KENNA STREET EXTENSION

PROPOSED PUBLIC OPEN SPACE

PRECINCT A

PRECINCT B

THOMAS STREET

PRECINCT F

PRECINCT D

PRECINCT C

HOARDING TO BE USED TO MANAGE THE INTERFACES BETWEEN NEW RESIDENTIAL DEVELOPMENT, EXISTING RESIDENTIAL DEVELOPMENT AND THE RACECOURSE DASHED IN BLUE

FUTURE LINK

PROPOSED FUTURE LINK

COATS STREET

ALEXANDRA AVENUE

KENNA STREET

DEAN STREET

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NOTE: To be read in conjunction with TP05.20: ACZ Staging Plan – Stage B (Buildings 1 and 2) (page 1).

<table>
<thead>
<tr>
<th>STAGE</th>
<th>Precinct A</th>
<th>Precinct B</th>
<th>Precinct B - Current</th>
<th>Precinct C - Future</th>
<th>Precinct D - Future</th>
<th>Precinct E* - Future</th>
<th>Precinct F* - Future</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approx. year of Completion (Dependent on market conditions)</td>
<td>Q2 - 2021</td>
<td>2022</td>
<td>2024</td>
<td>TBC</td>
<td>TBC</td>
<td>TBC</td>
<td>TBC</td>
<td>2000</td>
</tr>
<tr>
<td>Approx. No. of Dwellings</td>
<td>67</td>
<td>76</td>
<td>313</td>
<td>TBC</td>
<td>524</td>
<td>240</td>
<td>250</td>
<td>530</td>
</tr>
<tr>
<td>Approx. % of Total Dwellings</td>
<td>3%</td>
<td>4%</td>
<td>16%</td>
<td>TBC</td>
<td>26%</td>
<td>12%</td>
<td>13%</td>
<td>27%</td>
</tr>
<tr>
<td>Approx. Percentage of Financial Contributions payable upon Statement of Compliance</td>
<td>3%</td>
<td>4%</td>
<td>16%</td>
<td>TBC</td>
<td>26%</td>
<td>12.5%</td>
<td>12.5%</td>
<td>27%</td>
</tr>
</tbody>
</table>

Public Open Space Contributions (and accompanying Landscaping Works) | Approximately 5,000sqm park land to be made accessible but not formally transferred to Council. | No Public Open Space to be delivered in this stage. | Approximately 1800sqm park land to be made accessible but not formally transferred to Council. | Potential Public Open Space to be delivered in this Stage. | Potential Public Open Space to be delivered in this Stage. | Potential Public Open Space to be delivered in this Stage. | Potential Public Open Space to be delivered in this Stage. | Up to 7000sqm |

Traffic Mitigation Works (to be a cash contribution and applied by Council within 12 months for the purpose which they are collected following receipt of payment) | Not as part of this stage. | Not as part of this stage. | FT Signal Priority Study. General Bus stop improvements, Ascot Vale Road - remove car parks, MT-Alexander Rd - Corridor study contributions. | Dawson/Melville - Line Marking | Victoria/Melville - Intro turn phase. | N/A |

Traffic Mitigation Works (to be constructed) | Kenna St Intersection | | | Dean St Signal Intersection, Dean St - MVRC Land, Alexandra Ave - Roundabout, Alexander - Pedestrian / Bike Upgrade, Dean Street - Shared Path (incl. McRae Street and Stuart Street - minor LATM works.), Thomas St Upgrade - Junction - Signal optimisation, Junction - Line marking allts. Wilson St - Signal Intersection. | N/A |

Non-Residential Development (GSA) | Does not include non-residential uses | Does not include non-residential uses | Includes non-residential uses; offices and retail spaces. | Retail, commercial non-residential development located in these Precincts | Retail, commercial non-residential development located in these Precincts | Retail, commercial non-residential development located in these Precincts | Minor non-residential development only (TBC) | TBC |

Interfaces/Management of Racecourse Operations | Prior to the commencement of construction associated with this stage of development, car parking for Racecourse Members will be relocated to the existing car park located within the infield. Land not contained within Stage A will remain under the management of Moonee Valley Racing Club for racecourse purposes. Hoarding / temporary fencing will be erected at the stage boundary to delineate public, private and racecourse land. Hoarding / temporary fencing will be visually treated to promote interest. Stage A includes four dwellings that present to the temporary Coats St extension. Management of construction impacts with existing and future residential interfaces will be addressed through Construction Management Plans under permit. | Majority of interface / management of Racecourse Operations works to be completed as part of Stage B (Thomas St). | MVRC Float Park Car Park to be relocated | MVRC Grandstand to be demolished | New underpass to be delivered. | TBC | TBC |

Affordable Housing | Affordable Housing research to be undertaken and strategy to be prepared | Affordable Housing research to be undertaken and strategy to be prepared | Affordable Housing (Key Worker) to be delivered as % of Building 1 Apartments (8 apartments total) | Affordable Housing to be implemented % of 5% total allowance TBC | Affordable Housing to be implemented % of 5% total allowance TBC | Affordable Housing to be implemented % of 5% total allowance TBC | Affordable Housing to be implemented % of 5% total allowance TBC | 5% |

Infrastructure / Site Servicing | Gas: Existing gas on McPherson St, new connection in Kenna St extension. Electrical: New pillar substation installed on Kenna St. Sewer: New trunk sewer installed and tapped into for Stage A. Water: Water main upgrade provided for Stage A. Telecoms: NBN provisioned for. | Gas: Connection to existing gas on Thomas Street. Electrical: New basement substation. Sewer: Connection to trunk sewer Water: Connection to existing water main. Telecoms: NBN provisioned for. | Extension of Kenna St (interim design) to form part of Stage B (1 & 2) as per town planning submission | North-South Road as per ITP Pedestrian Link & Underpass to infield | | | | Coats St |

*Letter acronyms which identify Precincts and Stages do not represent the sequence of development of future Precincts and/or Stages.