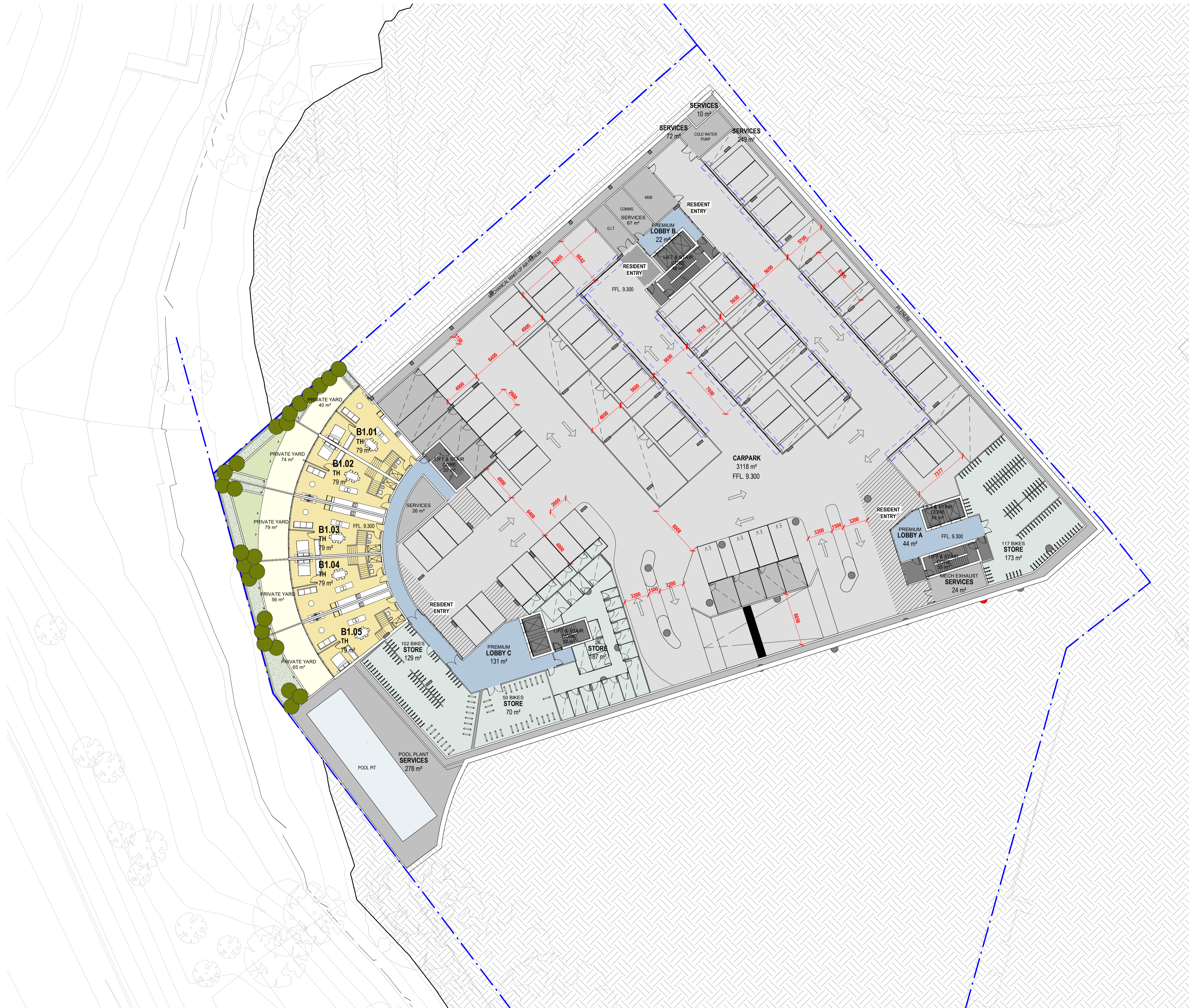
| Level | No. |
|------------------|-----|
| LEVEL B5 | 73 |
| LEVEL B4 | 88 |
| LEVEL B3 | 81 |
| LEVEL B2 | 50 |
| Grand total: 292 | |

TOWN PLANNING

**Basement 3 - GA Floor Plan
550 Epsom Road**

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 29/10/2019 / TP-A1200 [21]





- LEGEND**
- ▭ CARPARK
 - ▭ LIFT & STAIR CORE
 - ▭ LOBBY A
 - ▭ LOBBY B
 - ▭ LOBBY C
 - ▭ PRIVATE YARD
 - ▭ SERVICES
 - ▭ STORE
 - ▭ TH

BICYCLE PARKING

| Level | No. | Type |
|-----------------|-----|-----------|
| LEVEL B2 | 80 | Bike hoop |
| LEVEL B2 | 189 | Ned Kelly |
| LEVEL B2 | 269 | |
| LEVEL B1 | 12 | Bike hoop |
| LEVEL B1 | 10 | Ned Kelly |
| LEVEL B1 | 22 | |
| LEVEL 00 GROUND | 12 | Bike hoop |
| LEVEL 00 GROUND | 12 | |
| Grand total: | 303 | |

PARKING SCHEDULE

| Level | No. | TYPE |
|-----------------|-----|---------------|
| LEVEL B5 | 9 | RESIDENT (EV) |
| LEVEL B5 | 102 | RESIDENT |
| 111 | | |
| LEVEL B4 | 7 | RESIDENT (EV) |
| LEVEL B4 | 102 | RESIDENT |
| 109 | | |
| LEVEL B3 | 5 | RESIDENT (EV) |
| LEVEL B3 | 85 | RESIDENT |
| 90 | | |
| LEVEL B2 | 4 | RESIDENT (EV) |
| LEVEL B2 | 53 | RESIDENT |
| 57 | | |
| LEVEL B1 | 2 | DDA |
| LEVEL B1 | 12 | TOWNHOUSE |
| LEVEL B1 | 14 | VISITOR |
| 28 | | |
| LEVEL 00 GROUND | 4 | VISITOR |
| 4 | | |
| Grand total: | 399 | |

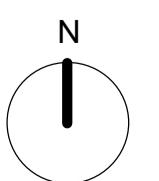
STORAGE SCHEDULE

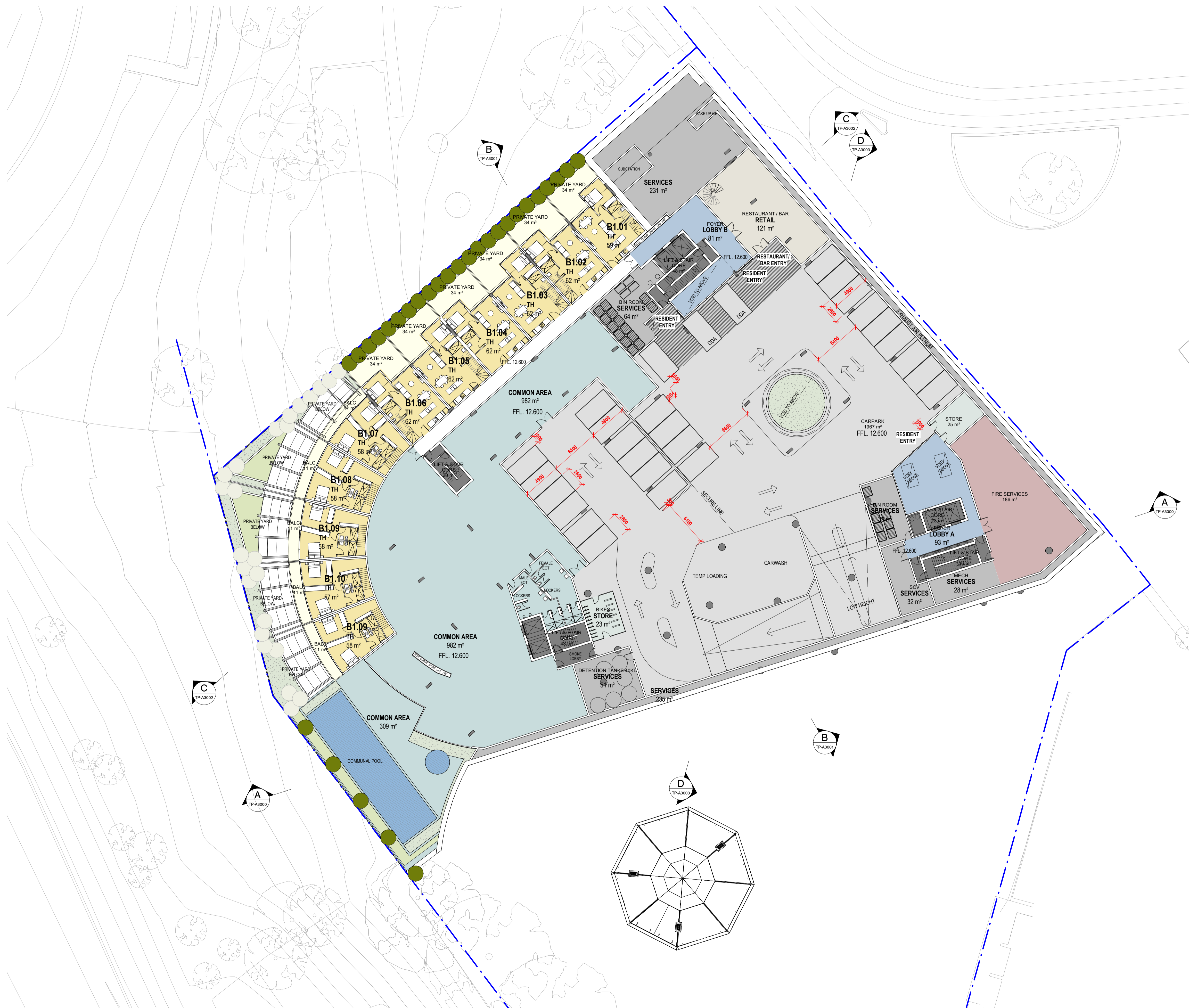
| Level | No. |
|--------------|-----|
| LEVEL B5 | 73 |
| LEVEL B4 | 88 |
| LEVEL B3 | 81 |
| LEVEL B2 | 50 |
| Grand total: | 292 |

TOWN PLANNING

Basement 2 - GA Floor Plan
550 Epsom Road

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 29/10/2019 / TP-A1201 [21]





- LEGEND**
- BALC
 - CARPARK
 - COMMON AREA
 - FIRE SERVICES
 - LIFT & STAIR CORE
 - LOBBY A
 - LOBBY B
 - PRIVATE YARD
 - RETAIL
 - SERVICES
 - STORE
 - TH

BICYCLE PARKING

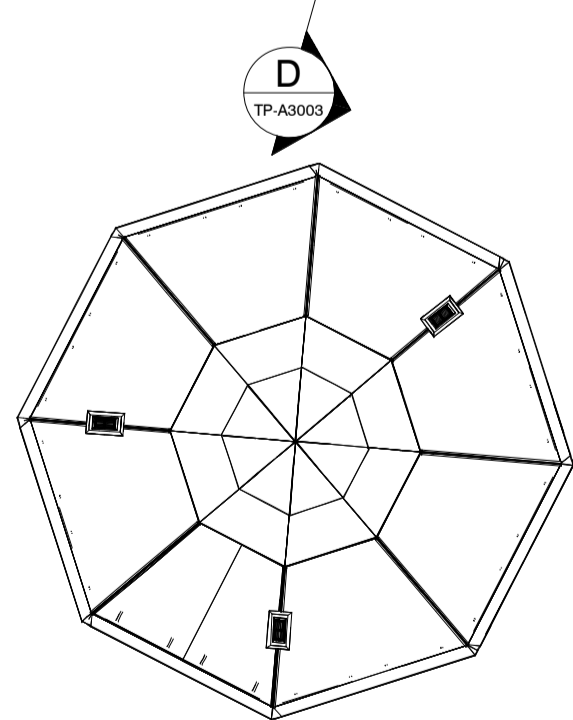
| Level | No. | Type |
|-----------------|-----|-----------|
| LEVEL B2 | 80 | Bike hoop |
| LEVEL B2 | 189 | Ned Kelly |
| LEVEL B2 | 269 | |
| LEVEL B1 | 12 | Bike hoop |
| LEVEL B1 | 10 | Ned Kelly |
| LEVEL B1 | 22 | |
| LEVEL 00 GROUND | 12 | Bike hoop |
| LEVEL 00 GROUND | 12 | |
| Grand total: | 303 | |

PARKING SCHEDULE

| Level | No. | TYPE |
|-----------------|-----|---------------|
| LEVEL B5 | 9 | RESIDENT (EV) |
| LEVEL B5 | 102 | RESIDENT |
| 111 | | |
| LEVEL B4 | 7 | RESIDENT (EV) |
| LEVEL B4 | 102 | RESIDENT |
| 109 | | |
| LEVEL B3 | 5 | RESIDENT (EV) |
| LEVEL B3 | 85 | RESIDENT |
| 90 | | |
| LEVEL B2 | 4 | RESIDENT (EV) |
| LEVEL B2 | 53 | RESIDENT |
| 57 | | |
| LEVEL B1 | 2 | DDA |
| LEVEL B1 | 12 | TOWNHOUSE |
| LEVEL B1 | 14 | VISITOR |
| 28 | | |
| LEVEL 00 GROUND | 4 | VISITOR |
| 4 | | |
| Grand total: | 399 | |

