



Planning Panels Victoria | Department of Planning and Community Development | Level 1, 8 Nicholson Street, East Melbourne 3002

Terms of Reference

Moonee Valley Racecourse Redevelopment Advisory Committee

Advisory Committee appointed pursuant to Part 7, Section 151 of the *Planning and Environment Act 1987* to report on the redevelopment of the Moonee Valley Racecourse.

Version: 27 November 2012

Name

1. The Advisory Committee is to be known as the 'Moonee Valley Racecourse Redevelopment Advisory Committee' (the Advisory Committee).
2. The Advisory Committee is to have members with the following skills:
 - Strategic planning;
 - Transport;
 - Community facilities, including open space and sport and recreation planning;
 - Social planning;
 - Environmental sustainability;
 - Geotechnical and hydrological;
 - Heritage; and
 - Design and built form.
3. The Advisory Committee may also seek specialist advice about the horse racing and track industry as appropriate.

Purpose

4. The purpose of the Advisory Committee is to provide advice to the Moonee Valley City Council and the Minister for Planning on all relevant matters associated with the proposed redevelopment of Moonee Valley Racecourse including:
 - The proposed Master Plan for Moonee Valley Racecourse, October 2011 (or as amended and prepared by the Moonee Valley Racing Club);
 - How The draft Planning Scheme Amendment documentation should be drafted to best reflect the outcomes of a master plan (to be prepared by Council following the report from the Advisory Committee~~the proponent~~); and
 - The draft heritage Planning Scheme Amendment documentation (prepared by Moonee Valley City Council).

Background

5. The Hon. Matthew Guy, MLC Minister for Planning has appointed an Advisory Committee pursuant to Section 151 of the *Planning and Environment Act 1987* to review all matters related to the



proposed Moonee Valley Racecourse Master Plan, associated draft Planning Scheme Amendment documentation (including heritage controls proposed by Council); and submissions lodged in relation to these documents. [11]

6. Moonee Valley Racing Club has prepared a master plan for the redevelopment of the racecourse. The proposed master plan was submitted to Moonee Valley City Council on 25 October 2011.
7. The Moonee Valley Racecourse is within the Moonee Ponds Activity Centre boundary and is currently zoned Special Use Zone 2 (SUZ2). The site is not affected by any overlays. [12]
8. The proposed Moonee Valley Racecourse Master Plan was placed on informal public consultation by the Moonee Valley Racing Club in June 2011 during December 2011. Moonee Valley City Council actively informed the community in November and December 2011 about the process in relation to the assessment of the proposal. Moonee Valley City Council provided a comprehensive response to the master plan and the Club's rezoning request on 2 February 2012, and requested further information on the development proposal. [13]
9. ~~Following the release of the master plan,~~ Moonee Valley City Council commissioned a Heritage Assessment prepared by David Helms Heritage Planning and Management on 13 September 2011. This Assessment which identifies ~~se~~ numerous structures and buildings worthy of retention and protection.
10. Moonee Valley City Council has subsequently requested interim heritage controls on 10 April 2012 for structures and buildings on the Moonee Valley Racecourse site from the Minister for Planning in conjunction with a request for authorisation to prepare a Planning Scheme Amendment for permanent controls.
11. The Moonee Valley Planning Scheme identifies the Moonee Valley Racing Club as a significant community facility [14]. The site is not identified for any other purpose or future use within the Moonee Valley Planning Scheme.

Method

12. The overall purpose of this Advisory Committee is to provide advice to the Moonee Valley City Council and the Minister for Planning on the most appropriate outcome for the site. The Advisory Committee should undertake this in the form of four clear stages.

Stage 1: Review and Consultation

13. The Advisory Committee must meet with the Moonee Valley City Council, the Moonee Valley Racing Club and the Department of Planning and Community Development (DPCD) to initiate consideration of this matter.
14. The Advisory Committee must meet with relevant agencies (i.e. Public Transport Victoria, Department of Transport, Vic Roads, Department of Early Education and Childhood Development).
15. The Advisory Committee should meet with representatives from Save Moonee Ponds, and must hold a community forum, to inform itself of community concerns and feedback.
16. The Advisory Committee should meet with Moonee Ponds Central School, in order to get an understanding of any impacts in relation to school operations.
- ~~13.~~ The Advisory Committee must review and provide written comments (including any revisions) on the proposed Moonee Valley Racecourse Master Plan, taking into account Council's request for further information and community submissions to the Moonee Valley Racecourse from their consultation in June 2011, and associated draft Planning Scheme Amendment documentation to be



~~prepared by the Moonee Valley Racing Club, and any feedback and information provided by the relevant agencies.~~

~~14-17.~~ The Advisory Committee must review and provide written comments (including any revisions) on the draft heritage Planning Scheme Amendment documentation prepared by Moonee Valley City Council.

