

## **Meeting: The Valley Tomorrow Community Reference Group #3**

**Date:** 06/09/18 Meeting began at 6:05pm

**Location:** Champions Room South, MVRC

### **Attendees:**

- Paul Hameister, Matthew Malseed, Stefano Paciocco, Rajan Dhingra - Hamton (H)
- Michael Browell (CEO) - Moonee Valley Racing Club (MVRC),
- David Sinclair, Head of Development - Moonee Valley Racing Club (MVRC),
- Cr. Nicole Marshall - Moonee Valley City Council (MVCC)
- Colin Harris - Moonee Valley City Council Planning Department (MVCC)
- Olga Kenny - Moonee Ponds Chamber of Commerce and Rate Levy Association (MPCCRLA)
- Sarah Ambrogio - Save Moonee Ponds (SMP)
- Matthew Bott - Moonee Ponds Primary School (MPPS)
- Mike Holtz - Moonee Ponds Primary School (MPPS)
- Sharaf Khan, Juliet Israel - Bastion Engage

### **Apologies:**

- Alice Dore - Hamton (H)
- Cr Jim Cusack - Moonee Valley City Council (MVCC)
- Mayor John Sipek - Moonee Valley City Council (MVCC)
- Emily Martyn - Hostplus Corporate Affairs Lead (Hostplus)
- Mayur Taylor - Development Manager, Development & Opportunity Funds (ISPT)
- Frank Dinoto - Office of Danny Pearson MP
- Jenni Chappell - Office of Danny Pearson MP
- Jenny Nola - Save Moonee Ponds (SMP)
- Jordan Elliott - Puckle Street Traders Association
- Erin Rhoads - Community Representative (Environment Portfolio)
- Sean Sammon - Bastion Engage

### **Agenda Items:**

1. Introductions to new members
2. Welcome and Review actions from the last meeting
3. Update on MVRC Council Decision-Making Process
4. Vision Process
5. Sales and marketing
6. Display suite update
7. Stage B update
8. Update on activity on site
9. Survey and Annual Update
10. Close and set date for next meeting

#### **1. Introduction to new members**

##### **1.1. Introduction and apologies**

- 1.1.1. Sharaf Khan (SK) from Bastion started the meeting. SK said that we appreciate that members have taken the time to come out on a weekday to attend the meeting. SK stated that his role is to facilitate discussion and ensure everyone has a chance to be heard and that the meeting finishes on time. SK mentioned that this is his first Community Reference Group(CRG), so he re-stated the purpose of the CRG. SK stated that these quarterly meetings are designed to provide transparency and information to CRG members to then share with their members, stakeholders and the wider community. In addition, SK mentioned that CRGs are an opportunity to communicate any thoughts or questions direct with Hamton and the Moonee Valley Race Club, and ideally these can be addressed in the room. SK noted that the joint venture value all feedback and will consider feedback on its merits and in the context of the broader development.
- 1.1.2. SK explained that there were representatives from Hamton, the Moonee Valley Racing Club and Bastion present at the meeting and Juliet from Bastion would take minutes.
- 1.1.3. The group went around the room and introduced themselves. Apologies were noted.

## **2. MVRC Welcome and Review actions from last meeting**

- 2.1 SK affirmed that there were two actions from the last CRG.

  1. Add purpose to the survey.
  2. Come back to the next meeting with more information and detail about the grandstand.
- 2.1.1. SK said that in terms of the survey, Paul Hameister (PH) would talk about this later in the agenda. With regard to the grandstand, David Sinclair (DS) would provide an update.
- 2.2. DS said that it would be best to talk about the grandstand when he has the PowerPoint slide for context later in the meeting. SK confirmed that this would be better.

## **3. Update on MVRC Council Decision-Making Process**

- 3.1. Colin Harris (CH) explained the following:

  - 3.1.1. At the ordinary meeting of council on the 14<sup>th</sup> of August 2018, the Council resolved how they will be dealing with the current and future planning applications for the assessment of applications that come forward in relation to activity centre zone. Essentially, there has been a subcommittee established at the Council and that will follow a standard council committee process. A meeting date will be advertised in advance and that will be represented by three councillors - Councillor Marshall, Councillor Lawrence and Councillor Gauci Maurici.
  - 3.2. Nicole Marshall (NM) stated that these were the three councillors that haven't declared a conflict with respect to the Club.
  - 3.3. CH highlighted that this will be the process going forward and that they are organising a date for that which is likely to be in September or October. Council is

working through with the governance section at the moment to land on a date and will provide notification when that is confirmed. It will follow the same format as an ordinary council meeting so members of the public will be invited to come along but the matter will be dealt with by councillors on the night.

- 3.4.** A report will be prepared that will go up on the website just like any other council meeting.

#### **4. Vision Process**

- 4.1.** Matt Malseed (MM) gave an update on the vision process:

- 4.1.1.** This was discussed at the last CRG meeting which was on the same day as one of the workshops that we had within the project team. Since then we have completed the third workshop, however, we would like to recap the purpose of the vision process that we were embarking on as an internal project group. It's a really comprehensive and thorough process over six months that is supported by a lot of local and global best-practise research, the focus group interviews, research about Council's, Moonee Valley 2040 Strategy (MV2040). MV2040 is the vision for the municipality, and we have incorporated local best practice research in terms of similar developments and also other developments that share similar elements to this project.
- 4.1.2.** One of the key objectives is to try and get shared ownership and alignment of ideas and vision amongst the project stakeholders of which there are many internally. We want to make sure that when we talk about the project, we describe with consistency what the place is going to be like in the future.
- 4.1.3.** We have covered off an early extensive research phase and we have held three full-day workshops at The Valley with representatives from the Moonee Valley Racing Club (MVRC), Hamton and our joint venture partner, Hostplus, and a diverse consultant team. You may remember Jeanette from Brickfields who was running the community survey who presented at the last CRG. Brickfields were the facilitators for the three workshops and they also did a fair amount of the research that fed into those workshops.
- 4.1.4.** The key objectives were to identify some pre-positioning statements to ensure that we had one integrated precinct. (MM referred to a plan on the PowerPoint slide being discussed). This is an old concept plan, however the yellow lines around various portions of the overall racecourse site. These are plans on how we (the joint venture (JV)) plan to notionally divide up the precinct. The JV talked about what could go in each precinct and the personalities of each precinct.

- 4.2.** PH explained that the visual displayed was deliberately small as Hamton are not yet publicly releasing the overall vision until mid-January which he would discuss later in the meeting. PH said that Hamton would reveal the detail of the vision to this group before we release it to the public.

- 4.3.** MM explained the following:

- 4.3.1.** Hamton needs to keep marketing considerations in mind, however also keep everyone informed. So that's why we are talking about key themes. The other reason the visual is small is because the design is still to be completed. This is a concept plan that will be worked through over a number of years as we design

up each of the stages and flow through the key principles early on that can be referred to by different people and consultants and various people who come in and out of the project over the next decade. It is really important that we have these in place so that we have a cohesive development.

