

Meeting: The Valley of Tomorrow Community Reference Group #1

Date: 20/02/18 Meeting began at 6:35pm

Location: Champions Room, MVRC

Attendees:

- Hamton (H) - Paul Hameister, Matthew Malseed and Alice Dore
- Moonee Ponds Chamber of Commerce and Rate Levy Association (MPCCLRA)
- Moonee Ponds Primary School (MPPS)- Matthew Bott and Mike Holtz
- Moonee Valley City Council Planning Department (MVCC) - Colin Harris
- Moonee Valley Racing Club, Head of Development (MVRC) - David Sinclair
- Office of Danny Pearson MP – Frank Dinoto and Jenni Chappell
- Puckle Street Traders Association - Jordon Elliott
- Save Moonee Ponds (SMP) - Jenny Nola
- Community Representative (Environment Portfolio) - Erin Rhoads
- Bastion - Sean Sammon and Mo Elleissy - Facilitators

Apologies:

- Moonee Valley City Council Ward Councillors
- Office of Cesar Melhem (1)
- Save Moonee Ponds (1)
- MVRC – Michael Browell (CEO)

Agenda Items:

1. Welcome and Introductions
2. CRG purpose and guidelines
3. Welcome from MVRC
4. Developer Update
5. Works update
6. Community Engagement presentation
7. Next meeting date

Actions:

1. Ensure Council are aware of the shuttle bus between MVRC infield to existing construction sites to make sure they can promote it better.
2. Bastion to send a map of where the quarterly newsletter will be distributed.
3. Bastion to distribute draft annual survey questions.

Introductions

Participants were informed that minutes would be placed on public community website. The group went around and spoke about who they were.

The facilitator invited the group to make contact between meetings if there are any issues they would like to add to the agenda or would like to raise.

Paul from Hamton (H) said the plan is to make these meetings as transparent as possible with the broader community and not to be a closed shop, so with the consent of the group, we would like to put their names on the website, so community members know where they can go if they want something raised in these meetings.

Paul also told the group that the agenda and the minutes from each meeting will go on the website so the community can see what is discussed.

ACTION: Some members need to confirm if they are willing put their name on website (no contact details will be made public). Bastion to follow up with each member to confirm if they would prefer to put only the organisation name.

Welcome from the Moonee Valley Racing Club

David Sinclair (MVRC Head of Development) told the group the Reference Group was another milestone in the project. They are very pleased to be progressing the project. It came down to finding the right partner. On the way, they told the community we would bring together some formal community engagement process in place and here they are at this stepping stone to engage with the broader community.

Paul added it was a key criteria the Club set in seeking proposals from potential development partners that engagement with the community be a priority, so this has been driven by the Club, but the Hostplus-Hamton joint venture (the Developer) are very supportive of this approach and will be executing it.

Developer Update

M Malseed then presented an update from the Developer, focusing on the forthcoming first 12 months or so of the project. There are a couple of streams as to what H are doing. 1) 2018 will be spent refining the Master Plan and 2) H will lodge Stage A planning application towards the end of March and the Stage B application in the later part of the year. Depending how that goes, H anticipates selling the first stage of townhouses towards back end of the year. H intention is to create something that integrates really well with the fabric of Moonee Ponds and is an aspirational place for people to visit, live and enjoy. And we hope it's something the community will be proud of.

Some proposed milestones for the year:

Late 2017 - Establish urban design and place making principles w MVRC

Late 2017-Early 2018 - Engage with Council Planners and referral Authorities regarding 'big picture' approach to planning & staging

Early-mid 2018 - Lodge permit application (Stage A), incl. superlot subdivision

Mid 2018 - Lodge permit application (Stage B), incl. superlot subdivision

3rd qtr 2018 - Commence off-plan sales (Stage A) – post permit

3rd qtr 2018 - Complete superlot subdivision (Stage A)

4th qtr 2018 - Commence construction of Stage A

Late 2019 - Lodge permit application for grandstand

H have been attending fortnightly meetings with Council and facilitating a handover from the Racing Club to the Development team. H are dealing with Council Planners about big picture strategic approaches related to planning and also the initial planning applications.

H will develop an on-site display suite and need to work with the Club regarding constructing around their site.