~~15-18.~~ The Advisory Committee shall identify whether there is sufficient information before it to enable the DPCD to consult with the community in Stage 2: Exhibition, and if necessary ~~make directions to the Moonee Valley Racing Club and/or the Moonee Valley City Council.~~ ^[15] ~~The process will not move to Stage 2: Exhibition until adequate information is provided.~~

Stage 2: Exhibition

~~16-19.~~ The Advisory Committee will pre-set the Hearing dates.

~~17-20.~~ The DPCD will exhibit the ~~draft Planning Scheme Amendments and proposed~~ Master Plan for a period of ~~four-six~~ weeks. Moonee Valley City Council may decide to undertake ~~additional~~ notification ~~during this period to further assist the community in understanding the proposal.~~ ^[16] ~~All consultation must be agreed to by the Moonee Valley City Council prior to exhibition.~~

~~18-21.~~ All submissions are to be collected at the office of Planning Panels Victoria and copies will be made ~~available to for~~ the Moonee Valley City Council, Moonee Valley Racing Club and DPCD ~~within 5 working days from the close of exhibition period.~~

Stage 3: Public Hearing

~~19-22.~~ The Advisory Committee is expected to carry out a public hearing and provide all submitters with an opportunity to be heard.

~~20-23.~~ The Advisory Committee may meet and invite others to meet with them when there is a quorum of at least two of the Committee members. ~~Any meetings where there is a quorum of at least two members, and it is not a public hearing, are to be documented and minutes made available to all parties to ensure a consistent open and transparent process.~~

~~21-24.~~ The Advisory Committee ~~may limit the time of parties who wish to appear before it at the public hearing and~~ may regulate cross-examination. ^[17]

Stage 4: Outcomes

~~22-25.~~ The Advisory Committee may inform itself in ~~any way any way~~ it sees fit, but must consider:

- The objectives of the *Planning and Environment Act 1987* and any other relevant provisions of the Moonee Valley Planning Scheme,
- ~~All~~ relevant documentation prepared by or for the proponents for the redevelopment of the Moonee Valley Racecourse or otherwise provided to the Advisory Committee,
- ~~All documentation and information prepared by the Moonee Valley City Council, and in particular the further information request and supporting documentation provided to the Moonee Valley Racing Club on 2 February 2012;~~ and
- All submissions made in regard to the proposed Master Plan for Moonee Valley Racecourse and associated draft Planning Scheme Amendment documentation.

~~23-26.~~ The Advisory Committee must produce a written report to the Moonee Valley City Council and the Minister for Planning providing:

- An assessment of the submissions made to the Advisory Committee.



- ~~24-27.~~ An assessment of all relevant matters concerning the proposed Master Plan for Moonee Valley Racecourse and its proposed redevelopment;
- A response in relation to Council's further information request of 2 February 2012;
- An assessment of all relevant matters concerning the identification of buildings and structures on the Moonee Valley Racecourse as containing heritage significance;
- ~~25-28.~~ A recommendation as to whether the project should proceed, and on in what form the project should proceed.
- A recommendation ~~and~~ on the appropriate planning controls that would best implement the master plan for the site and provide clear guidance for future use and development of the site to facilitate the redevelopment of the Moonee Valley Racecourse;
- Consideration of any other relevant matters raised in the course of the Advisory Committee hearing; and
- A list of persons who made submissions and those who were heard by the Advisory Committee.

Submissions are public documents

~~24-27.~~ The Advisory Committee must retain a library of any written submissions or other supporting documentation provided to it directly until a decision has been made on its report or five years has passed from the time of its appointment.

~~25-28.~~ Any written submissions or other supporting documentation provided to the Advisory Committee must be available for public inspection until the submission of its report, unless the Advisory Committee specifically directs that the material is to remain 'in camera'.

Timing

~~26-29.~~ The Advisory Committee should complete Stage 1 within twelve weeks of being appointed. If further information is required at this stage of the process, the Advisory Committee should require that the information be provided within one month, and then the timing for Stage 1 of the process will recommence from the date of the further information request.

~~27-30.~~ The DPCD is required to complete Stage 2 within ~~six eight~~ weeks of the completion of Stage ~~1 and receipt of exhibition material from the Advisory Committee.~~ [18]

~~28-31.~~ The Advisory Committee is required to commence Stage 3 (i.e the Directions Hearing) no later than 2 weeks from the close of exhibition period.

~~29-32.~~ The Advisory Committee is required to submit its report in writing as soon as practicable but no later than 8 weeks from the completion of Hearings.

Fee

~~30-33.~~ The fee for the Advisory Committee will be set at the current rate for a Panel appointed under Part 8 of the *Planning and Environment Act 1987*.

~~31-34.~~ The costs of the Advisory Committee will be met by the project proponent.

Project Manager

~~32-35.~~ Day to day liaison for this matter for DPCD will be through Bonnie Colman, Senior Planning Officer on 9098 8908 or by email at bonnie.colman@dpcd.vic.gov.au.



33-36. Inquiries regarding the Advisory Committee process will be through Jessica Cutting, Senior Project Manager on 9637 8643 or by email at jessica.cutting@dpcd.vic.gov.au.

Matthew Guy MLC
Minister for Planning

Date: