

## **Meeting: The Valley Tomorrow Community Reference Group #17**

**Date:** 13/09/2023 Meeting began at 6.00pm

**Location:** Video conference call – Microsoft Teams

### **Attendees:**

- Matt Malseed, Chase Devereaux, Erin Boyd, Simon Lewin - Hamton (H)
- Georgia Willis, Rozalee Erceg, Anthony Brown - 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
- Cr Rose Iser, Colin Harris, – Moonee Valley City Council (MVCC)
- Andrew Robertson (Tract Landscaping)
- Michael Holtz – Local resident

### **Agenda Items:**

1. Introductions/housekeeping
2. MVRC Projects – Masterplan
3. MVP – MVP Project Planning Update
4. MVP – Feehan Row construction (Stage 2)
5. MVP – Stonepine & Trackside House
6. Community activations
7. 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 the building and works application for the Grandstand Precinct remains under review by MVCC, and the RFI process is in progress.
- 2.2 GW confirmed that MVRC will be holding a community information evening on 10<sup>th</sup> October 2023, 6pm-7pm in the MVRC Committee Room. A mailout invitation to the surrounding area will be underway shortly and all information will be made available on the MVCC website.
- 2.3 GW confirmed that the MVRC consultant and project team will attend the information session, to provide information and answer questions on sensitive interfaces that relate to the local community.
- 2.4 GW presented 3D renders of the proposed new Grandstand Precinct (can view on slide 4 of the presentation)
- 2.5 GW noted key elements in relation to the design response as shown on the presentation slides.
  - i. Traffic & Pedestrian Management: no changes to the SUZ Masterplan. Vehicle access will be limited from Wilson Street, with the primary vehicle

access from Dean Street. The Porte Cochere will operate as per the SUZevent management modes, specifically for VIP's, disabled access and emergency access. .

- ii. Event Management: continue to adhere to as per event mode of Masterplan.
  - iii. Environmentally Sustainable Development: continue to implement improvements to obtain the target of a net-carbon offset by 2027.
  - iv. Landscaping: the design response proposes to more than double the number of existing canopy trees onsite.
  - v. Acoustic: MVRC will meet the required EPA noise regulations, and further mitigation measures will be included in the design response. Further discussion on the acoustic design response will take place at the community information evening.
  - vi. Overlooking: Design response incorporates various elements and principles to limit the potential for overlooking and is sensitive to the interface.
  - vii. Stormwater Management: MVRC will take out the reliance on town water with their stormwater strategy, which also supports the sustainable management plan.
  - viii. Track Lighting: MVRC will be managing track lighting and propose an improvement to efficiency by over 50%, and significant reduction to light spill with new technology installed.
- 2.6 GW noted the proposed activation zones for the infield including an active playground and running & walking track. Discussions with MVCC and other stakeholders are underway for opportunities for sports & recreation activities including requirements for additional infrastructure..
- 2.7 MM opened the meeting up for questions on information relating to the MVRC Grandstand Precinct & Infield development.
- 2.8 Allison Beaumont (AB) asked GW if immediate neighbouring residences along Wilson Street will receive a separate information evening given their proximity to the grandstand interface. GW encouraged residents attend the initial session on 10 Oct, to gain a better understanding from the project team. Consideration will be given to further sessions if required.
- 2.9 Colin Harris (CH) confirmed that the timeframe for the MVCC decision will take place some time after the community meeting in response to the questions asked by AB.
- 2.10 GW confirmed that MVRC is open to set up a time to have further discussions on the proposal and future opportunities with Moonee Ponds Primary, in response to Matt Bott (MB). MB noted he would contact GW.
- 2.11 Sarah Ambrogio (SA), noted her complaint that the MVRC has not consulted with the community regarding plans for the Grandstand prior to lodgement to allow input into the design, as had been represented by MVRC at CRG meetings over recent years, and expressed disappointment that the consultation will now occur after the design has been progressed and the application lodged.
- 2.12 GW noted that the design for the Grandstand has been evolving over some time, to allow the design to respond to the market conditions and environment that it operates in, in accordance with the approved masterplan before progressing through the RFI process. This is the proper process to inform the application and the RA, which has been adhered to. GW agreed to disagree with SA in relation to MVRC's representations regarding the process.

