

Meeting: The Valley Tomorrow Community Reference Group #15

Date: 22/03/2023 Meeting began at 6.00pm

Location: Video conference call – Microsoft Teams

Attendees:

- Matt Malseed, Chase Devereaux, Erin Boyd - Hamton (H)
- Georgia Willis, Rozalee Erceg - Moonee Valley Racing Club (MVRC)
- Allison Beaumont – MV Families Facebook Group (MVFB)
- Sarah Ambrogio – Save Moonee Ponds (SMP)
- Jenny Nola - Save Moonee Ponds (SMP)
- Matt Bott – Moonee Ponds Primary School
- Colin Harris – Moonee Valley City Council (MVCC)
- Sam Atkins – Bluestone (Moonee Valley Park Owners Corporation Manager)

Agenda Items:

1. Introductions/housekeeping
2. MVRC Projects – Masterplan
3. MVP – Planning Update
4. MVP – Feehan Row construction (Stage 2)
5. MVP – Thomas Street construction
6. MVP – Stonepine & Trackside House
7. Community activations
8. Other matters/Questions

1 Introduction

- 1.1 Matt Malseed (MM) opened the meeting and welcomed all members.

MM ran through the proposed agenda for the meeting.

2 MVRC Projects - Masterplan

- 2.1 Georgia Willis (GW) confirmed that planning applications for the maintenance precinct, racetrack & stalls precinct has been approved by council in accordance with the Masterplan on 28th February and then 14th March 2023.
- 2.2 GW noted that the Club now moves to the design and development phase relating to major infrastructure. This will include early contractor engagement specifically in relation to the underpasses, retaining walls and the racetrack infrastructure.
- 2.3 GW confirmed that the planning procurement for the Grandstand Precinct is progressing. A significant value management process and the engagement of specialised consultants is informing the work-in-progress design response to date.
- 2.4 GW noted MVRC will engage in mid-2023 with residents along Wilson Street, Thomas Street, and the primary school in relation to the sensitive interfaces including traffic management, acoustic treatments, and the built form materiality.
- 2.5 GW confirmed that MVRC are continuing to progress the Enviro Development certification to become Australia's first net-zero carbon sporting & event precinct.
- 2.6 GW confirmed that MVRC are working with MVCC to facilitate an interim off-leash dog park on the infield.

- 2.7 Jenny Nola (JN) asked who is on the Working Group. GW confirmed the Group includes multiple Council officers from Statutory & Strategic Planning, an Officer from Open-Space & Sport who report back to Councillors.
- 2.8 GW noted MVCC is informed of all discussions and meeting agendas of the Working Group. The meeting minutes including terms of reference are readily available on MVCC website.
- 2.9 JN asked if the work done in the past by David Sinclair from MVRC would be involved or had it called by the wayside. GW noted that this work is being factored in alongside other considerations that have evolved over time including a needs analysis for the catchment under review by Council.
- 2.10 GW further noted the MVRC will be working closely with Council in-terms of community recreational needs including a running track and ideas that were originally worked up in community reference groups when informing the Masterplan.
- 2.11 In response to a question from JN, GW confirmed that there is no plan to have a dedicated helicopter pad (to support air travel as a means of travel) in the infield however such infrastructure could be accommodated adjacent to the wetlands (dams) if required. MVRC will continue to control whether or not any aircraft can land on MVRC land however all aviation activity in the airspace is controlled by CASA and not the responsibility of the MVRC

3 Status of Planning Permit Applications

- 3.1 MM presented the staging plan which indicates the location on the western precinct for the next stage of Moonee Valley Park and noted the area would include two buildings. MM also noted these buildings would be the first buildings in “phase 2” of the project, and in order to deliver require the partial demolition of the existing grandstand and completion of at least part of the North South Road.
- 3.2 MM noted Hamton is likely to have lodged a permit application for the next two buildings prior to the next CRG meeting.
- 3.3 MM noted that consultants have been engaged including Architects Cera- Stribley.
- 3.4 Allison Beaumont asked when more design detail would be available regarding the intersection of Wilson Street and the North South Road. MM noted in the coming months the Developer and MVRC expects to have discussions with Council regarding the intersection, so at this stage it is difficult to say exactly when. Ultimately the final design of the intersection and the timing of its delivery will be determined by Council.
- 3.5 Sarah Ambrogio (SA) asked who would be delivering the intersection. MM noted this is TBC, and subject to discussion with Council, however Hamton anticipates the Developer will be required to build the intersection. MM noted that the Developer will construct the North South Road before it is handed over to Council.
- 3.6 SA asked who is responsible to deliver the shared path along the N-S Road and Dean Street. MM confirmed its extent along the N-S Rd will be delivered by the Developer, and its extent along Dean Street is the Club’s responsibility to deliver, noting the Club’s extent will be a condition in MVRC’s recently approved planning permit.