- 4.3.2.** The key outcomes and themes which have arisen out of the workshop process which we feel the project team are all on the same page with and will flow through into a portion of the marketing of the precinct, and of which a lot of these themes align with the council's MV2040 vision which has been researched in a lot of detail. A lot of the documents that the Council have put together have been researched thoroughly among the community. We were considering what our master plan was going to look like and there were a lot of elements that align in some ways with what the Council wants to achieve in the municipality.
- 4.3.3.** Some of these key themes speak to that so one of the clear things about the size and the scale of this project as you can see on the plan (MM referring to plan on screen) is that amount of green space that we have here in terms of the racecourse, the infield, and also among the development of the Western precinct is that there is a 5000 sqm park. This will ultimately be a public park within the development and there will be other significant areas of landscape and public realm. We would like to make sure that landscaping is the unifying feature of the project and ensure that we are prioritising pedestrians over cars and promoting walkability and health as part of a sustainable project. There's a lot of good reasons why that makes sense and there is not a lot of development sites that have urban renewal at such a scale where you can implement some of these global best practise. We are fortunate for this opportunity and we want to maximise it. We really want to work with the Council to try and implement some of these initiatives in the project.
- 4.3.4.** One of the key the things that we have identified is the "MVRC Legacy". The entire project team wants to leave a legacy with the project we are going to deliver, however, one thing we have identified with MVRC being the landowner is that they are going to remain here forever. There is an opportunity for the club which is built around racing and catering for the events business and a whole range of things that are more than just racing. In addition, it allows the ability for the club to fulfil the legacy by being able to facilitate activation and programming, and these types of things throughout the public realm that again are things that speak to MV2040 as well. This is a key theme that is something we are eager to roll out in terms of the project attracting new people to the site for all new reasons. It is a high-quality design. If you look at our (Hamton's) past projects you can see that we are passionate about high-quality projects. This is why that was a clear key theme and we believe this is part of the reason why MVRC have chosen us to be their partner for this project.
- 4.3.5.** Another initiative that aligns with MV2040 is in terms of connecting this site to the junction of Alexandra Avenue. There's an initiative which we suggested be added to the MV2040 document which has been picked up which will see us hopefully work with Council and coordinate how the landscaping around the project connects through to the junction of Alexandra Avenue.
- 4.3.6.** The design is not complete in terms of the marketing plan. There's a lot of key themes established and there's a lot of work that needs to be done so master plan refinement is something that we will continue to do.

- 4.3.7.** In terms of the last point on the slide, we want to make sure the process flows through in terms of how we actually present the project to the community in terms of collateral so there's ongoing work to be done.

## **5. Sales and marketing**

- 5.1.** PH referred to slides for the sales and marketing timeline and gave the following update:

- 5.1.1.** We would like to be transparent with this group (the CRG) in regard to having an understanding of when the neighbours and the whole community will see key physical changes on the site. It also informs when key information will be able to be made public by us.
- 5.1.2.** Between September and the Cox Plate we're calling that Phase One which is all about starting to build a database. In a couple of weeks' time, you will see the hoardings going up on site on McPherson Street and around the corner. These hoardings will be explaining that the launch of the Project is coming soon and will invite people to visit the project website and register interest.
- 5.1.3.** For the Cox Plate we will start to release what we will call "teasers" in terms of some initial renders of the project as well as some key themes so it will be things like extensive parkland and open space and a high-quality design. At that point, there will be more information on registering interest on the website.
- 5.1.4.** Mid-January is when it all starts to happen and we will go out with a public launch, media and PR campaign. That's when the display suite opens and this is when we will invite the CRG members to come down to the display suite before we open it to the public and before we do the launch. This is so that we give you a full run through of the entire master plan. You will be able to see the model and all of the renders. You will also be able to ask as many questions as you like so that you are able to answer questions to your constituents at the point of time where they are going to want to know what is going on as it will be the first time they have seen this.
- 5.1.5.** We think it's really important that we spend six weeks educating the community and the buying public on the precinct before we start trying to sell the townhouses because these townhouses are a small part of a new neighbourhood which we are trying to create. Our primary target for townhouses and the first few stages are owner-occupiers and we expect the majority of those purchasers to come from within the local area. Therefore we really need to sell the local community on the vision for this new neighbourhood, because that is our primary buyer community.
- 5.1.6.** At the end of February we will launch the official sales of the townhouses and depending on how fast we can get through the townhouses, we will start selling the Thomas Street apartments shortly after that.
- 5.1.7.** Stef (Stefano Paciocco (SP)) is about to talk about the details of the Thomas St proposal which has been lodged and we have consulted with all of the neighbours on Thomas St.

