

## **Meeting: The Valley Tomorrow Community Reference Group #18**

**Date:** 6/12/2023 Meeting began at 6.00pm

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

### **Attendees:**

- Matt Malseed, Erin Boyd - Hamton (H)
- Anthony Brown, 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
- Cr Rose Iser – Moonee Valley City Council (MVCC)

### **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 advised that Georgia Willis has departed from Moonee Valley Racing Club, and introduced Anthony Brown (AB), MVRC Project Director, who will provide MVRC's CRG updates going forward.

## **2 MVRC Projects - Masterplan**

- 2.1 AB confirmed that there were approximately 80 attendees to the MVRC Grandstand Community Information evening, that was held on 11<sup>th</sup> October 2023, including local residents, MVP residents, club members and Moonee Valley City Council representatives. Expert consultants were present to talk to their various disciplines and all-in-all MVRC felt that the session was very informative and well received.
- 2.2 AB confirmed that MVRC ran a separate Q&A session with Moonee Ponds Primary School and their school council, which in the Club's opinion, was well received.
- 2.3 AB noted the Grandstand and Clubhouse permit application was on the agenda for the Council meeting on 12 December. Cr Iser noted that this was to be considered tentative until the CEO confirmed the agenda on Friday 8 December.
- 2.4 ABE asked if there had been any changes made to the plans which were presented at the Club's Community Information evening. AB confirmed no, the plans remained the same.
- 2.5 ABE stated that during the information session, some of the design consultants present had stated that small tweaks could potentially be made to the design of the grandstand that would have no detriment to the Club or the functionality of the grandstand (regarding matters such as light and sound), but which may benefit

residents directly opposite. ABE asked who would be best to speak to in regard to these matters.

- 2.6 AB confirmed that he would reach out directly to ABE on email to request a list of the items and the consultant that was spoken to, so that MVRC can look into those items. AB noted that the design development process was scheduled to shortly commence, which is the appropriate time to adjust fine details.
- 2.7 SA noted that conflicting messaging was being communicated to attendees at the Club's community information sessions, in regards to use of the porte cochere at the northern side of the Grandstand, when small events, defined as <400 attendees, were to be held. In response, AB confirmed there was no change proposed to the use of the porte cochere at the grandstand and that all use would be as per the approved SUZ masterplan.
- 2.8 SA suggested a permit condition be added to the Club's permit for the grandstand and clubhouse. Cr Iser noted that a condition was unnecessary given the proposed use is in accordance with the approved SUZ Masterplan.
- 2.9 AB confirmed that Council planners could provide details on traffic management restrictions in accordance with the SUZ masterplan.
- 2.10 Cr Iser invited residents to email to her, any specific questions or concerns regarding the grandstand application and she will do her best to get an answer prior to any Council decision on that specific topic.
- 2.11 SA noted she was disappointed the acoustic engineer was not in attendance at the Club's information session. SA asked for a copy of the acoustic report from the information evening and AB requested that any specific queries be put in writing via email for MVRC to respond to.
- 2.12 Cr Iser invited SA to email her and she will request this information from the planners as well.
- 2.13 Cr Iser confirmed that she has requested from Council's planners, a list of local resident queries to try to ensure that all queries are being addressed prior to any decision-making by Council.
- 2.14 AB confirmed that plans for the infield activation zones currently remain inline with the last updated given. The Working Group including Council, last met on 9 June 2023, and are aiming to meet again before the end of the year.
- 2.15 In response to SA, AB confirmed the Club was aiming for the infield to be developed and delivered inline with the overall racecourse development.
- 2.16 AB confirmed that an update on the infield zones, including delivery and staging will be provided at the next CRG meeting.

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

- 3.1 MM confirmed that the Flora East and West planning application, which was lodged in early August remains under review by Council. Hamton is currently working through Council.

