

Save Moonee Ponds

Working together as a community to protect our suburb from inappropriate development at the Moonee Valley Racecourse



*Community Information Meeting
1st & 4th December 2011*



Presentation summary

- *Who are we?*
- *Our efforts to date*
- *The story so far*
- *What the MVRC is saying*
- *The issues*
- *How you can help?*
- *Our contact details*



Who are we?

- | | | |
|-------------------------|-----------------------|-------------------------|
| • Jenny Nola | <i>President</i> | <i>26 year resident</i> |
| • Sarah Ambrogio | <i>Vice President</i> | <i>5 year resident</i> |
| • Carolyn Gorham | <i>Secretary</i> | <i>26 year resident</i> |
| • Mike Holtz | <i>Treasurer</i> | <i>6 year resident</i> |
| • Gerard Carew | <i>Member</i> | <i>11 year resident</i> |
| • David Harper | <i>Member</i> | <i>23 year resident</i> |
| • Yvonne Kernan | <i>Member</i> | <i>27 year resident</i> |
| • Julie Nelson | <i>Member</i> | <i>11 year resident</i> |
| • Tom Stafford | <i>Member</i> | <i>24 year resident</i> |
| • John Westwood | <i>Member</i> | <i>28 year resident</i> |

Combined total of **187 years**
experience living in the City of Moonee Valley



Our efforts to date

- *Group established June 2011*
- *Compiled database of 500+ concerned residents*
- *Set-up group and communication channel on Facebook*
- *2 x letter drops (distribution 2,000 & 4,000 households)*
- *Submission to MVRC on its draft Master Plan*
- *Submission follow-up meeting with CEO of the MVRC*
- *Meetings with state and federal MPs*
- *Meetings with Moonee Valley City Council*
- *Extensive research & meetings with consultants on heritage issues*
- *Assisted with distribution & erection of street signage*
- *Submission to MVCC on proposed Amendment C100*
- *Submission to MVCC on proposed residential parking amendments*
- *Submission to MVCC on new late night licensed premises policy*
- *Developed new Save Moonee Ponds website ready for launch*

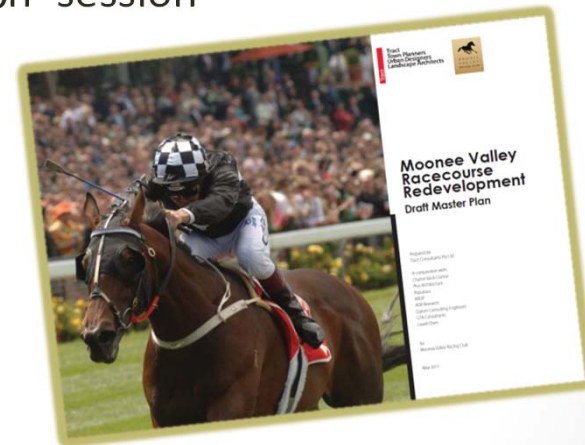


The story so far

- **02 March 2010** – Moonee Ponds Activity Centre (MPAC) Structure Plan was adopted, and as a result of lobbying by the Moonee Valley Racing Club included the racecourse within a newly proposed ‘Activity Centre Boundary’
No visibility of MVRC Master Plan available to the community at this time!
- **30 May 2011** – Moonee Valley Racing Club (MVRC) releases its draft Master Plan for public viewing for the first time via club website
- **01 June 2011** – First MVRC community ‘consultation’ session
- **26 June 2011** – MVRC deadline for community feedback to the draft Master Plan
MVRC promise of further consultation!
- **26 October 2011** – MVRC formally lodge final Master Plan with Council (minimal changes made)

Still posted on MVRC website:

“The Club is now in the process of reviewing the significant amount of feedback about the draft master plan. It will respond after reviewing the comments received, and well ahead of the formal submission of any revised final master plan to the Moonee Valley City Council in the coming months.”



What the MVRC is saying

- ***This will be great for Moonee Ponds – ‘Net Community Benefit’***

SMP response: Sorry, the community has spoken and doesn't agree!

- ***The development compliments future growth policies for Melbourne***

SMP response: The answer to one problem is not to create another!

- ***It will be progressively staged over 15-20 years***

SMP response: 2 decades of uncertainty & living next to construction site!