- 5.2.** PH asked if there were any questions:

- 5.2.1.** Sarah Ambrogio (SA) asked, "When was the Thomas St application lodged?"

**5.2.2.** Nicole Marshall said that it was lodged on the 9<sup>th</sup> of August.

**5.2.3.** CH responded that there was a Request For Information (RFI)

**5.2.4.** PH highlighted that the design is fully compliant with all the main elements and that it sets back further than it needed to be.

**5.3.** PH asked if there were any further questions.

## **6. Display suite update**

**6.1.** PH explained:

**6.1.1.** Raj (Rajan Dhingra (RD)) is going to talk about this in detail. This is a modular construction so it is being built offsite and will be lifted on site via a crane on around Tuesday the 18<sup>th</sup> of September. We will drop letters to the Thomas St neighbours so that they are aware that this is happening.

**1.1.1.** The display suite will be on site by the end of September however it won't open up to the public until mid-January. It is not being fitted out with the interiors of the townhouses such as kitchens and bathrooms until December. However, it will be on site and it will be used for a function for the club for the Cox Plate as a shell.

**6.2.** RD gave an update on the display suite:

**6.2.1.** I am working on the delivery of the display suite. As PH said it is a modular building so different modules are being built at the moment. It will be dropped onto the site on the 18<sup>th</sup> of September. We will be dropping letters to the Thomas St residents and surrounding residents who will be impacted by that. Our builder is well experienced in this and they have organised all of the safe and necessary traffic management to ensure that the process is extremely well managed and that the road closure is done properly and that all the signage required is put up. The traffic management plan will be included as part of that letter which will be dropped to the residents.

**6.2.2.** In terms of the location, it's located just south of Wilson St on Thomas Street, adjacent to The Legends and the carpark. We are looking to close off Thomas Street at two points (points referred to on slides). All of the development on the day (September 18<sup>th</sup>) will be between 7 am and 6 pm.

**6.3.** RD explained that he would discuss the plans using the slides presented:

**6.3.1.** As PH said the CRG will be invited into the display suite before we allow the public in. The right-hand side of the display suite is the project side where people will be able to ask questions and will be guided in the right direction. This room will provide information for the education phase which we were discussing earlier, helping people understand the project.

**6.3.2.** Then you make your way through to the next room in the display suite and you will get your first view out towards the city. As you walk into this next section, will be the actual display suite area which is where we will be showcasing the products.

**6.3.3.** We will have our models here which will be interactive and you will be able to understand more about the development. There is also a large deck to use the space and soak in the view out towards the city.

**6.3.4.** There will be a café which we have built in to complement the display and attract visitors. We are working with local operators at the moment.

**6.4.** PH highlighted the following:

**6.4.1.** It is more of a kiosk than a café. We have met with all of the leading local operators and we have had proposals from them. This would be an extension of their existing business and we are working with a preferred local operator at the moment. This will offer the ability for all parents to go there on their way to school drop off to get a coffee and a cake and it will give us the ability to run activations in the carpark next to it such as free dog or car washes, activities to draw people to the site.

**6.5.** RD continued the display suite referring to slides on the screen:

**6.5.1.** Next, we have a render which shows the design intent. This was put together by our architect Rothelowman.

**6.5.2.** On the top of the display suite, we have a steward's tower as well. This will ensure that racing is paramount to the development and won't be interrupted or disturbed in any way.

**6.5.3.** We have worked really hard on this to ensure it's a good first impression going forward and that it's not offensive in any way so that it fits in nicely.

**6.6.** PH highlighted the following:

**6.6.1.** The key point is that we are spending a very large amount of money on the display suite because we want it to set the tone for the overall development in terms of being a premium project. However, it is a display suite which can be picked up and moved which it will be at some point.