The site for Stage A is currently utilised for members car park which will move to infield. So they are not suggesting members will be parking on the street. The construction will commence in early 2019 for that stage and take around 18 months.

Stage B is taking advantage of the land near Thomas St and more towards the centre of the site. Stage B in the preliminary master plan shows it will comprise of three buildings. It's still too early to show anything.

Question from Save Moonee Ponds: 'Are there any towers on Stage A?' M Malseed responded saying they are in the mandatory height control zone and have limits to 11 meters, so they are three storey townhouses and they are designed to be over a basement so all the cars go underground.

Question from Puckle St Traders Association: 'What's the starting cost?' M Malseed responded saying the price range is expected to be around \$800k+ to 1.5m and that there is a gap in the local market for high quality townhouses.

Question from SMP: 'Will they be 3 bedrooms?' M Malseed responded saying there will be a mix of 2, 3 and 4 - but the majority will be 3.

SMP follow-up: You will get a lot of downsizers. M Malseed indicated that a lot of the research they have done is consistent with that and that being the first stage, they are keen to set the bar high for quality.

Danny Pearson's Office asked how many townhouses in Stage A? M Malseed responded with around 65-68.

Question from MVCCRLA: 'When will they be completed?' Matthew said around the middle of 2020

Question from Moonee Ponds Primary School: 'What will be the impact on traffic? M Malseed indicated that they have thought about traffic management - how people will be impacted and also how people will access the buildings, racecourse and the display suite. He said they are lucky to have lots of free land at the track so we can use to manage internal traffic. Construction will be right up for footpath and there will be hoarding on the footpath. There will be permit conditions for construction vehicles.

SMP: Could we get the tradies to park on the infield? David responded – yes, that was our intention.

MVRC Works update

David from Moonee Valley Racing Club gave the update:

The child care centre is the first project that will commence construction. Council will meet on Tuesday to have it heard. We think it's an important addition to the whole precinct and project. It's a high quality re-adaptive use of the heritage building. The expectation is we will start construction in the middle of the year.

The grandstand precinct: MVRC has appointed Cox architects and been going through the briefing process which will form the basis of progressing design. Conscious that it's on Wilson St. Have to get the entry points right and ensure that people are not impacted by light and noise. There will be a consultative process when there is something really taking shape. At the earliest would submit an application in the middle/end of 2019.

MVRC have noted the residential development project will have a lot of disruption to its core business. Club will have its own parking issues – and dealing with dust and noise. We will also be feeling the same pain that the neighbours will be feeling.

Question from MPPS: Is the architecture for the grandstand going to be part of this Community Reference Group or is there going to be a separate one? David responded that there's an opportunity to use this group to test some of the ideas.

Paul added that the grandstand and the racetrack/infield is the Racing Club's responsibility, not Hostplus-Hamton. But the whole precinct will be delivered as one and feel like one integrated precinct.

SMP: Will the bottom corner be developed before the grandstand? Paul indicated this is a potential.

SMP: Regarding the design, will there be acoustic protection for the people that buy the apartments?

Paul responded that there will be a provision in contracts of sale that will prevent new residents from objecting to the racing operations of the Club as this was clearly a Racing Club before it was Residential Area. Hamton will add extras to their apartments and homes to ensure they are less disrupted by light and noise, but also expect anyone that buys into this is also excited by the fact that 30 times a year there is Friday night racing happening outside that they can be a part of if they choose to.

MVCCRLA: In terms of the disruption related to deliveries, how will you manage that? People need to be able to access the shops. We have lost customers.

David asked if the Council make contact about shuttle bus they are running? MVRC have been trying to work with Council to alleviate the parking issue. MVRC have provided the infield to Council for the tradies to park and use the shuttle bus, but it's not being overly used.

Question – has it been advertised?

ACTION: Pass this on to Council to make sure they are aware of the shuttle bus to make sure they can promote it better.

David added that with our construction, we will be insulated because we have quite a lot of space in the infield for our tradies to park and we will be enforcing that.

Community Engagement Presentation

Paul then presented on the Community Engagement Strategy and that we want this group to have ownership of our Community Engagement Strategy and to provide feedback and ideas.

