



Moonee Valley Racecourse
Redevelopment
Community Reference Group
13 September 2023



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Agenda

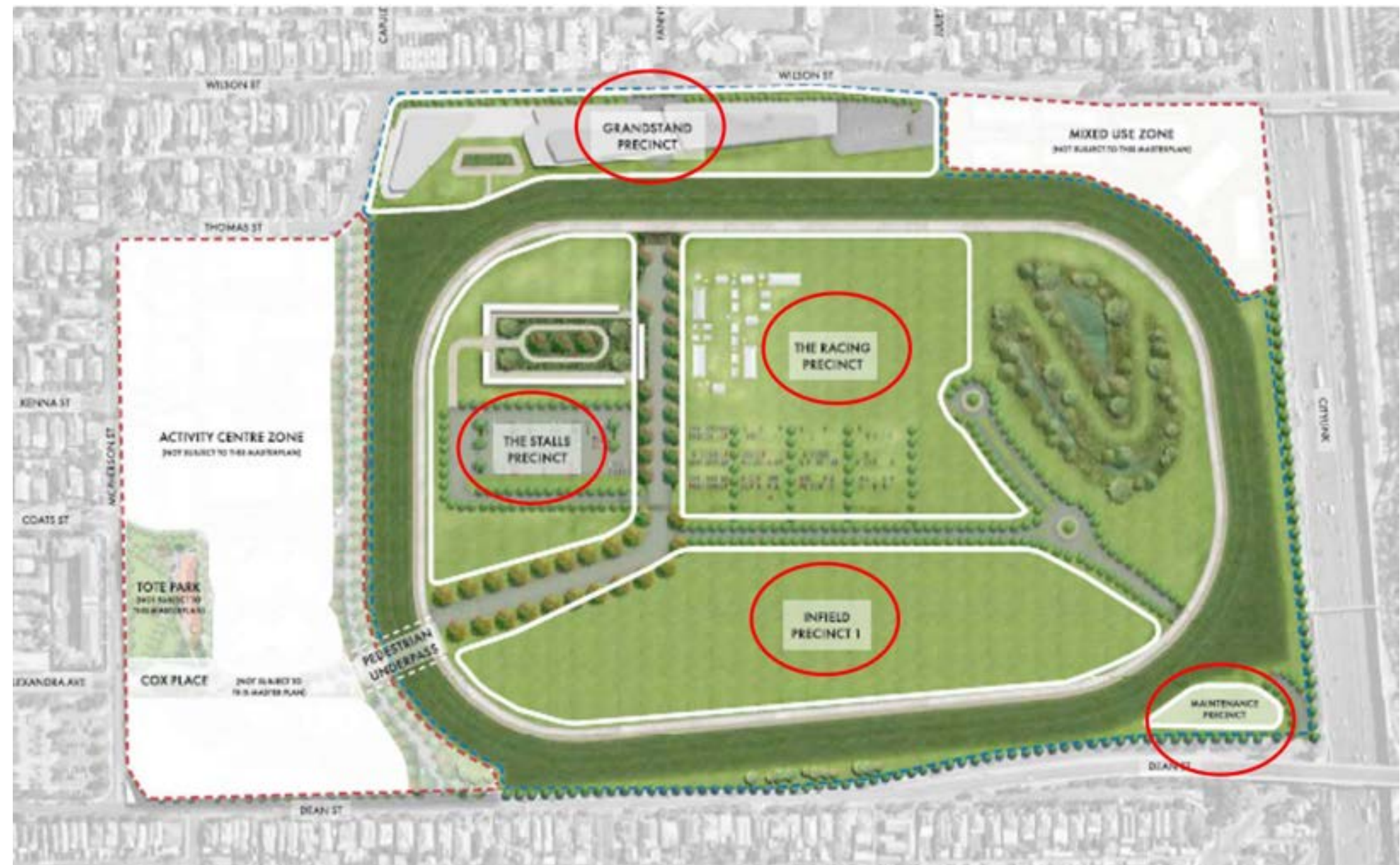
1. Introduction/Housekeeping
2. MVRC Projects – Masterplan (SUZ)
3. MVP Planning Update
4. MVP Construction Update
5. Community Activations
6. Other matters, wrap-up & next meeting



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MVRC Projects Masterplan (SUZ)

The approved **Masterplan** is the guiding reference document to inform critical infrastructure, service requirements, movement & access, and built form for the redevelopment of the Racecourse Precinct.