- ***The club may not survive unless this is done***

SMP response: Working co-operatively with the local community to achieve a win-win outcome will ensure survival of the MVRC

- ***Contributions to community infrastructure can be made***

SMP response: Then make a firm commitment to the community and don't wait to be told via a 'least we can get away with' approach



The issues

Re-Zoning to Activity Centre Zone (ACZ)

- *Inclusion of racecourse in the activity centre boundary should be re-opened for debate in light of the MVRC Master Plan*
- *Re-zoning the racecourse to ACZ inappropriate from a residential interface standpoint, and will also segregate commercial activities to 'the east' vs. 'the west' of Mt Alexander Rd.*



Image Source : MVRC Master Plan



The issues

Unacceptable High Density

- *6,000 new residents – located within 8 Ha of residential land space (i.e. 750 people / Ha)*
- *Existing Moonee Ponds population = 13,296 spread across 410 Ha (i.e. 32 people / Ha)*
- *MVRC Master Plan proposes population density 20 times greater than what exists in Moonee Ponds today!*



Image Source : MVRC Master Plan



Image Source : MVRC Master Plan



The issues

Inadequate Public Open Space

- *Moonee Ponds currently has 34.1 Ha of public open space – equal to 25.6 m² per head of population*
- *The MVRC provides for 0.3 Ha of public open space in its Master Plan – equal to 0.5 m² per person for the 6,000 new residents*
- ***MVRC Master Plan public open space (m² per person) is less than 2% of existing Moonee Ponds benchmark!***



Image Source : MVRC Master Plan



The issues

Inappropriate Building Heights & Setbacks

- *The MVRC strategy of applying for 25 storeys and then later “compromising for the community” to a lesser amount is obvious*
- **NO** *high-rise is acceptable for this site*
- *The Mondo apartment building is not the precedence or benchmark for this site*



- *Council must honor commitment to keeping development in line with the existing neighborhood and character of Moonee Ponds*



The issues

Traffic Congestion & Safety

“The road network would experience increased levels of congestion during peak hours due to additional traffic from the proposed development if no mitigation works were undertaken. Given the limited road reserves available, it is acknowledged that there is only limited works that could be undertaken to improve intersection operation in the vicinity of the site.”



GTA consultants

Moonee Valley Racecourse Master Plan Development

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The issues

Wilson Street Grandstand

- *Wilson Street location inappropriate*
- *Narrow road reserve already a busy thoroughfare incl. bus route*
- *No setback – grandstand has to abut road reserve to fit new racetrack*
- *Congregation and spill out of racing and function event patrons into residential area*
- *Structure will dwarf homes opposite*



Image Source : MVRC Master Plan



- *Function & gambling venue directly opposite Moonee Ponds Central Primary School both distasteful and unsafe*



The issues

Little respect for Heritage

- *Moonee Valley Racecourse established in 1883 by William Samuel Cox*
- *128 years of racing history bulldozed!*



- *MVRC heritage studies ignore obvious historical site landmarks such as the H.J Wagstaff house and Edna Walling gardens*



The issues

Inadequate Information

- *Limited artist impressions provided*
- *Absence of 3D modeling*
- *Absence of shadow diagrams & overlooking analysis*
- *Absence of any noise modeling*
- *Absence of any modeling of light spill and glare*
- *Limited information on building & material standards*
- *Little clarity in allowable building envelope uses*
- *Little clarity in allowable setbacks of ground & upper levels*
- *No environmental impact study provided*
- *Very few restrictions of any kind*



**WITH NO GUARANTEE THAT EACH BUILDING WITHIN THE MASTER PLAN
WILL LATER BE OPEN TO PUBLIC CONSULTATION & SCRUTINY, THERE IS SIMPLY
NOT ENOUGH DETAIL PROVIDED FOR SUCH A LARGE SCALE DEVELOPMENT**



How can you help?

SPREAD THE
WORD!

BECOME A SAVE
MOONEE PONDS
MEMBER

MAKE A
DONATION
\$\$\$

ASSIST WITH
FUNDRAISING
ACTIVITIES

START
DRAFTING
OBJECTION
LETTERS

OFFER
PROFESSIONAL
SERVICES

TALK TO YOUR
COUNCILLOR

PURCHASE &
ERECT A
STREET SIGN

E-MAIL THE
PLANNING
MINISTER



Our contact details

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Facebook: SaveMooneePonds

**PLEASE VISIT OUR STAND IN THE ROOM TODAY TO ASK
QUESTIONS, OFFER YOUR SUPPORT, AND BECOME A
SAVE MOONEE PONDS MEMBER!**

