

THE VALLEY OF TOMORROW

SEPTEMBER 2018

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The Valley of Tomorrow Update

There is much excitement within The Valley community, with the Cox Plate only weeks away. While every Cox Plate is special, this year is even more as the champion mare Winx competes for a fourth consecutive Cox Plate, a feat if successful, is unlikely to ever be repeated. As the Club focuses on delivering another world-class event, the Joint Venture Development partners, Moonee Valley Racing Club, Hostplus and Hamton are progressing forward with the planning of Stage A and B and, engaging with the community.

Our third Community Reference Group (CRG) was held on September 6, 2018, and a wide range of topics were discussed. The minutes of the CRG meeting are available to view on The Valley of Tomorrow website under the community section.

Planning for the entire precinct continues and a key part of the planning and research is integrating local best practise, such as including in our master plan ideas from MV2040, the Moonee Valley City Council vision for the municipality. With Stage A submitted to Council, we have made a section of the plans available on the website following a presentation to the CRG in May and also meeting with immediately affected neighbours. For the initial phases of Stage B, we have met with our neighbours on Thomas Street to discuss our plans, noting they are compliant with the planning scheme requirements. A version of preliminary Stage B plans was also presented to the CRG.

We look forward to sharing more information about Stage B, and other updates included in this newsletter via The Valley of Tomorrow website.



Childcare Update

Construction commenced on August 15, 2018, for the newest childcare facility in Moonee Ponds located on McPherson Street. The estimated completion date is late March 2019, with the centre aiming to be operational in May 2019.

The childcare centre is a much-needed community facility, as there is a relative shortage of childcare facilities in the suburb and a growing demand.

The Club received sign off from the Council on heritage significance, with the design of the centre seeking to respect the heritage of the historic Racing Secretary's Residence. Prior to construction commencing, nearby residents were engaged and any questions received were answered.

Stay Updated

Stay informed by visiting www.thevalleytomorrow.com.au or call Hamton on 03 9522 8424 if you would prefer to speak to somebody directly. The website will be regularly updated with news, key milestones and Community Reference Group information. You can also sign up to an email list to receive direct communication from us.



Stage B Update

The Stage B Thomas Street apartment building will be the first apartment building in the Development precinct and will be accompanied by ample open space. The location of the apartments is adjacent to the Stage A townhouses and fronts onto Thomas Street. There are a total of 76 well-sized apartments including one, two and three bedroom options. The apartment building has been designed by Rothelowman and a separate interior designer was engaged to ensure the apartments appeal to owner-occupiers.

In addition to meeting with council officers prior to lodgement, the development team sent letters to the residents of Thomas St and met with immediate neighbours prior to the permit being lodged on August 9, 2018.

Display Suite Update

The Display suite construction process began on September 18, 2018, on club land adjacent to the Legends Club and the carpark. Prior to the process beginning, letters were sent to neighbours on Thomas St and surrounding residents to ensure they were aware of what was happening.

The display suite will include interactive elements to allow residents and future purchasers the opportunity to fully understand the development and their future life in Moonee Ponds.

A cafe kiosk will be built into the display suite and be run by an existing local café operator, further highlighting the development's focus on creating a world-class residential, hospitality and sporting precinct that is community focused and accessible.

The display suite will open to the public in mid-January 2019 and in the near term some marketing signage will be erected on the perimeter of the racecourse.



Annual Update Announcement

The Annual Update will be held in late November. This will be a combined event with the fourth Community Reference Group and it will be open to members of the Moonee Ponds community. More information will be available on The Valley of Tomorrow Website in the coming weeks.

The results of the Valley of Tomorrow Annual Community Survey are being collated and will be presented at the Annual Update and published on the Valley of Tomorrow website. We thank the community for participating in the survey and we look forward to sharing our findings with you.

Meet The Development Team

Name: Matt Malseed

Role: Managing Director, Hamton

How long have you worked at Hamton?

Since its establishment in 2005 as a senior executive and since 2015 as joint owner. In that time, I've seen Hamton grow both in experience and in terms of the size and complexity of the projects we have completed. One thing that hasn't changed though is our absolute commitment to delivering projects and places that we, our partners, purchasers and the local community are proud of, and which contribute positively to their area.

Favourite thing about Moonee Ponds?

I love Moonee Ponds' understated character for a blue chip suburb and the way the local community loves the place. As an example, many of the people who work at the Moonee Valley Racecourse are locals and it shows, in a good way!

The experience of going to the races at the Valley has a local and authentic flavour to it, something you don't get at other major racing venues in Melbourne. Our challenge as a developer is to renew and improve places whilst ensuring they don't lose that connection to their roots.