- 2.13 SA asked GW to confirm and inform the group of the inclusion of a hotel, set within the Clubhouse, is included in the proposal for the Grandstand. GW confirmed that throughout the design process, consideration to forward planning for the future of the Racecourse was undertaken, and as a result a complementary hotel service for racing members, VIPs and for racing events, will be included. GW noted the Club is not proposing a commercially run hotel rather boutique accommodation.
- 2.14 GW confirmed that traffic management including car parking for the hotel will be taken off Thomas St (not Wilson Street). There will be a basement carpark (and a drop off zone within the basement). Primary vehicle access for the Infield / Grandstand precinct is via Dean Street in accordance with the approved masterplan.
- 2.15 GW confirmed the events activities will sit within the Grandstand, and not the Clubhouse.
- 2.16 In response to a question from JN, MM confirmed that whether or not the MVRC had a hotel in the Clubhouse would not be the determining factor regarding whether a hotel would be included in the Western Precinct.
- 2.17 In response to the question asked by SA, GW confirmed the hotel use was not depicted in the masterplan, as is an as of right use and specified under the uses of the zoning control within the planning scheme.
- 2.18 Town Planner from Tract, Andrew Robertson (AR) clarified that the role of the SUZ masterplan is to confirm the building envelopes, building heights, the programming of the site and the access strategy. The residential hotel is defined as a section 1 as-of-right use within the planning scheme and therefore does not require a permit from council and did not need to be included in the SUZ masterplan.
- 2.19 SA asked if any other racecourses within Australia have hotels. CH confirmed that Adelaide does, and GW confirmed that ATC and Eagle Farm are introducing accommodation as part of their regeneration projects.
- 2.20 In response to SA, GW confirmed that the uses included in the Clubhouse and Grandstand include food & beverage services, accommodation, health & fitness, and racing services including the MVRC's administration offices.
- 2.21 AB asked GW to confirm areas for rooftop dining and a pool. GW confirmed the outdoor dining area will face the area between the Clubhouse and Grandstand. As well as the pool, which will be complementary to the health & fitness offer. The pool will be closed off when in event mode.
- 2.22 AB requested that the invite for the community meeting include information regarding the proposal.
- 2.23 GW confirmed that the pool will be set at grade.
- 2.24 In response to SA, GW confirmed that the pool was not show on previous drawings or referenced at previous CRG meetings. It is further design detail as the design has developed.
- 2.25 In response to SA, GW confirmed that the fitness centre will be a complimentary offer to the racing precinct.

- 2.26 SA asked if MVRC are moving away from racing on the site. GW confirmed that racing is still / and will be a large part of the sites activities, however it is important that the Club is thinking ahead with its redevelopment plans to future-proof the racecourse precinct with the addition of other services and activities to ensure it supports the local economy, employment, and tourism in the greater catchment into the future
- 2.27 SA expressed disappointment that detailed plans for the grandstand have not been shown during this meeting, given the community angst in relation to the grandstand. GW referred SA to the Information session to be held on the 10<sup>th</sup> Oct where plans and the project team will be available for questions.
- 2.28 Michael (Guest) requested that it be minuted that this is the first time that the inclusion of a hotel within the grandstand precinct had been presented to the community.

### **3 Status of Planning Permit Applications**

- 3.1 MM presented the staging plan and confirmed that as advised in previous CRG meetings Hamton has submitted the planning permit application for the next stage at Moonee Valley Park, known as Flora East & West for 2 buildings. The application was submitted on 1 August 2023.
- 3.2 MM noted that the location of Flora East and West are where the existing grandstand sits.
- 3.3 MM noted that Hamton is in the process of responding to an RFI from Council and it would be advertised in the coming weeks.
- 3.4 SA noted that the fact the application will be advertised must mean the relevant height is proposed to be exceeded. MM noted the application needed to be advertised for multiple reasons including but not limited to the demolition of the grandstand for heritage reasons.
- 3.5 SA asked if Hamton were planning to develop the Flora East & west above height limits.
- 3.6 MM confirmed that the approach to building height respects sensitive interfaces and the uppermost apartment level in the western building is lower than the preferred maximum height by 1.5 floors approx. and in the eastern building is approximately 1.5 floors above that height providing a respectful and balanced approach.
- 3.7 MM noted that construction commencement is indicated for early 2026, with the demolition of the grandstand prior to construction of Flora scheduled to commence after the 2025 Cox Plate.
- 3.8 MM noted the North South Road needs to be built to provide access to Flora and that a separate permit application is to be lodged for the North South Road.
- 3.9 JN asked whether Hamton expect the development of current stages to be complete before commencement of construction of the next stage. MM confirmed Stonepine House & Trackside will be complete before the existing grandstand demolition commences.
- 3.10 MM noted that the Flora buildings comprise exclusively residential apartments (with one small ground floor office proposed). Retail and mixed-use spaces are proposed

to be in the Cox Place precinct, located in the southern portion of the development site.