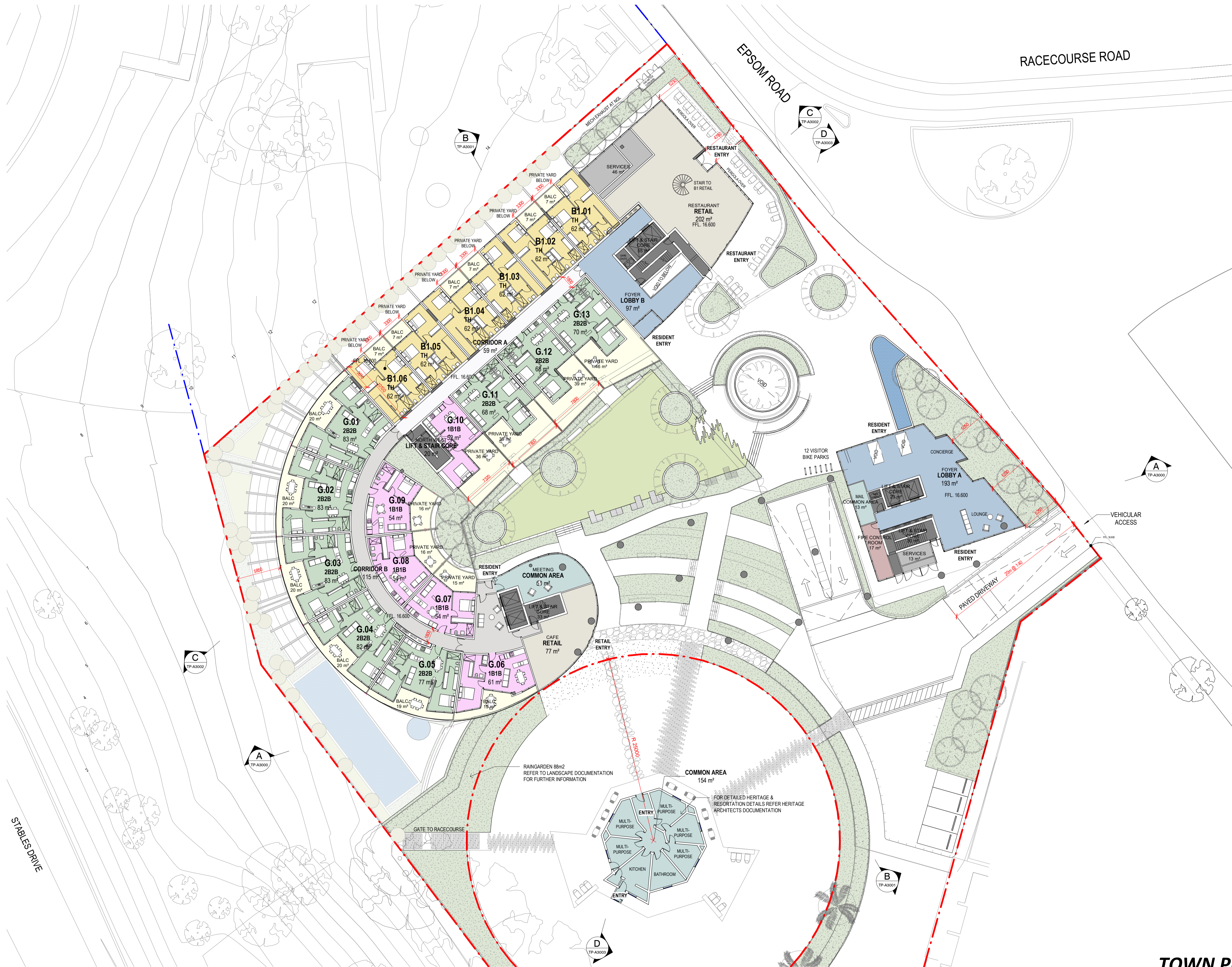
STORAGE SCHEDULE

| Level | No. |
|--------------|-----|
| LEVEL B5 | 73 |
| LEVEL B4 | 88 |
| LEVEL B3 | 81 |
| LEVEL B2 | 50 |
| Grand total: | 292 |



TOWN PLANNING

Basement 1 Lower Ground - GA Floor Plan
550 Epsom Road
 Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
 1:250 / 29/10/2019 / TP-A1202 [21]

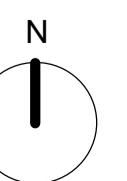


- LEGEND**
- 1B1B
 - 2B2B
 - BALC
 - COMMON AREA
 - CORRIDOR A
 - CORRIDOR B
 - FIRE CONTROL ROOM
 - LANDSCAPE
 - LIFT & STAIR CORE
 - LOBBY A
 - LOBBY B
 - PRIVATE YARD
 - RETAIL
 - SERVICES
 - TH

TOWN PLANNING

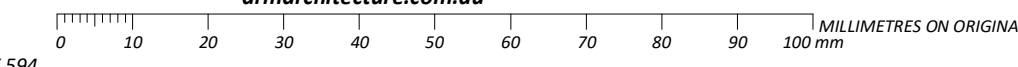
**Ground - GA FloorPlan
550 Epsom Road**

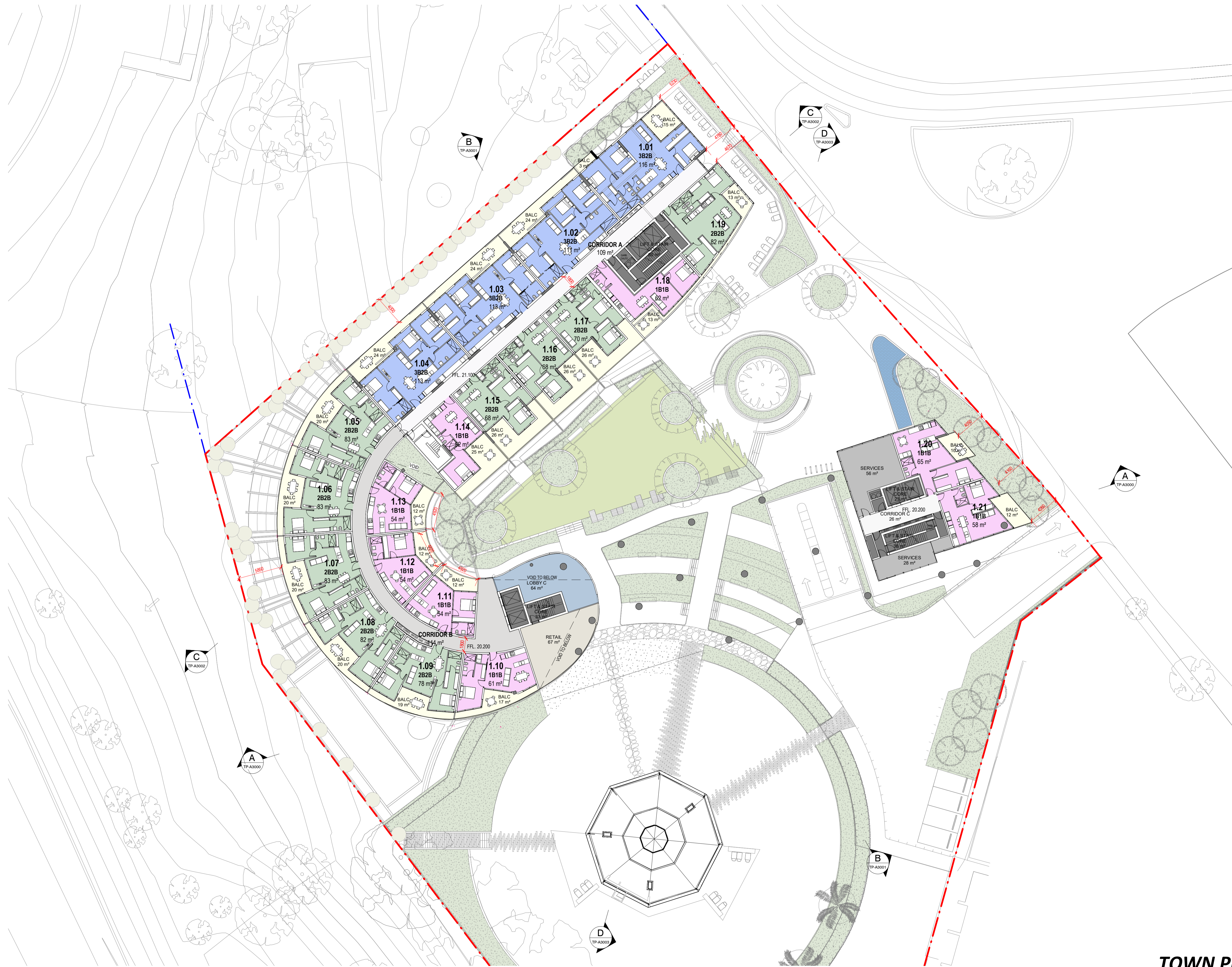
Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 22/10/2019 / TP-A1203 [21]