The Building & Works planning applications for the **Maintenance Precinct, the New Racetrack, Racing & Stalls Precincts** were approved in February and March 2023.

The **Grandstand Precinct** Building & Works application remains under review by Council. The Request for Information (RFI) process is in progress, with an Information Session now confirmed **Tuesday October 10, 6 – 7pm in the MVRC Committee Room.**

A mailout will be underway shortly including information made available on the MVCC webpage.

MVRC Projects *Masterplan* *(SUZ) cont.*

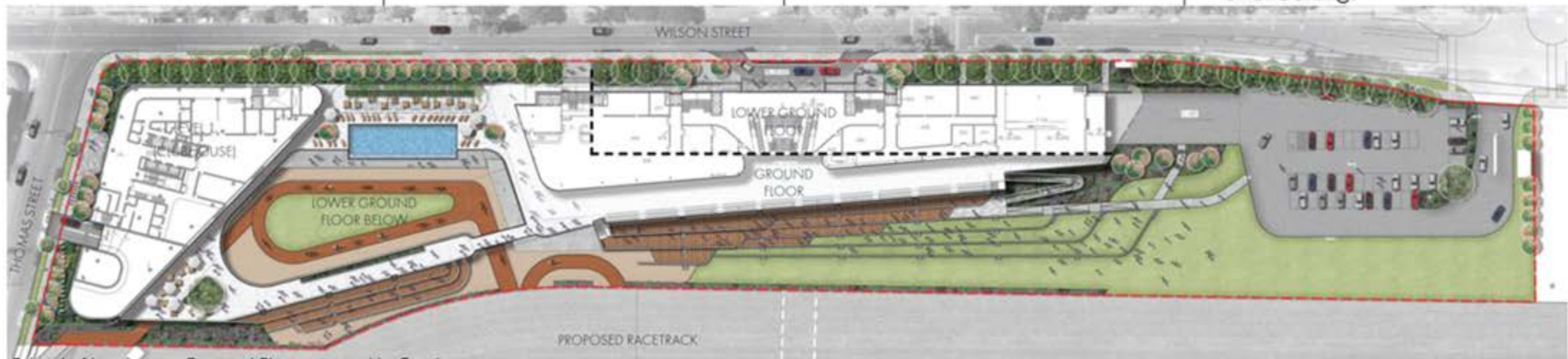
Grandstand Precinct – Design Response



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Key Elements

Traffic & Pedestrian Management	Event Management	Environmentally Sustainable Development	Landscaping
<ul style="list-style-type: none"> The statutory car parking and bicycle parking requirements have been satisfied. Incorporates a comprehensive access strategy relocating pedestrian access through the infield. Proposed <u>signalised</u> Wilson Street / Juliet Street intersection. 	<ul style="list-style-type: none"> An Event Management Plan which addresses: <ul style="list-style-type: none"> all non-race day events expected to attract more than 400 people all race events expected to attract more than 5,000 people; the WS Cox Plate event; Traffic, car parking and pedestrian management procedures 	<ul style="list-style-type: none"> Incorporates recognized sustainable technologies and best practice, including: <ul style="list-style-type: none"> Energy efficient systems Solar PV and storage Rainwater tanks Low to zero VOC Reduction of operational waste. 	<ul style="list-style-type: none"> A high-quality landscape response to soften the built mass and increase canopy coverage. A replacement canopy planting of more than double the existing trees on site. Landscaped terraces which include integrated planters with acoustic and privacy screening to manage noise and overlooking.