**6.7.** RD referred to a photo on the last slide:

**6.7.1.** Finally, here is the display suite being built off-site and two weeks from now it will be dropped on site.

**6.8.** PH asked if there were any questions.

**6.8.1.** NM asked, "When will Thomas St residents be notified?"

**6.8.2.** RD responded that it will be early next week to ensure that it is not too early for people to forget about it however it will allow enough time for people to make the preparations.

**6.8.3.** CH asked, "That will be on a Tuesday?"

**6.8.4.** RD confirmed, "Yes".

## **7. Stage B update**

**7.1.** SP gave an update on Stage B, referring to slides on the screen:

- 7.1.1.** I will be presenting on the Thomas St Apartment building which will be the first apartment building in the redevelopment. The permit was lodged on the 9<sup>th</sup> of August. We met with council officers and strategic planners numerous times. As CH touched on we did receive an RFI today and we will be working with the Council on that over the next two weeks.
- 7.1.2.** The location of the apartments is adjacent to the Stage A townhouses and fronts onto Thomas St.

**7.2.** PH highlighted that it is important to know that the white rectangle on the screen (near the apartments) is going to be a small park. PH said it should be shown in green which is a part of this stage of the development.

**7.3.** SP continued his update:

- 7.3.1.** We engaged Rothelowman (RL) on the design. RL is also the master planner of the same architects we used for Stage A of the design. The brief was to pay homage to how refined and sophisticated Thomas St is and to design apartments in accordance with the relevant planning scheme and define the character of the area.
- 7.3.2.** It is accentuated by large balconies and we have implemented as much greenery into the façade of the design as we can.

**7.4.** PH explained that there will be a real theme of greenery and a park-like environment for this new neighbourhood.

**7.5.** NM asked, "What's the ground floor?"

- 7.5.1.** SP said the ground floor will all be residential. No commercial activity on this façade.
- 7.5.2.** SP explained that the balconies are a unique feature as we haven't seen many developments with balconies of that size. Hamton is proud of this element (balcony visual shown on the screen). We have brought through some of the brickwork from the lower level and have picked up some of the main themes from the front elevation. This is the presentation that we gave to the neighbours before lodging.

**7.6.** NM asked if the lift overrun is this the right height and dimensions?

- 7.6.1.** SP confirmed that it is of the standard.

- 7.6.2.** PH confirmed that it fits with the mandatory height.

**7.7.** SP highlighted the materials that would be incorporated; brickwork, cladding and a lot of glazing. This is for transparency within the building. Landscaping will be a key feature.

- 7.7.1.** PH explained that Hamton also decided to engage a separate interior designer, Mim Design, for the townhouses and apartments in order to appeal to owner-occupiers. PH said that they are very well known and high-end in order to make sure that the townhouses and apartments feel like homes. They have done a lot

of design detail to pick up on local design elements as well as some aspects of the racecourse.

**7.8.** SP continued his Stage B update:

- 7.8.1.** In the area, there are typically single residential homes so they have tried to bring this into the design.
- 7.8.2.** Important that we are compliant with the planning regime and I would like to show you this slide (referring to set back diagrams). As you can see it is set back three meters for the first 11 metres. We not only wanted to comply with the setback, we also wanted to do was have the oversized balcony so that the façade of the building is even further back. As you can see the higher two floors are in line.
- 7.9.** PH highlighted that the required setback was actually the dotted blue line (refer to slide), however, Hamton has made the decision to start the building well within that blue line.
- 7.10.** PH explained that in terms of the unit mix there is a total of 76 oversized apartments, a combination of one bedroom, two bedrooms and three bedrooms. The average internal size is 93 sqm. Hamton is trying to set new price points and benchmarks given the quality of the area and the existing residential interface.