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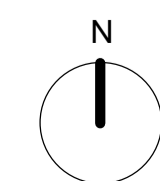


- LEGEND**
- 1B1B
 - 2B2B
 - 3B2B
 - BALC
 - CORRIDOR A
 - CORRIDOR B
 - CORRIDOR C
 - LIFT & STAIR CORE
 - LOBBY C
 - RETAIL
 - SERVICES

TOWN PLANNING

**Level 01 - GA Floor Plan
550 Epsom Road**

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 22/10/2019 / TP-A1204 [21]



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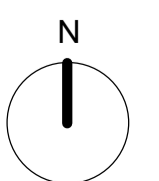


- LEGEND**
- 1B1B
 - 2B1B
 - 2B2B
 - 3B2B
 - BALC
 - CORRIDOR A
 - CORRIDOR B
 - CORRIDOR C
 - LIFT & STAIR CORE

TOWN PLANNING

**Level 02 - GA Floor Plan
550 Epsom Road**

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 22/10/2019 / TP-A1205 [21]



LEGEND

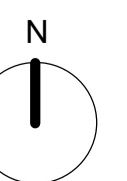
- 1B1B
- 2B1B
- 2B2B
- 3B2B
- BALC
- CORRIDOR A
- CORRIDOR B
- CORRIDOR C
- LIFT & STAIR CORE



TOWN PLANNING

Level 03 - GA Floor Plan
550 Epsom Road

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 22/10/2019 / TP-A1206 [21]



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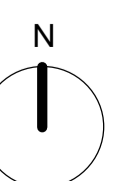


- LEGEND**
- 1B1B
 - 2B1B
 - 2B2B
 - 3B2B
 - BALC
 - CORRIDOR A
 - CORRIDOR B
 - CORRIDOR C
 - LIFT & STAIR CORE

TOWN PLANNING

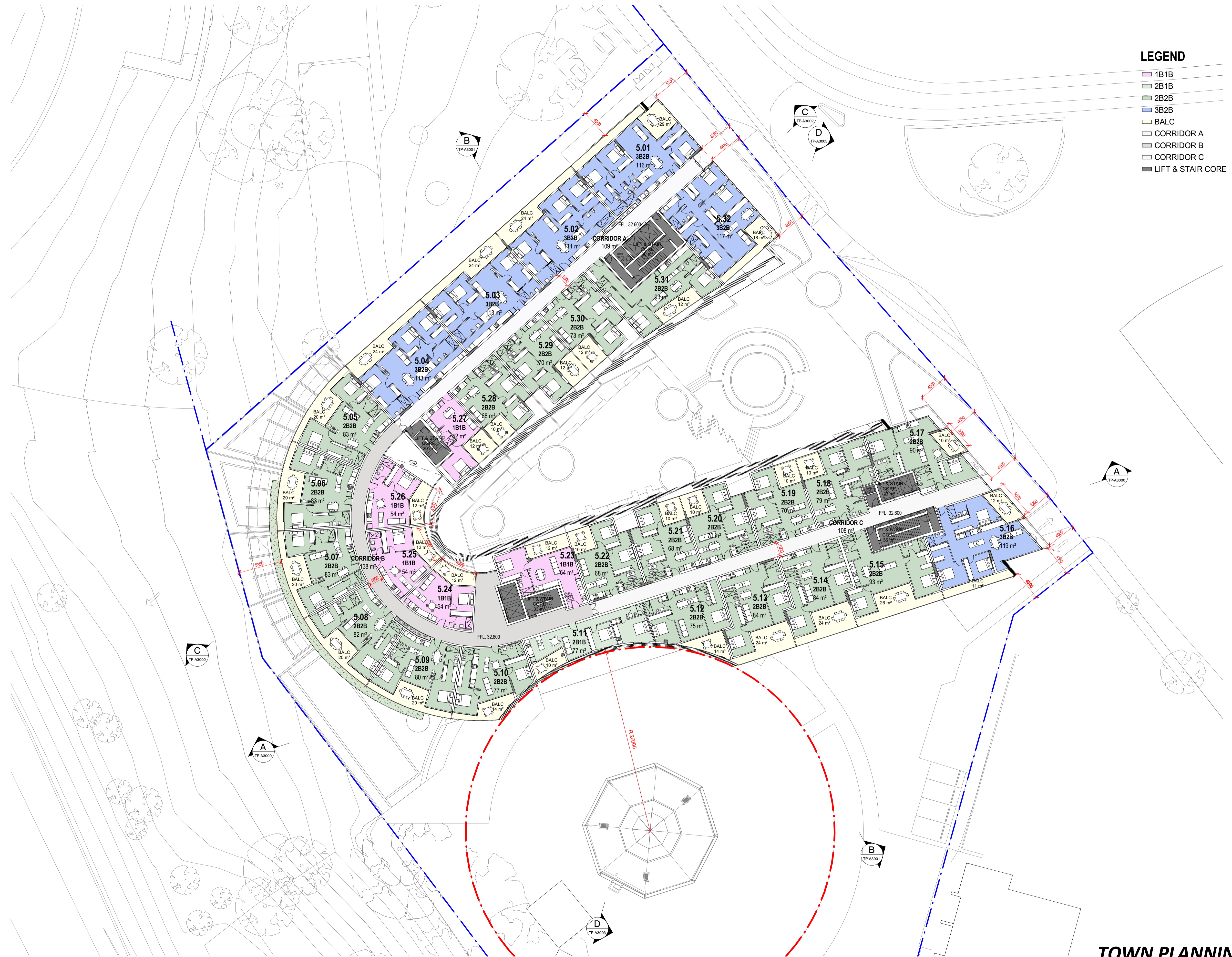
**Level 04 - GA Floor Plan
550 Epsom Road**

