

Council's process for assessing, informing and consulting on the Moonee Valley Racecourse proposed master plan and rezoning

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Introduction and welcome

**Mayor, Councillor Jim Cusack
City of Moonee Valley**

**Chief Executive, Neville Smith
Moonee Valley City Council**

Purpose of the meeting

- Outline the proposal – what has been submitted.
- Explain how we will assess the proposal.
- Confirm community feedback to date.
- Listen to your views.
- Explain how we will consult with you.

Initial assessment

1 . Rezoning request and draft master plan received

2 Information Session

3. Analyse proposal

Seek further information (if required)

4. Report to Council for authorisation from
Minister to put draft master plan and rezoning on consultation
(prepare and exhibit amendment)

Exhibition, Consultation and Submissions

5. Authorisation from Minister for Planning

6. Exhibition and undertake consultation with the community on rezoning and draft master plan

7. Council to consider submissions, and identify any outstanding issues that need to be addressed

8. Council to request Panel Hearing to review submissions

Final decision - master plan and rezoning

9. Council to consider Panel's recommendations and decide whether or not to approve the master plan and rezoning

10. Minister for Planning advised of Council's decision and makes final decision

Proposal Summary

The proposed master plan includes the following components:

- Realignment of the racetrack and relocation of the grandstand to Wilson Street frontage.
- Mixed use and medium to high density residential development.
- Built form ranging from predominately 3 storeys at street edges up to 25 storeys in the central parts of the site.
- A 3,000m² sized open space reserve adjacent to McPherson Street.
- A proposed urban plaza located at an extension of Coats Street.
- A mixed use precinct on the corner of McPherson Street and Dean Street.

Proposed master plan – precincts and staging



Phase 1	Phase 3
Phase 2	
	Phase 4

Proposed master plan - layout



Top 11 Issues



- Traffic and Transport impacts
- Impacts on community services, facilities and infrastructure
- Heights, setbacks, character, design, layout
- Amenity impacts
- Environmental sustainability
- Land use mix – extending commercial area
- Grandstand
- Heritage
- Amount and quality of information provided
- Consultation undertaken
- Property devaluation

How the issues are being addressed



Summary of issue	How Council is addressing this
Traffic and Transport Impacts	Independent review VicRoads Department of Transport.
Impacts on community services, facilities and infrastructure	Independent review of the Community Infrastructure Assessment. Independent Social Impact Assessment Independent review of the open space impacts.
Heights, setbacks, character, design, layout , amenity impacts	Independent review of the Development Guidelines

How the issues are being addressed continued...



Summary of issue	How Council is addressing this
Environmental Sustainability	Review of environmental impacts and opportunities.
Land use mix – extending commercial area	Independent review of Development Guidelines. Ensuring that any commercial development would not detract from commercial viability of Puckle Street.
Grandstand	Independent review of Development Guidelines.
Heritage	Independent heritage assessment of the entire site.

How the issues are being addressed continued...



Summary of issue	How Council is addressing this
Amount and quality of information provided	Reviews will reveal any gaps in the information provided.
Consultation	Comprehensive consultation program
Property devaluation	Unfortunately this issue is not able to be considered in a planning context because it cannot be substantiated or quantified.

These reviews will be completed by the time Council consults with the community on the proposal.

Information received from any independent expert reviews undertaken will inform Council's assessment of the proposal.

Consultation Program

Main features of consultation in 2012 includes:

Direct notice to property owners/occupiers (including City of Moreland)

Making information available on Council's website, including running an online forum, having an online feedback form and updates on Facebook

Key stakeholder meetings

Drop-in sessions

Advertising in local papers

Story in Council's newsletters including Valley View (resident magazine)

Posters, fact sheets, postcards and question and answer sheets, plus feedback form available in hard copy at libraries, neighbourhood centres, Civic Centre and in local businesses

Opportunity for submissions to be heard by independent Panel through the formal amendment process.