In terms of engagement over the last few months, since Hostplus-Hamton signed this deal, have had introductory meetings with Save Moonee Ponds and with Council, have established thevalleytomorrow.com.au community website, distributed a booklet authored by the Club to 1600 neighbours that outlined the Club had appointed a developer and its intention in regards to the works. We also sent a letter to all of the 127 immediate neighbours of the racecourse offering an introductory face to face meeting. This is about making sure that if anyone is uncomfortable or has any questions they can put a face to the Developer, rather than talking to an email or a website address. A lot of those meetings will happen next week. We also sent a

submission to Council's MV2040 draft outlining where the potential was for the project to meet some of the objectives the community had articulated in that process.

The first pillar of our Community Engagement strategy moving forward is this Community Reference Group forum. This is the main forum where we are listening to the community. If there are others that are interested in joining and provided they want to be constructive, there is no reason they cannot be considered. The current proposal is for the group to meet quarterly unless it's becoming burdensome and the group want to cut it back.

Website:

There is an interim community website that is up at www.thevalleytomorrow.com.au. Bastion have done an analysis of international best practice community engagement websites. They have picked the best bits of the ones we found. They wanted to incorporate any input from this forum before we start building the site. Is there anything missing? We want the website live in April.

Mo presented about the site map of the website.

- Home button
- General information about the joint venture partners
- The vision and philosophy of the project
- Milestones and timelines
- FAQ - we have added a section there for people to contact us if their question is not there and if it's asked frequently enough, we will add it to that page
- Planning scheme information - both in regards to the racecourse and the general scheme
- Community Engagement page that gives an explanation about this Community Reference Group and the members.
- General news/Construction Updates/Newsletters
- A section for an annual community survey
- A tab for community to get in contact and provide ideas/feedback

Paul then explained there will be two websites. One is a sales & marketing project-focused site and the other is this community-based one. We want to keep them separate.

SMP liked that the planning scheme is on there but added that as long as the way to contact the construction and developer people is easy and is answered quickly, that maybe that becomes our primary contact if people are having issues with the construction.

Paul responded that the site will have fields in the contact to identify the nature of the enquiry to make sure it's going to the right person.

M Malseed added that once a head contractor has been appointed for a particular stage H will ask who is the best contact.

SMP mentioned that has been an issue with another construction company in the area and that it's been really hard to contact them.

Moonee Ponds Primary School representative said it would be good to have the planning scheme page be more dynamic so that 2-3 months before planning submissions are going to Council we pull the most relevant bits out and put on the website. Almost spoon feeding the community as to what bits are relevant to the stages that are about to go through.

Danny Pearson office added: 'it has to be easy to use. There also has to be access for people that don't use computers'.

Paul responded that printed information will also be periodically mailed to the community (refer discussion below).

Additionally if there's something you think we need to put on the website - because you are hearing that from your community - call us and we will add.

Sean asked the group that if there's any additional feedback about the website to please send to us.

SMP added that the little bits you have on now in terms of news and what's happened on each dates and timeline of project are important to keep.

Newsletter:

The aim is to send a quarterly community newsletter in line with timing of when this group meets. The first one has gone out this week. And an electronic version will be posted on the website.

SMP said that on race days people can get affected up to Buckley St, so should also be distributed there.

Action: Mo to send a map of where the newsletter goes.

Paul said that if there's anything else the CRG would like to see included in the newsletter, as long as it's relevant to what we are doing with at the Valley send to Bastion.

Pre-permit lodgment consultation:

Paul said that H's mindset is how a neighbour would interact with a neighbour in that you take your plans over and if a change is proposed that won't materially impact on you then you consider if the plan can be altered to address. Even though there are no third party rights of appeal if we comply with the planning scheme, H are still keen to talk to the immediate neighbours on this basis. First H will present to the Councillors. Then we will meet with the

neighbours directly opposite Stage A before we lodge so we have sufficient time to make appropriate changes if we need. This will be in early March.

Moonee Ponds Primary School asked if it's the same thinking with the grandstand? David responded that yes, very much in terms of light spillage and noise. Especially with lighting and that the good thing is the new lights will have the ability to dim.

Office of Danny Pearson: what time do the lights will stay on? Will it be the same as now? David responded that the last race is at 10:30. With the new ones you can actually dim them between races.

