

MinterEllison

22 December 2015

Ms Kathy Mitchell
Advisory Committee Chair
Flemington Hill and Epsom Road Advisory Committee
Planning Panels Victoria
1 Spring Street
MELBOURNE VIC 3000

Dear Ms Mitchell

Flemington Hill and Epsom Road Advisory Committee

We refer to the above Advisory Committee and confirm that we continue to act on behalf of the Victoria Racing Club (VRC).

We refer to the letter from the Advisory Committee Chair dated 17 December 2015, which enclosed the Advisory Committee's Stage 1 Report of the same date.

We note that the Stage 1 Report provides written comments on the proposed Comprehensive Development Zone Schedules, Comprehensive Development Plans and associated draft Planning Scheme Amendment documentation, in accordance with clause 15 of the Terms of Reference. We also note that, in accordance with clause 16 of the Terms of Reference, the Advisory Committee has identified that there is sufficient information before it to enable the Department to consult with the community in Stage 2.

The VRC accepts the recommended changes to the draft Amendment documentation and acknowledges that the exhibition for the purposes of undertaking Stage 2 consultation will proceed in accordance with these changes.

To implement recommendation 9 of the Stage 1 Report, we have made the following modifications to the draft Amendment documentation:

Flemington Green	
Explanatory Report	To be as per Appendix D of the Advisory Committee Stage 1 Report, modified to add in the exhibition dates, the conclusion of exhibition, panel hearing dates. All dates will be as per the Advisory Committee Stage 1 report.
CDZ Schedule	To be as per Appendix D of the Advisory Committee Stage 1 Report, modified to include 3D building envelopes (noting there are likely to be multiple envelopes rather than just one plan) Similarly to the exemptions identified under the Use of Land provision (2.0), the exemption regarding notice and appeal has been retained for buildings and works although references to building heights have been removed (4.2).
Clause 52.01	To be as per Appendix D of the Advisory Committee Stage 1 Report.
CDZ Plan	To be as per Appendix D of the Advisory Committee Stage 1 Report, modified to include 3D building envelopes (noting there are likely to be multiple envelopes rather than just one plan)
Epsom	
Explanatory Report	To be as per Appendix E of the Advisory Committee Stage 1 Report,



	modified to add in the exhibition dates, the conclusion of exhibition, panel hearing dates. All dates will be as per the Advisory Committee Stage 1 report.
CDZ Schedule	To be as per Appendix E of the Advisory Committee Stage 1 Report, modified to include 3D building envelopes (noting there are likely to be multiple envelopes rather than just one plan) Similarly to the exemptions identified under the Use of Land provision (2.0), the exemption regarding notice and appeal has been retained for buildings and works although references to building heights have been removed (4.2).
Clause 52.01	To be as per Appendix E of the Advisory Committee Stage 1 Report.
CDZ Plan	To be as per Appendix E of the Advisory Committee Stage 1 Report, modified to include 3D building envelopes (noting there are likely to be multiple envelopes rather than just one plan)

We also confirm the following materials to form the supporting documentation to be provided to the Department:

Planning Report	to be updated to reflect the modifications to the CDZ Schedules and CDZ Plans as now forming the amendment documentation. The report will also clarify the materials that are included in the supporting materials – ie references to reports such as the Wind Report will be removed.
Traffic Report	to be updated to update traffic volume diagrams to ensure clarity and readability and provide further information in relation to individual traffic movements at critical intersections. This work has been completed as they were clear comments from the Advisory Committee at the meeting on 2 December. Other traffic matters identified in the Stage 1 Report will be addressed by 23 February 2016.
Architectural/Urban Design Report	No change vs Pre-Exhibition Version with the exception of removal of the watermarks

We confirm the Sustainability Report, Waste Management Report, Wind Assessment and the document 'Enhancing Accessibility to Melbourne's Inner North West' will not be provided to the Department for Exhibition purposes. We further confirm that the background documents that supported the original June 2014 request and that confirm the land could be developed from a geotechnical, flora and fauna, aboriginal and cultural heritage perspective will not be included in the exhibition package.

We also acknowledge the Advisory Committee's recommendations relating to the provision of further information and the dates by which the Advisory Committee expects to receive a response.

Yours faithfully
MinterEllison



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