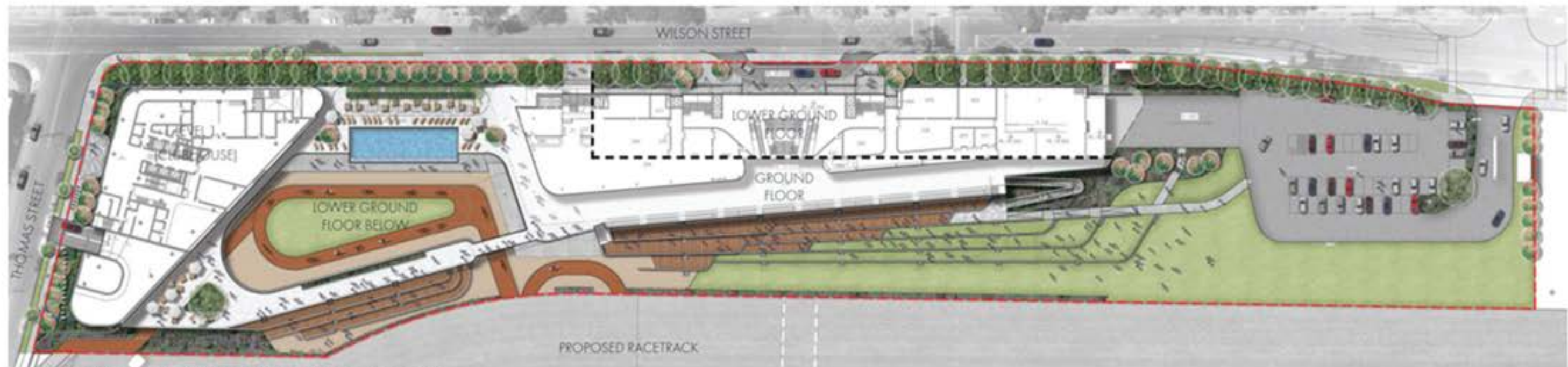
Extract of Landscape Concept Plan prepared by Tract



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Key Elements

Acoustic	Overlooking	Stormwater Management	Track Lighting
<ul style="list-style-type: none"> • The proposed development will meet the relevant EPA noise regulations. • Noise mitigation measures, include: <ul style="list-style-type: none"> ○ Acoustically solid barriers ○ Management and scheduling of patron areas and access 	<ul style="list-style-type: none"> • Incorporates various screening elements and principles to effectively limit the potential for overlooking, including: <ul style="list-style-type: none"> ○ Overlooking screens ○ Vegetation buffers ○ Strategically placed windows and openings. 	<ul style="list-style-type: none"> • Rainwater will be collected and stored in a 120KL rainwater tank. • Any excess stormwater runoff will be diverted, collected and stored in the two dams featured onsite, in accordance with the approved Stormwater Drainage Strategy. 	<ul style="list-style-type: none"> • The lighting system has been designed to best practice and complies with the standard for obtrusive light compliance (<i>AS/NZS 4282 :2019 – Control of the obtrusive effects of outdoor lighting</i>). • The lighting strategy has been designed to direct illumination inwards towards the racetrack.



Extract of Landscape Concept Plan prepared by Tract



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MVRC Projects Masterplan (SUZ) cont.

Infield Precinct

Through the MVRC's redevelopment vision and the approved Masterplan the Infield Precinct will play host to recreation and other activities for the community when the land is not being used for racing and non-racing events.

1. Infield Landscape & Activation Concept Design - Preliminary Draft for discussion purposes only

Area 1: 29,250sqm or approx. 186m x 160m

Suitable for:

- All
- Cricket
- 2 x Senior soccer or
- 2 x Rugby Union or league

Recommended line marking for multi-sports (pictured)

Area 2: 21,702 sqm or approx. 105m x 217m

Suitable for:

- 2 x Hockey (pictured)
- 3 x Junior Soccer (single pictured)
- 1 x Softball or Baseball
- 12 x 5-a-side soccer or
- Combination of the above

Area 3: 6,153sqm

Suitable for:

- Hard courts (10 x netball, tennis or basketball)
- Bowling green or Croquet lawn (pictured)
- Combination of the above

Note, we would require a small parking area south of the roundabout to make this area viable.