**7.11.** SP highlighted the following:

- 7.11.1.** 18 months ago some design standards came in which specified a minimum of eight sqm for balconies. If you look at our balcony sizes we are well in excess of that standard.
- 7.11.2.** We are aiming to have a duplex style townhouse product on the bottom floor which will be a hybrid product. This is for people who may have missed out on Stage A townhouses but who are after this type of product. There are 20 of these which will be included in the design.
- 7.11.3.** The next four levels on top of these are single storey apartments. The layouts are very generous and well proportioned, with a big balcony and garden, kitchen, bedrooms and dining room. There are three levels of basement to ensure every apartment can have their own car. The one bedroom and two bedroom apartments have one car space each and the three bedroom apartments have two car spaces.

**7.12.** PH explained that residents asked if the owners of these apartments would have permit parking on Thomas St and our expectation is that they won't.

**7.13.** NM asked, "Will there be the ability to purchase an apartment without a car space?"

- 7.13.1** MM responded that Hamton would like to have the flexibility to respond to the current market. We have found that there are people who would prefer the lower price point who don't have a car and are in support of sustainable transport. Also "empty nesters" who are moving from a big house with three kids might want more car spaces so it is important to have the flexibility to support everyone as best we can.

**7.14.** PH highlighted that in terms of resident amenity Hamton is considering a residential library so that people can use this space as a book club and a community area. Hamton has seen this work well in other projects and think that this would fit in well with the demographic profile of the people you would expect to buy.

**7.15.** SP talked to the slides on the screen and explained that the corners of the buildings are where the larger three-bedroom apartments are which will be making the most of those views. There is diversity for residents in the building and there are some very generous floor plans on these three levels, similar to what was shown before. Hamton would like to reiterate that the site-wide and overall landscaping is always at the forefront of their minds designing the individual stages. As PH said since this plan we have progressed with the park.

**7.16.** PH noted that one of the key conversations Hamton had with residents was about this North-South link that will be put in as a part of Stage A. This will allow residents to access Tote park and eventually a coffee place which will be the retail food and beverage hub. The residents were all very excited about it.

**7.16.1.** We would expect that all of the residents in this area will not need to get back in a car once they are home from work as all of their amenities should be able to be found in this area. We expect that all of the residents around the site will be able to access these same amenities.

**7.17.** MM explained that there's a big grandstand which is shown under this grey area (on screen). This plan doesn't show much of the existing condition and the coordination around the MVRC's existing conditions which we are working on.

**7.18.** Michael Browell (MB) asked, "CH, did you say that the council has completed a preliminary analysis of this and that there is an RFI?"

**7.18.1.** CH said that yes, the RFI has come out and the statutory planners will work through it. The process is in motion.

**7.19.** PH explained that it is fair to say that the McPherson St townhouses and the whole planning process looked a little clunky on both sides because it is the first stage in a very complex project. Now that we have sorted that out we hope that our future applications and interactions together will be much more efficient. It had been a challenge on both sides however we have made more progress now.

**7.20.** SP asked if there were any questions.

**7.20.1.** SB responded, "Can I ask about the green space that you are showing on this road in-between the properties on McPherson street? Are we looking at private or shared greenspace?"

**7.20.2.** PH responded that it will be a mixture. The North-South link is all public and there is a new park which will be public and there will also be private courtyards and green space which will have a security guard in place. There will be a number of other public green spaces which we can't talk about at this stage which is in line with our vision for the 40ha on site in terms of green space and walkability.

**7.20.3.** SP said the North-South link is all pedestrianised, no cars will have access and it will also include landscaping which will lead into the future park. This has become a feature of the entire precinct which will have access via Thomas St.

**7.20.4.** PH explained that Hamton believes this will add value from a residential development perspective adding green space, open space and a park-like environment. Hamton think we have an opportunity to do something different to any other development project in Melbourne. This is because of the custodianship of the racing club run, to maintain that landscape for another hundred years. Whereas in a typical development, the developer leaves the owner to look after the end product. Here, the MVRC are as concerned about their reputation and their brand and the residents are about how their neighbourhood presents so we have a unique opportunity to do what no one else has before.