- 3.11 MM confirmed vehicle access to the basement of Flora East & West will be via the North South Road.
- 3.12 MM noted Cera Stribley is the architect on Flora East & West, bringing design diversity to the MVP precinct.
- 3.13 Simon Lewin (SL) confirmed in regards to the number of levels of apartments that the western building will consist of ground plus 13 levels. And the eastern building will consist of ground plus 16 levels.
- 3.14 MM confirmed that the highest preferred maximum for the entire site is 62m, and this stage sits at a preferred maximum height of 50m.
- 3.15 In response to SA, SL confirmed that the current permit application proposed 442 dwellings across the two buildings.
- 3.16 SA asked how many more stages the development will be split into. MM noted this was yet to be determined.
- 3.17 In response to SA, SL confirmed the shared user path will run from Feehan Ave and connect to the North South Road (as per the ITP). SL also noted that the public road along the southern side of Flora would be a "court" as per the approved ITP..
- 3.18 MM confirmed that additional public open space is proposed as part of the Flora permit application, which would contribute to the requirement for 2,000sqm of additional public open space (beyond the 5,000sqm park) in the ACZ land.
- 3.19 SA raised concern about parking construction vehicles and storage construction materials around the root zones of the Stonepine trees. MM confirmed that an arborist has been engaged to assess the trees and surrounding hardstand, to ensure it is safe to do so and that mulch had been placed under the trees where there was no hardstand.

#### **4 MVP – Feehan Row South construction (Stage 2)**

- 4.1 CD provided an update to the Stage A (South) Feehan Row construction.
- 4.2 CD advised that settlement of the 44 homes will take place in two stages, with the first stage expected to settle end of Oct or early Nov. And the second stage expected to settle end of Nov.
- 4.3 CD advised that all external interfaces including footpaths and Poplar Park are due to be completed in November.
- 4.4 In relation to the previous concern raised by SA, CD confirmed that an arborist attended site last week. There will be no additional drainage or infrastructure constructed within the park area surrounding the Poplar tree, and the footpath will be constructed outside of the TPZ to protect the tree.

## **5 Stonepine House & Trackside House**

- 5.1 CD noted that Icon has completed the retention piling around the perimeter of the site. This is undertaken to protect the neighbouring properties and trades as they complete excavation works.
- 5.2 CD advised that excavation works are due to be completed by February 2024.
- 5.3 CD noted that vehicle access to site as part of the construction management plan will enter via Feehan Avenue, to ensure little activity on Thomas Street.
- 5.4 CD advised that construction works currently remain on program, with completion expected in Spring 2025.
- 5.5 CD noted that community engagement from Icon has been successful, in relation to protects works notices and parking requirements.
- 5.6 CD noted an arborist has been present on site to witness the removal of any hard stand materials on numerous occasions, and has been consulted on any other site related issues that have arrived such as changes to the footprint of mulched areas or changing protection strategy in relation to the Stonepine trees.
- 5.7 JN asked is there are plans for dust mitigation while the site is shut down over the Christmas period. CD noted that the basement excavation will be up to approx. 15 metres deep, therefore it should not be exposed to much wind to pick up dust, however CD will raise this matter with Icon for consideration.

## **6 Community Activations**

- 6.1 EB presented the Spring Outside, Kids Day Out event in Tote Park on Saturday 4<sup>th</sup> November 2024.
- 6.2 EB confirmed that Moonee Valley Park are sponsoring the Moonee Valley Football Club for the 2023/24 season.
- 6.3 GW presented Barks of the Course event on Sunday 17<sup>th</sup> September 2024, a walk around the racecourse for families and their pets. The walk be cost a gold coin donation for entry, with all proceeds being donated to Heart Kids.

## **7 Other Matters/Questions**

MM opened the meeting to questions.

- 7.1 In response to questions for JN, GW confirmed that the MVRC Community consultation will take place on 10<sup>th</sup> October 2023. Information will be published on the MVCC website, and a letter box drop will be distributed to the local area.
- 7.2 In response to a question from SA, MM confirmed that the presentation will be posted along with the meeting minutes, to the Valley of Tomorrow community website, within a week.

Cr Rose Iser confirmed that a copies of the MVRC planning application can be obtained at the council office, over the desk, and that Council officers are available to discuss. GW confirmed that there is a notification on the council website.

7.3 AB noted having the plans only available for viewing over the desk was not helpful for people who cannot get to Council offices during office hours.

7.4 In response to SA, GW confirmed that the realignment of the racetrack will commence at the same time as the construction of the grandstand.

Meeting closed at approximately 7:15pm.