

Moonee Valley Racing Club's draft master plan and rezoning proposal

Important information from Council



Council has received a draft master plan from the Moonee Valley Racing Club (MVRC) and a proposal to rezone their land.

The draft master plan outlines how the land could be developed into the future. It provides broad development guidelines but does not provide specific development detail. The rezoning proposes to change the zone of the land from a Special Use Zone (Racecourse) to an Activity Centre Zone, to potentially allow a greater mix of uses on the site including residential development.

Providing the community with information

This fact sheet, along with a question and answer sheet and a copy of the draft master plan are available on Council's website at mvcc.vic.gov.au/racecourse. Hard

copy versions of the fact sheet and question and answer sheet are also available at the Council Civic Centre in Moonee Ponds, at library branches and in Neighbourhood Centres.

Community information meeting

Council will be holding two community meetings to provide information about the process for assessing the draft master plan and rezoning proposal.

Where

Pascoe Vale Room at the Clocktower Centre, 750 Mt Alexander Road, Moonee Ponds.

When

You can choose to attend one of the following information sessions:

Thursday 1 December
Registration from 5.30pm
6pm to 8pm, or

Sunday 4 December
Registration from 2pm
2.30pm to 4.30pm

RSVP

Each session has limited places available (350 seats) so it is essential that people RSVP.

To book your place at a community information meeting please visit mvcc.vic.gov.au/racecourse and then click on the link 'Community information meeting'.

If you can't make these meetings you can watch them live on your personal computer. To view the meetings visit mvcc.vic.gov.au/racecourse and then click on the link 'Community information meeting'.

Moonee Valley Language Line

عربي	Arabic	9280 0738	Ελληνικά	Greek	9280 0741	Español	Spanish	9280 0744
中文	Cantonese	9280 0739	Italiano	Italian	9280 0742	Türkçe	Turkish	9280 0745
Hrvatski	Croatian	9280 0740	Somali	Somali	9280 0743	Việt-ngữ	Vietnamese	9280 0746

All other languages 9280 0747

Hearing Assistance 133 677

Moonee Valley City Council

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Email council@mvcc.vic.gov.au | Website mvcc.vic.gov.au

The purpose of the community information sessions is to:

- outline the process for assessing the draft master plan and rezoning
- confirm the issues that the community has in relation to the proposal
- provide an update on community comments to date
- explain when and how Council will undertake community consultation on the draft plan and rezoning.

Community consultation in 2012

As outlined already, the draft master plan and rezoning are not currently on consultation.

It is expected that the draft master plan and rezoning would be on consultation with the community

in the first half of 2012. It is at this stage of the process that you will have an opportunity to make a submission in relation to the proposal.

Please note that any submissions received outside of the consultation period cannot be considered. This is because the draft master plan may change before it goes out on consultation. So please ensure you hold off on sending Council your submission until the official consultation period in 2012.

Background – Moonee Ponds Activity Centre Structure Plan

In 2010, Council adopted the Moonee Ponds Activity Centre (MPAC) Structure Plan, which includes the racecourse precinct. This structure plan was developed because the State Government had nominated Moonee Ponds as a 'Principal Activity Centre'. These centres are expected to take on increased population density and to

develop into vibrant urban areas that have good access to public transport and services.

The Moonee Valley Racecourse precinct will experience increased growth and housing density as outlined in MPAC Structure Plan. Council wants to ensure that future growth in this area is planned, is in the best interests of the community and meets the needs of a growing municipality and a growing Melbourne. The best way to do this is to have a long term plan in place.

As part of MPAC Structure Plan it was recommended that the racecourse develop its own master plan to outline their future intentions for this precinct.

More information

Contact Council's Strategic Planning Department on 9243 8888 or visit mvcc.vic.gov.au/racecourse

Understanding planning jargon

- **Moonee Ponds Activity Centre Structure Plan** is a document that provides Council, landowners and the community with a vision and direction for future development of the centre to the year 2030. It was adopted in March 2010 after lengthy community consultation.
- **Moonee Valley Planning Scheme** is a document that outlines what Council sees as the future direction for land use and development in Moonee Valley. It also contains State Government policies and requirements, and zones and overlays which show you whether a property is for residential, industrial or business use and what can be done on that land.
- **A master plan** provides comprehensive long-term guidance and sets out the overall use and development controls

for a particular area. In this context the racecourse master plan is proposed to be used as a reference document to help guide and oversee development in the precinct, including stipulating how the land can be used. The master plan is used to help develop the controls for the site in the Activity Centre Zone, which includes things like building heights and setbacks, land uses and layout.

- **The Activity Centre Zone** is applied to land included in an activity centre boundary, particularly to a Principal Activity Centre like Moonee Ponds. The purpose of the zone is to encourage a mix of uses and intensive development of the activity centre, to make optimum use of the facilities and services. The activity centre zone can be tailored to suit the individual needs of a centre, or even for a particular area within an activity centre.

- **Planning Scheme Amendment** is a State Government process to add or change something in the Moonee Valley Planning Scheme (i.e. rezone an area of land). This process usually involves community consultation.
- **A Panel Hearing or Independent Panel** is required when there are objections to a Planning Scheme Amendment. A panel is appointed by the Minister for Planning, through Planning Panels Victoria. The role of a panel is to provide an independent forum where submitters can be heard, and to provide independent advice to Council and the Minister for Planning. The panel is not a court of law, and it does not make a decision on a proposal.

Assessment process

Below is a summary of the process Council will undertake in order to assess this application, including when community consultation is likely to take place.

Stage 1 – Initial Assessment:

Council reviews the information provided by MVRC and, if required, seeks further information to address any outstanding issues.

Stage 2 – Exhibition and submissions:

Council would then ask the Minister for Planning for authorisation to put the draft master plan and rezoning out on community consultation (this is called a Planning Scheme Amendment).

If ministerial authorisation is given, Council would then undertake community consultation on the proposed master plan and rezoning.

Obtaining authorisation from the Minister may take some time. This could mean that consultation is likely to take place in the first half of 2012.

This stage may also involve Council asking for an independent panel to be established to hear submissions from the community.

Stage 3 – Decision: Following consultation, Council would then make a decision whether or not to adopt the draft master plan and rezoning after taking into account a range of factors including:

- state and local policies
- community feedback
- recommendations from the independent panel
- expert advice and analysis
- impact of proposal.

In relation to making a decision Council could decide to:

1. adopt the master plan and rezoning with no changes
2. adopt the master plan and rezoning with changes
3. not adopt the master plan and rezoning

If Council does not adopt the master plan or rezoning it would continue to negotiate with MVRC to ensure key concerns and objectives were incorporated into their vision for the future of their site.

Following a decision, Council would then present its decision to the Minister for Planning, who would make the final decision on the proposal.

If the master plan were to be approved or a version of the master plan approved it would be included into the Moonee Valley Planning Scheme along with a set of guidelines for future development of the site.

Stage 4 – Development: If the master plan and rezoning was approved a developer would then be able to apply for planning permits to develop the site, in accordance with the requirements of the new zone.

We are now at Stage 1 of the process. This stage is about explaining the process to the community, and undertaking an initial review of the proposal.