**7.20.5.** NM asked, “once the public parks are constructed, in terms of those ongoing maintenance obligations, will they stay in the ownership of you (Hamton)?”

**7.20.6.** Paul said, “Good question. There will be a mixture “future park” will end up in the council’s ownership and in terms of maintenance that is something that can be talked about with the club as a part of the club’s arrangements across the whole site.”

**7.20.7.** SB asked, “When is the “future park” to be delivered?”

**7.20.8.** PH answered, “Once the grandstand is demolished however we will potentially have some new information to share on that when we open the display suite.”

**7.20.9.** Stef said that the other park discussed behind that Thomas Street building will be delivered as part of Stage B as we touched on earlier. It will be quite a substantial park.

**7.20.10.** NM asked, “How big is the park sitting behind the Thomas St apartments?”

**7.20.11.** SP answered that it is between 1200 and 1500 sqm.

**7.20.12.** Paul said at some point potentially another 5000 sqm of park on a combined basis will be revealed across the remainder of the precinct.

**7.20.13.** MM said that it will be delivered in stages.

**7.20.14.** PH highlighted that it stands to reason that one of the key points of this development is its park-like environment and we endeavour to communicate that message as early as we can.

**7.20.15.** OK asked, “What is the “future development” in the plans you have displayed on screen – any ideas on what that is going to be?”

**7.20.16.** PH said, “when we take you through the display suite we will have a model and a LCD screen which will have the whole precinct and the plans on it. We will be able to run you through that at that point in time.”

**7.20.17.** MB said that there has been that plan released when the master plan was announced so there are plans that you can view that aren’t included in this presentation that show how the parks, the road network and retail are connected.

**7.20.18.** PH mentioned to OK that Hamton is aware that this is OK's area of interest and what we show in the display suite is indicative only because it is still approximately six or seven years away until we develop this retail precinct.

**7.20.19.** SB said that Hamton is talking about the increased supply of green space and parkland which would reduce Hamton's opportunity for building footprint. SB asked, "is there a future trade-off coming for that future parkland that we're talking about?"

**7.20.20.** MM answered, "if you can create separation between the buildings you can create better value"

**7.20.21.** PH explained that Hamton is not seeking any trade-off with respect to the Stage A townhouses or Thomas Street apartments. When Hamton moves out of the initial stages they will go into the preferred heights and the nature of the drafting, those provisions, allows there to be consideration of a trade. However it is not up to Hamton whether or not we make that trade, it is up to council. If we are going to create a further combined 5000 sqm of open space in addition to what we are obliged to put in to make the economics work there may need to be a little extra height.

**7.20.22.** SB said, "So you're predicting exceeding the preferred heights?"

**7.20.23.** PH said that Hamton does not know yet and to keep in mind we have also incorporated carparks into the design which they are not obligated to do, however, believe it would be a suboptimal outcome if we didn't. Hamton would rather find a way that the community gets new open space and try to potentially pay for it with a bit of extra yield which doesn't impact anyone. It may or may not be acceptable to the council in which case they wouldn't do it. It's not Hamton's decision to make.

**7.20.24.** SB asked, "you talk a lot about making the economics work, is there a figure of how many dwellings you need to have?"

**7.20.25.** PH answered and said that it is too early to have those discussions. The key thing to note is the key principles which are important to us and the Hamton JV are going to do our best to try and make them a key feature of the project which includes the open space and parkland.

**7.20.26.** SB said, "Okay, thank you."

## **8. Update on activity on site**

**8.1.** David Sinclair (DS) gave the MVRC update on the childcare centre:

**8.1.1.** The first item is the childcare centre. Construction commenced on the 15<sup>th</sup> of August and we are targeting our completion for late March next year (2019). They will hopefully be in residence in April or May by the time the fit-out component is complete.