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 22/10/2019 / TP-A1207 [21]



LEGEND

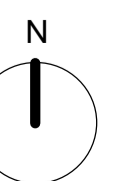
- 1B1B
- 2B1B
- 2B2B
- 3B2B
- BALC
- CORRIDOR A
- CORRIDOR B
- CORRIDOR C
- LIFT & STAIR CORE



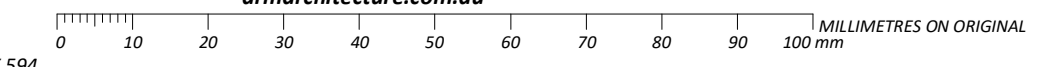
TOWN PLANNING

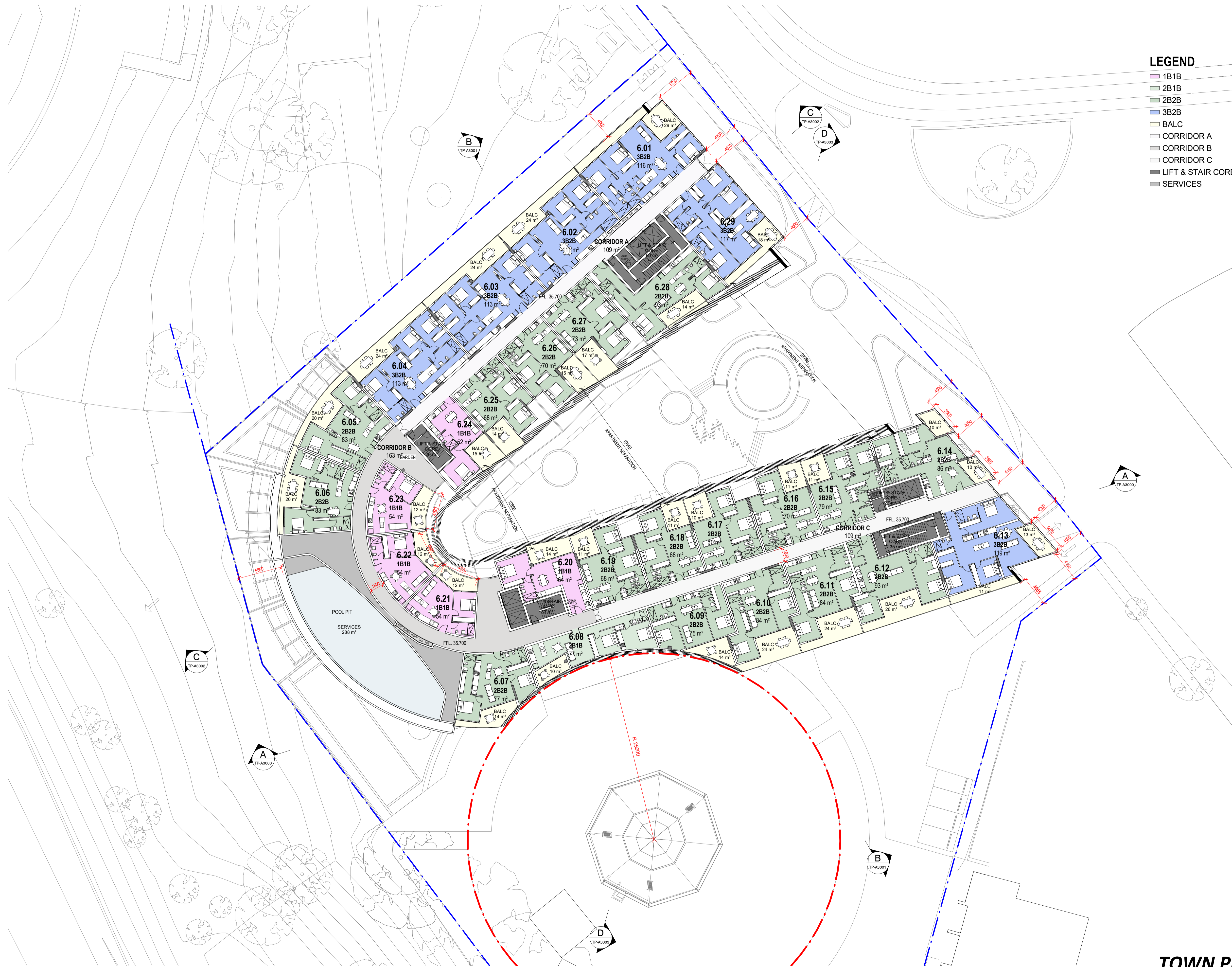
Level 05 - GA Floor Plan
550 Epsom Road

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 22/10/2019 / TP-A1208 [21]



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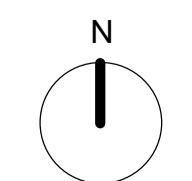


- LEGEND**
- 1B1B
 - 2B1B
 - 2B2B
 - 3B2B
 - BALC
 - CORRIDOR A
 - CORRIDOR B
 - CORRIDOR C
 - LIFT & STAIR CORE
 - SERVICES