Area 4: 9,920 sqm

Suitable for:

- large regional adventure play space
- Picnic and barbecue facilities
- Skate park
- Internal hard-court spaces e.g. half-court basketball
- Combination of the above

Area 5: Approx 1,500m

Suitable for running and walking track and could include nodes with exercise equipment. Also, suitable for 5km 'parkour' at just over 3 laps. Note, to incorporate track to inside of race track the underpasses will need to be extended.



The above concept design demonstrates the spatial opportunities for sporting and recreational uses.

Detailed planning for the “opening up” and activation of the Infield to facilitate considered and formalised recreational / community access is underway with discussions progressing with multiple stakeholders.

MVP Planning Update



”Flora East & West” Planning Permit Application (location in green on above diagram)

- Application lodged 1 August 2023.
- RFI received late August
- Advertising likely in the coming weeks
- Construction commencement indication – early 2026 (post existing grandstand demolition).

Upcoming Planning Permit Application – North-South Road

- Currently preparing application – anticipated lodgement Oct-Nov 23
- Nth-Sth Rd req’d to access “Flora”.



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MVP Planning Update Flora East & West



Flora East and West Planning Permit

- Two buildings positioned between Stonepine Drive and the extension of Coats St.
- Orientation of the buildings facilitates extension to Stonepine Square with proposed landscaped public open space and public art.
- Delivery will include public road (extension of Coats St.) including new bike path connecting Tote Park to the shared path along the Nth-Sth Rd.
- Exclusively residential (except 1 x small ground floor office included).
- Approach to building height has regard to sensitivity of interfaces (western building below pref max height and lower than eastern building).
- Vehicle basement access from Nth-Sth Rd with porte cochere drop-off located on Coats St extension.
- Resident amenities include swimming pool, gym and co-working space.



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Construction Update

Feehan Row (Stage 2)

- Camillo Builders have continued to complete the Feehan Row townhouses in 6 blocks making good progress over recent months.
- Hamton plan is to settle the blocks in 2 stages, with the first of these being in late October / November.
- Blocks 1, 2,3 & 4 have had first round of defects which are all part of the first stage handover
- Hamton expect all external interfaces to be completed in November including public space and footpaths.
- Blocks 5 & 6 are expected to be completed end of November and will form part of the second stage handover.



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Construction Update Cont.

Stonepine House & Trackside House

- Icon has completed all retention piling to perimeter of their site. This protects both neighbouring buildings and allows excavation / anchoring works to commence.
- Over the remainder of the year Icon will be completing bulk excavation to get down to basement level and complete basement structural works.
- Access to site as part of the Construction Management Plan remains as per previous stages at Moonee Valley Park with little construction activity on Thomas St.
- Completion is expected Spring 2025.



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Community Activations

Spring Outside Kids Day Out

Spring Outside Day will be on Saturday 4th November in Tote Park, with footy fever activities in support of the Moonee Valley Football Club.

Kids will enjoy 3 footy themed activities run by ProActivity and the MVFC, as well as face painting and a sausage sizzle. We have free coffee for parents as well.

This is a fun and free family event. Football activities are limited to kids aged 5-12.



MVRC Barks of the Course

Moonee Valley Racing Club are holding Barks of the Course on Saturday 17th September.

This is a unique opportunity for local families, friends and dogs to walk around the race track. The walk is open to all abilities, with two surfaces available:

- 1.8km grass turf track
- 1.4km track pathway

Gates open at 9am, with the walk commencing from 10am. Gold coin donation to participate, and all proceeds donated to support Heart Kids.



*Other Matters,
Wrap Up &
Next Meeting*



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Thank You



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