- 3.2 MM confirmed that Hamton is still working towards construction commencement for Flora East and West in early 2026, but that commencement of construction is dependent upon the Club firstly ceasing racing to enable demolition of the existing grandstand to occur prior.
- 3.3 MM confirmed that Hamton lodged the planning permit application for the North South Road on 29 November 2023. This application includes proposed future public access to MVRC infield (including stairs and lift).
- 3.4 MM presented images from Cox Architecture for the design of the entry from the North-South Road, under the racetrack and into the infield.
- 3.5 MM confirmed that the MVRC entry will be constructed at the same time as the North-South Road, and the intention is that this will occur in line with the Club's racecourse works.
- 3.6 In response to questions from ABE, MM noted Hamton's understanding is that the planning permit application does not require advertising under the planning scheme.
- 3.7 In response to question from ABE, MM confirmed that between the road and the track, there is a significant level difference and there will be a fence that separates them. The fence comprises a concrete crash barrier approximately 1m high, upon which a steel fence will be constructed to a total height of 1.8m. MM noted that cyclist safety was a key consideration in the fence design.
- 3.8 In response to ABE, MM confirmed the permit application scope spans from the bend in Thomas Street, down to Dean Street and that it does not include the intersection for Wilson and Thomas or the entrance to the proposed Clubhouse.
- 3.9 MM confirmed that the intersection corner of Wilson and Thomas Street is part of the Development Contribution in the Section 173 for ACZ land. Hamton will deliver the new intersection in line with new infrastructure requirements as determined by Council.
- 3.10 In response to ABE and SA, MM confirmed that discussions around the design of the Wilson & Thomas Streets intersection are ongoing and will be delivered in accordance with the ITP.
- 3.11 AB confirmed that the traffic management consultant, Stantec, are the consultant for both the MVRC precinct and the MVP development. Therefore, the design of the Wilson & Thomas Streets intersection will have an integrated approach from traffic management, and in accordance with the Council-approved ITP.
- 3.12 ABE asked whether the ITP ever gets updated, given it was done many years ago. MM noted it is a high-level document intended to guide development over a long period of time.
- 3.13 MM confirmed that when there was a design for the Thomas Street and Wilson Street intersection that was agreed by Council, Hamton would be happy to share this with the CRG subject to Council being OK with that.

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

- 4.1 MM provided an update to the Stage A (South) Feehan Row construction.
- 4.2 MM advised that purchaser pre-settlement inspections have taken place, and the occupancy permit was granted on 29<sup>th</sup> November 2023.
- 4.3 MM advised that settlements and move-ins are due to occur mid-late December.

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

- 5.1 MM advised that Icon has completed all bulk excavation down to level 3 and all excavation equipment will be removed by the end of 2023.
- 5.2 MM advised that foundation piling commenced early December and Icon are planning to pour the bottom basement concrete slab by end of January 2024.
- 5.3 MM advised that 3 tower cranes are due to be erected by mid-February 2024 for Icon to commence structural works.

#### **6 Community Activations**

- 6.1 Erin Boyd (EB) confirmed the success of Spring Outside, Kids Day Out event, which was held on 4<sup>th</sup> November in Tote Park, seeing over 130 children participating in the football themed activities. Plus, additional family with young kids joining in on the fun with face painting and sausage sizzle.
- 6.2 EB confirmed that the Beanbag Cinema will be returning in March 2023. Date to be confirmed.
- 6.3 Rozalee Erceg (RE) presented Christmas at The Valley on 23<sup>rd</sup> December 2023 which will include the Junior Jocks Mascot, Crossword (Shetland Pony), face painting, balloon artist and a special visit from Santa.

#### **7 Other Matters/Questions**

MM opened the meeting to questions.

- 7.1 JN asked whether gas was included in the early stages of MVP, because there were gas pressure issues in the local area. MM noted that cooktops in Feehan Row and Thomas Street were gas, however that for the larger stages, and moving forward no apartments would have gas cooktops, and induction was being installed in Trackside House and Stonepine House.

Meeting closed at approximately 7:00pm.