TOWN PLANNING

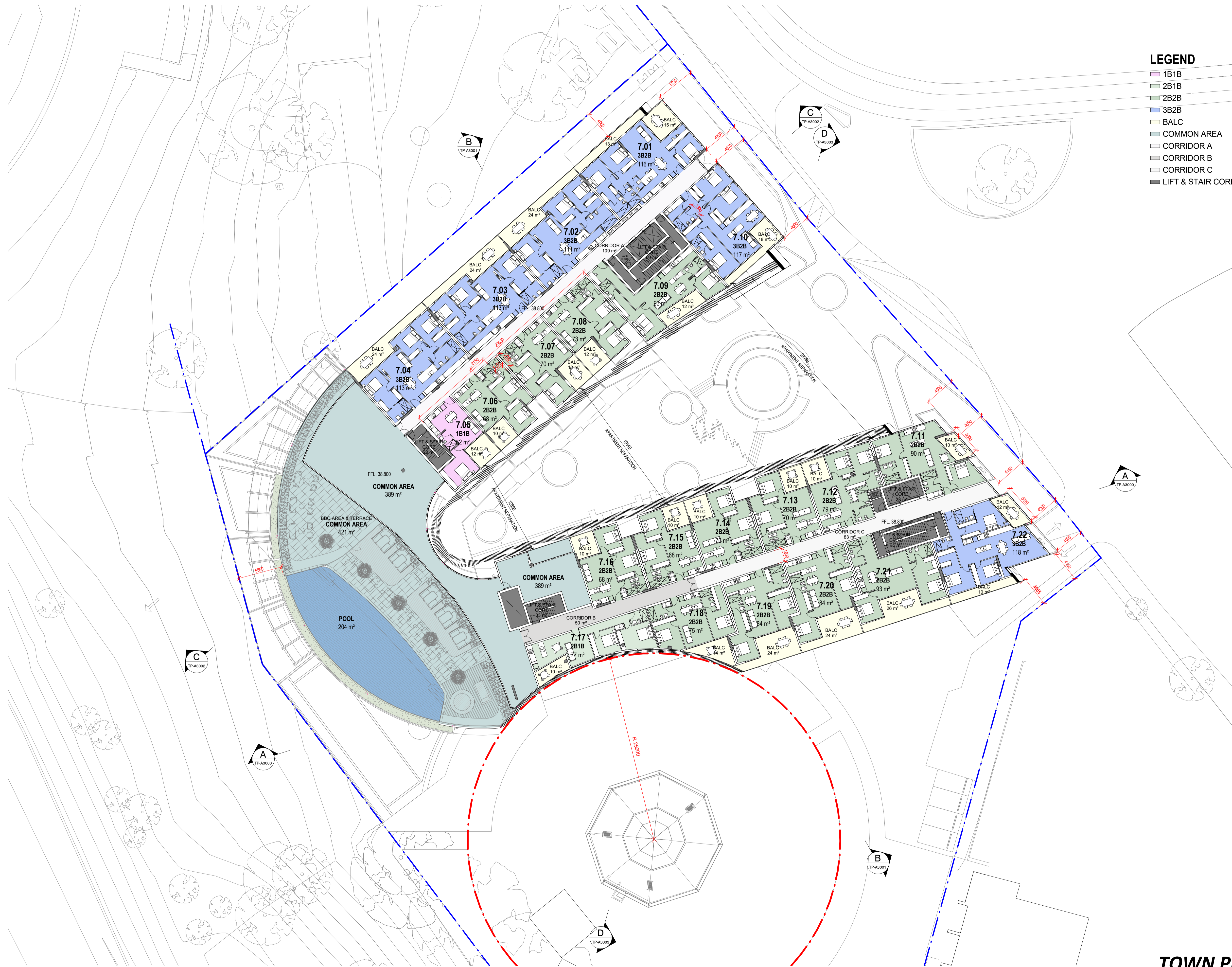
**Level 06 - GA Floor Plan
550 Epsom Road**

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 22/10/2019 / TP-A1209 [21]



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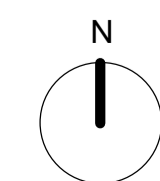
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A1 840 X 594

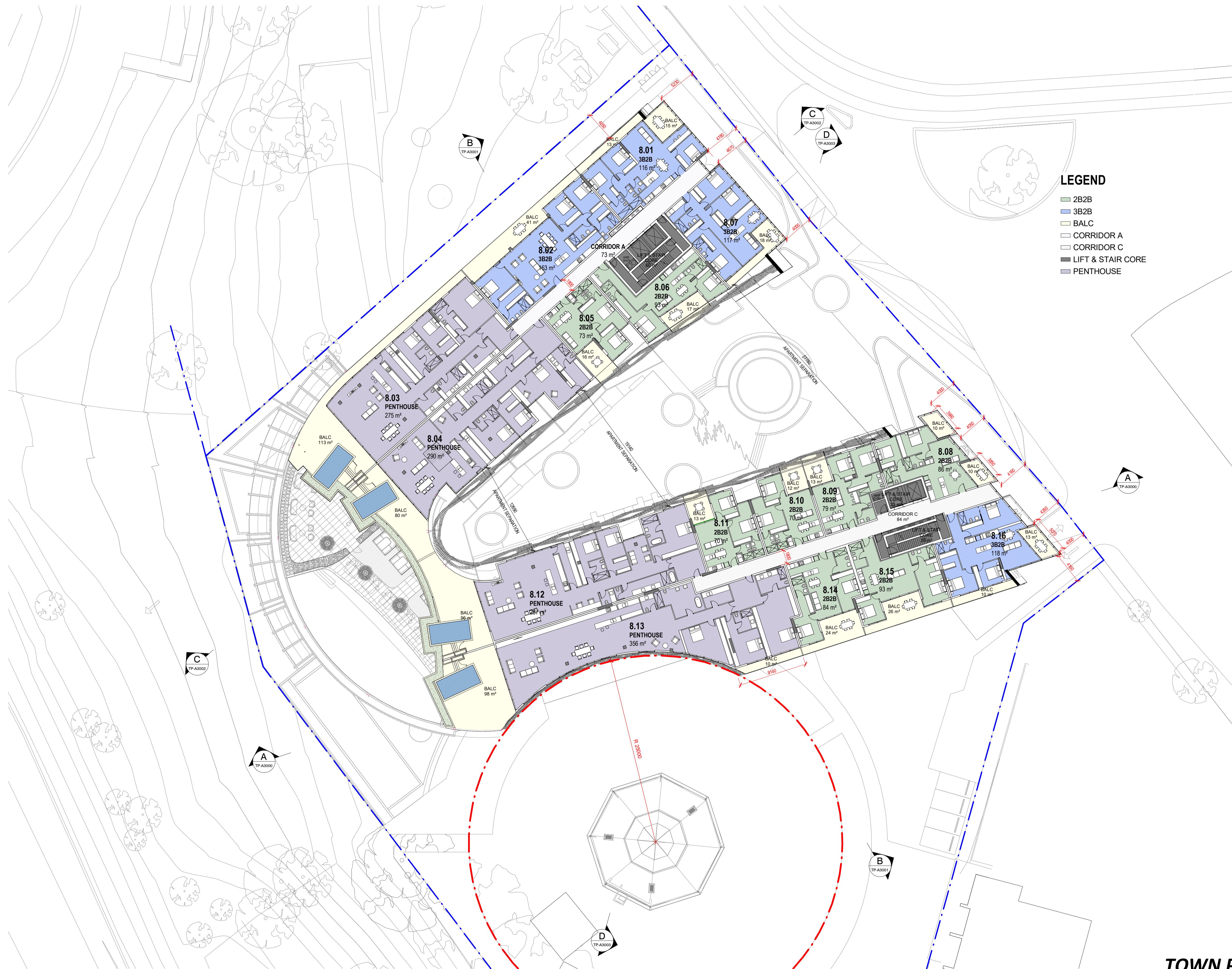


TOWN PLANNING

Level 07 - GA Floor Plan
550 Epsom Road

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 22/10/2019 / TP-A1210 [21]