- 3.7 MM confirmed that timing around the delivery of intersections to connect the North South Road to Wilson St & Dean Street is yet to be determined and will be subject to agreement with Council. MM noted it would logically be determined by anticipated traffic volumes as stages of Moonee Valley Park are progressively delivered and occupied.
- 3.8 SA asked if the next stages would include any public open space. MM said this was likely and is contemplated in initial plans.
- 3.9 JN asked whether the next stage would include a hotel and if not, where would a hotel likely be located. MM confirmed there is no hotel in the next stages and that the most likely location for a hotel will be near Dean St.
- 3.10 SA asked about retention of heritage features. MM noted this was an important consideration for Hamton and MVRC as many of these features have considerable potential for adaptive re-use in situ. MM noted that details of exactly what would be retained, relocated, demolished would be considered at a more detailed design stage.

4 MVP – Feehan Row South construction (Stage 2)

- 4.1 CD provided an update to the Stage A (South) Feehan Row construction. CD advised that works are expected to be complete in quarter 3 of 2023.

5 MVP – Thomas Street construction

- 5.1 CD provided an update to Stage B Thomas Street construction. CD advised that occupancy permit is expected for early April 2023.
- 5.2 In response to a question from SA, CD confirmed the footpath in front of the Thomas Street building is to be re-sheeted and will re-open in April 2023.

6 Stonepine House & Trackside House

- 6.1 CD noted enabling works have commenced to the site, with building construction to commence in April 2023.
- 6.2 CD presented intended construction vehicle traffic routes from the yet-to-be-approved construction management plan. The one-way access via Thomas Street will only be required for the excavation stage and then will cease and all access will be required via Dean St/Feehan Ave.
- 6.3 CD confirmed that construction parking is to remain in the infield. Hamton and MVRC will continue to encourage contractors to park in designated zone.
- 6.4 CD noted Hamton is in discussion with Council regarding changes to the parking restrictions along Thomas Street and Feehan Avenue to instigate a 2hr parking restriction. If Council implements the initiative, this should assist to reduce construction workers parking in these areas.

- 6.5 In response to questions from SA, CD confirmed that the basement for Stonepine and Trackside is a single shared basement and would be constructed at once. CD noted these buildings are anticipated for completion in mid-2025.
- 6.6 In response to a question from SA, GW confirmed that construction of the track will be undertaken progressively and given the large area of the infield, all contractors will be able to continue to park on the infield whilst the racetrack works are ongoing.
- 6.7 In response to question from SA, GW confirmed that the delivery of the new racetrack and grandstand will happen at the same time. MM confirmed that construction of the next stage including demolition of the grandstand will happen concurrently with MVRC's works.

7 Community Activations

- 7.1 EB confirmed that MV+ Health and Fitness has continued success and is now on hold until late 2023.
- 7.2 EB confirmed that Beanbag Cinema is confirmed for Saturday 25th March 2023, with a screening of Minions – The Rise of Gru and includes a lot of family fun entertainment.

8 Other Matters/Questions

MM opened the meeting to questions.

- AB asked how the local community will be made aware about dates and times for meetings with MVRC on sensitive interfaces in relation to the design on the grandstand. AB suggested these meetings could be held in smaller groups based on resident proximity to various parts of the Grandstand because residents in different parts of Wilson Street would have different key concerns.
- SA asked GW what capacity MVRC has to make changes to the design based on feedback received in the community meetings. GW confirmed there will not be an opportunity to change the location / building envelope of the grandstand as this has been resolved as per the SUZ2 planning scheme controls which informed the approved masterplan. The building façade and matters relating to sensitive residential interfaces, including waste management, acoustics will be taken on board when the MVRC consults with external stakeholders.
- CH confirmed the appropriateness of the information sharing process as it relates to the Grandstand design response and planning permit application process

MM thanked everyone for attending the meeting and that the next CRG Meeting will be held on a Wednesday evening in late June 2023 on a date to be confirmed by Hamton.

Meeting closed at approximately 7:20pm.