Community Rep: Question about roof design with the empty space. Will you be looking at solar? David said the intention is to make it put panels and as well as the car park shade.

M Malseed then spoke about Environmentally Sustainable Design. H has appointed Arc Resources as sustainability advisers. One of the requirements to design and build good buildings is to have input from a sustainability side. That has many elements – not just solar but also the way H design buildings so they can save energy, having efficient light feedings etc. Also with the scale of the place, there's some opportunity for H to do innovative things. H aren't just looking at solar, but also batteries. H philosophy has been to not just do the minimum. It's about taking a balanced approach and also looking at the commercial reality that buyers are interested in.

Paul added that it's fair to say Hostplus-Hamton are very aspirational as to how this development is positioned globally as a great place to live and leverage the global trend towards the increasing value people place on "livability" (in terms of walkability etc). This also includes the people that live around the site.

M Malseed said that one of the areas H want to be exemplary is the public realm. H will take Council Officers to an example Hamton development in Abbotsford. H won UDIA best development across Australia for this project in 2016. The public realm is a stand-out feature and how it runs through a private development but is accessible by the public.

Danny Pearson Office: Will there be large sporting courts on the site?

Paul responded that not in the development parcel, but potentially in the infield but that is a question for the Club as to what it determines in its own right.

David said that the infield needs a business plan. It's freehold land and the Club owns it. There are issues of access and insurance that need to be resolved. The Club is an events centre as well, and looking for ways to drive tourism to this location. But any development of the infield is unfunded - MVRC need to source funds.

MVCC said that to MVRC's credit, the Club have moved a long way from 5 years ago when they didn't want anyone using the interior but now there is openness.

SMP said they have been in many chats with David about how the infield can be used and different options.

David added that we won't be unveiling anything in the short term. We still have to research and resolve a business plan. We have many ideas.

Community Survey:

The aim is every year (April/May) to ask the community a series of questions - some related to the project and others not and find out their aspirations for the area and see how we can respond. And to do that every year and see if there are any trends.

Bastion ran through the categories of enquiry from the survey and asked if there was anything missing.

The areas are: Liveability (both current and perceptions of long term liveability), Sense of Community, Community facilities, Transport infrastructure, Public Open Space, Diversity of hospitality and entertainment options, Suitability of Moonee Ponds as a place to raise a family and would people recommend for others to live in Moonee Ponds.

The outcome of the survey will be transparent. We will create a report and publish on the website and present to the community.

Paul outlined that the feedback on this from CRG is not as urgent as the website.

Moonee Ponds Primary School provided feedback to add a question around parking to the survey and how the community feel about it. Council offered to help because they would want to measure it and provide solutions.

Sean said it would be interesting given parking will be different in 15 years.

ACTION: Bastion to distribute questions.

SMP – will the valedictory dinners and wedding still be held here?

SMP – Question for the Council representative: What is Council's understanding of what's going on with the train line? I am hearing we can't get the extra trains on the train line until the new Metro link/tunnel is completed in 2025.

MVCC responded that their understanding is that there will be a 27% increase on the train line. Their focus is if they can get 59 trams to move faster. They are also getting the State Government to look at the bus interchange. Transport won't be the same in 10 years as to what it is now.

Danny Pearson Office raised a question about more people using the 55 tram with the grandstand and where it is on Wilson St.
Council responded that to the Club's credit they put a SIDRA model into their integrated transport plan which VicRoads now have their hands on which will help their planning moving forward.

Annual update:

Paul presented about the Annual Update which is a chance for Hamton/MVRC to present once a year to the community rather than speaking separately to each community group. It will be a big event where everyone is welcome.

Next meeting date

Noted that Councillors can't do Tuesdays. Wednesday 23rd May at 6pm was flagged pending it can work for the Council.

Other questions:

Puckle St Traders Association: Will there be major retail in Stage B? Who will manage it?

Paul: The plan is for the pedestrian link is for people that come from the station to the racetrack to come through the site and to come under the track and to the grandstand and that will include retail and entertainment. We will manage. It will be estimated to be seven years away.

Moonee Ponds Chamber of Commerce expressed the need to work together on this and the racecourse to be supportive of the traders.