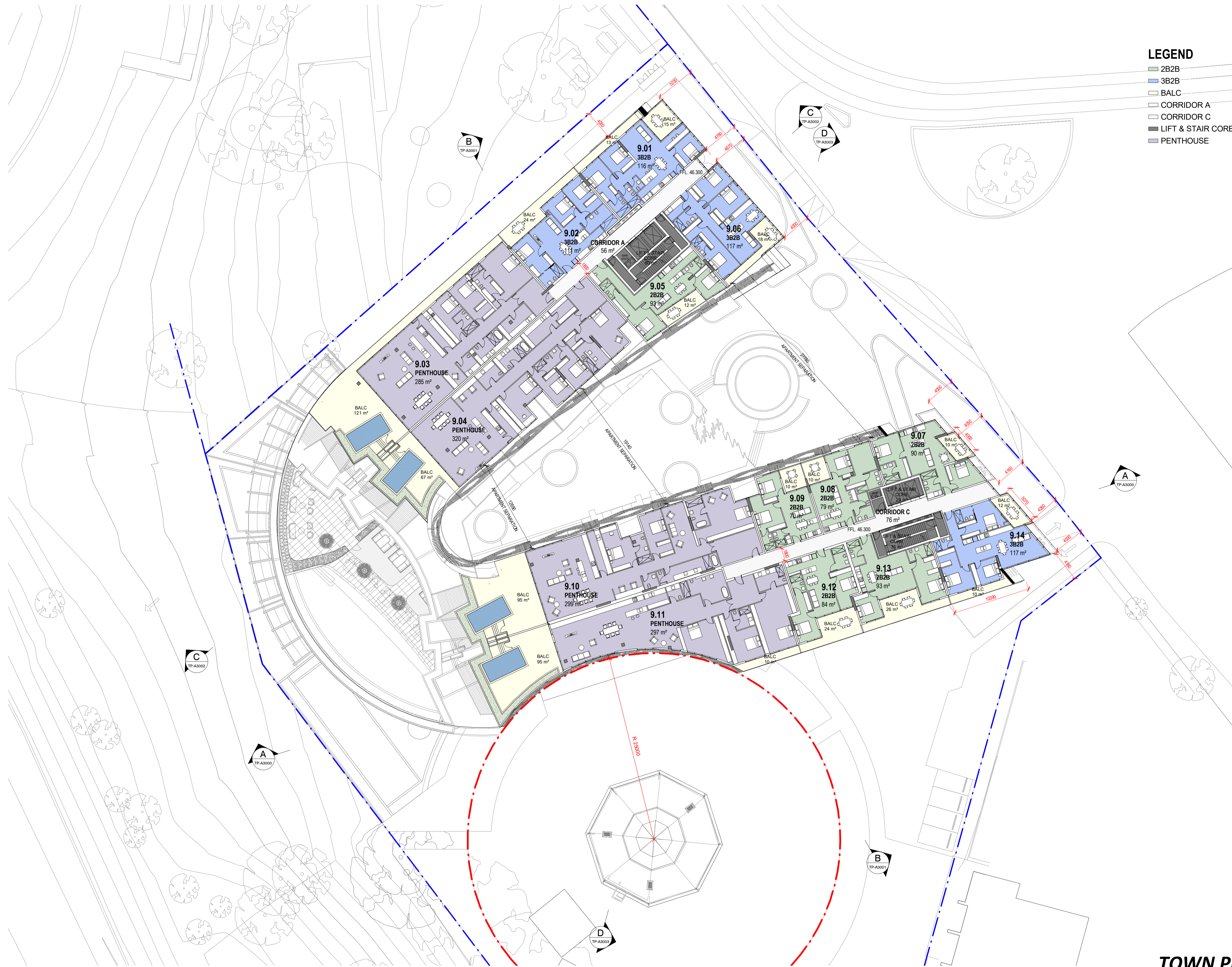


- LEGEND**
- 2B2B
 - 3B2B
 - BALC
 - CORRIDOR A
 - CORRIDOR C
 - LIFT & STAIR CORE
 - PENTHOUSE

TOWN PLANNING
 Level 08 - GA Floor Plan
550 Epsom Road
 Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
 1:250 / 22/10/2019 / TP-A1211 [21]

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 LEVEL 11/522 FLINDERS LANE MELBOURNE VICTORIA 3000 AUS
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0 10 20 30 40 50 60 70 80 90 100 MILLIMETRES ON ORIGINAL



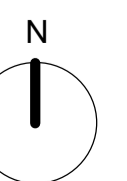
LEGEND

- 2B2B
- 3B2B
- BALC
- CORRIDOR A
- CORRIDOR C
- LIFT & STAIR CORE
- PENTHOUSE

TOWN PLANNING

**Level 09 - GA Floor Plan
550 Epsom Road**

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 22/10/2019 / TP-A1212 [21]