**8.1.2.** We believe that it is providing a much-needed community facility as there is a relative shortage of childcare facilities and there is a growing demand. In particular with the new development, we are not only growing in size but increasing with families so this will be very beneficial.

**8.1.3.** We have had a sign off from the Council on heritage significance. The heritage expert at the time went through the planning process and the builder now is very sensitive in terms of the protection of the gardens throughout the construction process. The construction is all happening from within the site, with the tradies being told they're not to park in the street and all the parking is being provided inside the club's land. The tradies have just started working on the 20-car car park which is due to finish by the end of September which will then become their parking and their sheds will be located there as well. This answers one of the questions we had from the Thomas Street residents which was "how will we be affected by construction?". Noise and dust aside which is very hard to control, Thomas St will be clear of the builder's vehicles and materials unlike what has occurred in the town centre.

**8.2.** DS gave the MVRC update on the grandstand:

**8.2.1.** In terms of the grandstand update, the emphasis has mostly been on the race track design. We have been working on the levels for the infield and the placement of all the related race facilities and infrastructure, including drainage systems. The focus has been on getting the new race track. Therefore since we last spoke, there has been a little work on the course planning, however, the concept design and the PPR brief reviews are really set to commence in November. There has been a resourcing issue.

**8.2.2.** I will again state that the community and their involvement will happen. We want a project that achieves feasibility status. At the moment we have a fair amount of cost planning and briefing to do before we get the design underway.

**8.2.3.** On that note, I met with Alison Beaumont 2 or 3 weeks ago. We had been in touch before and she came to talk about what was happening. Alison was more interested in the timing so I was able to let her know that the aim is for it to take around two years of construction.

**8.2.4.** SK asked if there were any questions.

## **9. Survey and Annual Update**

**9.1.** PH gave the update on the survey and annual update:

**9.1.1** We extended the response deadline for the survey and did a big push to get more people to respond which we were successful in doing so we had over 500 responses.

**9.1.2** Brickfields Consulting has viewed and consolidated the data. What we want to do is make it a separate feature of the annual update which will merge with the next CRG in December. This will mean that our group will attend and we will also extend the invitation to anyone within your constituent groups and the broader community. Therefore we will hopefully have a couple of hundred people who will come along and we will give a project update on the findings of the annual survey. This will become an annual feature of the annual update where we collect data on the same questions every year and we take the temperature and the changing mood in respect to different features, aspects and issues which are very important to the community and which may influence the development.

**9.2.** SB asked if that will that be in early December or late December and explained that if we get toward the Christmas period then nobody will show up.

**9.2.1.** PH said the aim is early December and that it is not Hamton's plan to do it at a time where nobody can come along.

**9.2.2.** NM asked, "Is there a reason we couldn't do it in late November?"

**9.2.3.** PH said it was only because the CRG is quarterly and that if everybody is happy to do it in late November we could have a slightly earlier CRG.

**9.2.4.** NM said that it would be good and that council wouldn't have any issues with that. Mindful that that might be better.

**9.2.5.** PH said "okay, and mid-January is when we plan to open the display suite to this group. We will try and do it at a time where people are not still down at the beach. Unfortunately, it is driven by when we need to launch (Stage 3). However, if some people can't make it I am happy to meet them individually and show them through the display suite."

**9.2.6.** PH asked if there were any other questions on anything, not just this topic.

**9.3.** MH commented that he has had some positive feedback from some of the residents on Thomas St as there is a better understanding of what is happening on Thomas St.

**9.3.1.** PH said that Hamton had had good feedback from all of the residents on Thomas St. However there was one woman who unfortunately was not aware of the development when she bought in 2015. She had moved from overseas and the first time she heard about the precinct was when we sat down with her. She is now more familiar with the project.

**9.3.2.** DS added that she does come to the races with her family which she enjoys.

## **10. Close and set date for next meeting**

**10.1.** SK asked if there were any more questions and thanked everyone very much for attending.