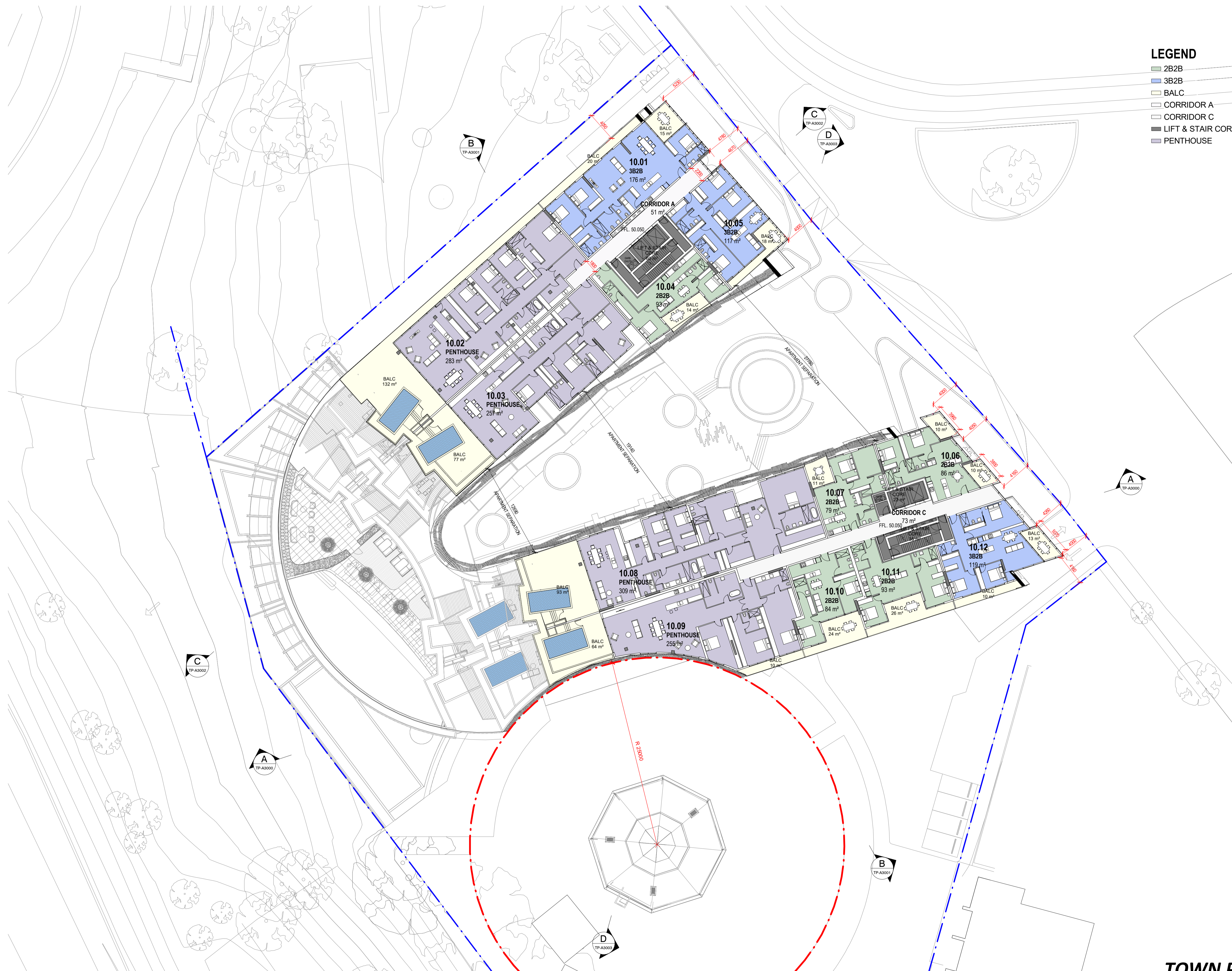


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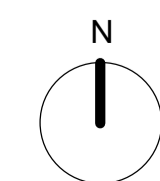
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- CORRIDOR A
- CORRIDOR C
- LIFT & STAIR CORE
- PENTHOUSE



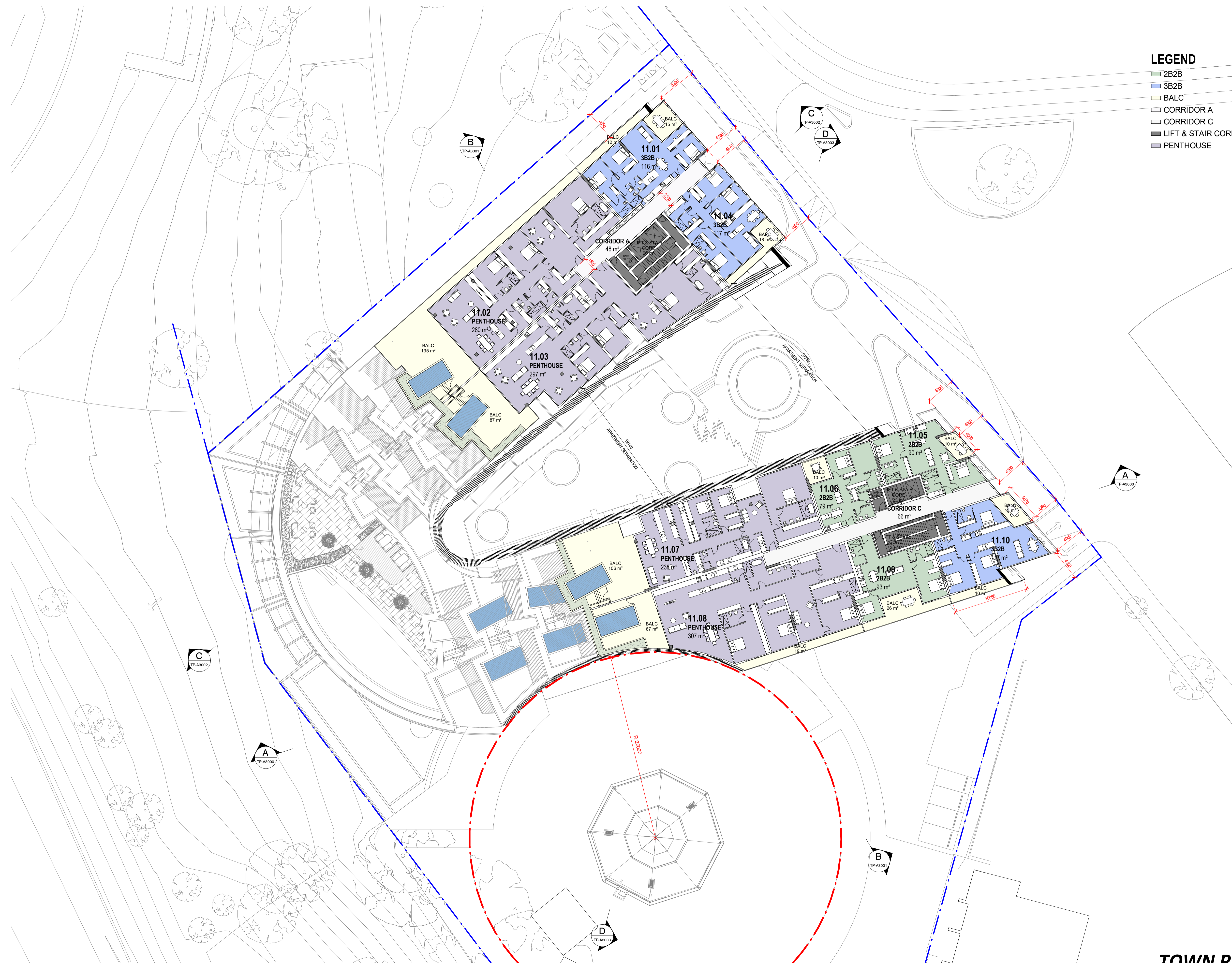
TOWN PLANNING

Level 10 - GA Floor Plan
550 Epsom Road

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
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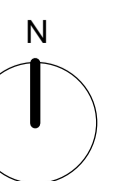
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- 2B2B
 - 3B2B
 - BALC
 - CORRIDOR A
 - CORRIDOR C
 - LIFT & STAIR CORE
 - PENTHOUSE



TOWN PLANNING

**Level 11 - GA Floor Plan
550 Epsom Road**

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
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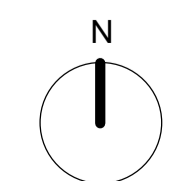
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- 2B2B
 - 3B2B
 - BALC
 - CORRIDOR A
 - CORRIDOR C
 - LIFT & STAIR CORE
 - PENTHOUSE



TOWN PLANNING

**Level 12 - GA Floor Plan
550 Epsom Road**

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 22/10/2019 / TP-A1215 [21]



LEGEND

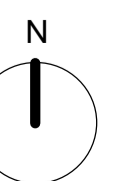
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- BALC
- CORRIDOR A
- CORRIDOR C
- LIFT & STAIR CORE
- PENTHOUSE



TOWN PLANNING

Level 13 - GA Floor Plan
550 Epsom Road

Lot 2, 448-550 Epsom Road, Flemington VIC 3031 / PACE / 1159
1:250 / 22/10/2019 / TP-A1216 [21]



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MILLIMETRES ON ORIGINAL