Moonee Valley Racecourse
Master Plan

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In conjunction with:
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Lovell Chen

for
Moonee Valley Racing Club

October 2011
The Moonee Valley Racecourse Master Plan has been prepared on behalf of the Moonee Valley Racing Club by:

- Tract Consultants (Town Planning, Landscape Architecture and Urban Design)
- Charter Keck Cramer (Project Management and Property Advisers)
- Plus Architecture (Project Designers/Master Planning)
- Populous (Grandstand Designers)
- ARUP Consultants (Environmentally Sustainable Design)
- GTA Consultants (Traffic Engineers)
- Lovell Chen (Heritage Architects)

Executive Summary

The Moonee Valley Racecourse Master Plan has been prepared to ensure the long term viability of the Moonee Valley Racing Club in its current location.

The Moonee Valley Racecourse Master Plan outlines the proposed redevelopment of the Moonee Valley Racecourse, which includes the following key elements and opportunities:

- Realignment of the existing racetrack and consolidation of racing operations to the in-field of the racetrack;
- Construction of a new world class, multi-function Grandstand on Wilson Street;
- Redevelopment opportunities across the site due to the realignment of the racing facilities, particularly on the west of the site.
- Significant urban renewal within Moonee Ponds Principal Activity Centre that represents a major re-investment into Moonee Ponds and the north-west region. The renewal opportunity includes:
  - Medium to high density residential development
  - Mixed use, including the potential for: office, civic, community, retail, accommodation, health and education.
  - Buildings ranging up to a potential 25 storeys in the central part of the site with generally 2 - 3 storey interface at existing streets.
- Implementation of community facilities, including: Kindergarten, Public art and Community meeting facilities.
- Significant improvements to the provision of open space within the Moonee Ponds Activity Centre with over a number of open space areas proposed across the site. The largest new park is 3,000 square metres located in the western part of the site adjacent to McPherson Street.
- Achieve significant environmental improvements through a whole of site approach to environmentally sustainable design based on four key themes, being: Energy, Water, Transport and Waste.
- Enhance the social and economic role of Moonee Valley Racing Club to the Moonee Ponds community through employment creation.
- Provide for a new early learning centre, maternal child health services and meetings rooms to serve the wider community.
- Enhance the role and function of Moonee Ponds as an area for major investment for the future.
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1 Introduction

“To ensure the long term viability of the Moonee Valley Racing Club and to create a sustainable, residential and mixed use precinct for Moonee Ponds, including services that integrate with the local neighbourhood and enhances the role and function of the Moonee Ponds Principal Activity Centre.”

1.1 Vision

The Moonee Valley Racecourse Master Plan has been prepared on behalf of the Moonee Valley Racing Club to ensure the long term viability of horse racing at Moonee Valley Racecourse.

The Moonee Valley Racing Club recognises that in order to remain a world-class racing facility well into the future, the racetrack needs to be widened and realigned and the ageing Grandstand facilities need to be upgraded.

The Club has embarked on a comprehensive Master Planning process that has explored a number of options for the future of the site. The resultant Moonee Valley Racecourse Master Plan will ensure that Moonee Valley Racecourse and the Moonee Valley Racing Club consolidates its role as a major asset to the community and will facilitate a new world class horse racing and entertainment facility.

The location of the Moonee Valley Racecourse presents a significant and rare chance to provide for large scale urban renewal in close proximity to Moonee Ponds Junction and existing community facilities.

The Moonee Valley Racecourse Master Plan will facilitate the consolidation, reconfiguration and upgrading of horse racing operations to the northern and eastern part of the site, opening the opportunity for exciting mixed use and residential developments to occur in place of the existing Grandstand.

The Moonee Valley Racecourse Master Plan establishes rigorous Development Guidelines that will guide future land use and development on the property.

The Moonee Valley Racecourse Master Plan will:

- Allow long term retention of the Moonee Valley Racing Club as a community asset and enhance the horse racing facility as a major tourist attraction, entertainment and function facility in Moonee Ponds.
- Be consistent with State and Local Planning Policy directions for urban renewal and increased population densities in a designated Principal Activity Centre with excellent connections to Public Transport services.
- Foster a diverse population in close proximity to significant community facilities and infrastructure.
- Strengthen and enhance the retail, business and employment role of the Moonee Ponds Activity Centre.
- Create a new neighbourhood that respects the existing street pattern of surrounding streets and encourages people to work, stay, play and live on the site.
- Contribute positively to the built form through high quality design and robust environmentally sustainable design principles.

The Moonee Valley Racecourse Master Plan will guide development in stages over an expected 15 – 20 year timeframe, recognising its status as a project of:

- State Significance
- Priority within a designated Principal Activity Centre
- A major mixed use urban consolidation opportunity supported by the State Planning Policy Framework.

Redevelopment of the Moonee Valley Racecourse will offer integrated living, business and lifestyle opportunities and will be an exemplar urban renewal project.
1.2 Master Plan Overview

The Moonee Valley Racecourse Master Plan provides a framework for the development of approximately 40 hectares of freehold land (including the racing facilities) with frontages to Wilson Street, McPherson Street, Thomas Street and Dean Street in Moonee Ponds.

The land forms part of the Moonee Ponds Principal Activity Centre and represents a significant opportunity for infill development of a mixed use nature comprising a racecourse, residential, commercial, recreation and open space.

See Moonee Ponds Principal Activity Centre Boundary in Figure 1.

The Master Plan implements the provisions of State and Local Planning Policies in the Moonee Valley Planning Scheme and is consistent with the directions of the Moonee Ponds Activity Centre Structure Plan.

1.3 Purpose of the Master Plan

The Master Plan provides land use and development principles for the racecourse land and should be read in conjunction with Council’s Moonee Ponds Activity Centre Structure Plan.

Specifically, the Master Plan identifies:

- Land use precincts that include horse racing facilities, residential, commercial, recreation and community activities as well as public open space areas;
- Transport, access and movement patterns;
- Development Guidelines and built form principles for the site;
- Proposed sequence of development;
- Environmentally Sustainable Design Principles; and
- Landscape and Master Planning concepts.

The Master Plan will be a reference document in the Activity Centre Zone (ACZ) to be applied to the land and the balance of Moonee Ponds Activity Centre. It will assist Council to consider future permit applications for use and development of the site. It is envisaged that key elements of the Master Plan will be included in the ACZ to provide an appropriate framework for the Responsible Authority to consider future planning permit applications.

1.4 Master Plan Content

The Master Plan comprises this report (including diagrams, photos and sketches) as well as separate specialist reports which address the following key issues:

- Traffic and Transport (GTA Consultants);
- Environmentally Sustainable Design (ARUP);
- Community Infrastructure (ASR Research); and
- Physical Services and Infrastructure (Dalton Consulting Engineers).

Where relevant, extracts of these reports (usually a summary of findings) are included in the text of this document. Full copies of the relevant specialist reports are compiled in a separate volume (Volume 2) and should be read in conjunction with this Master Plan.
2 Racing At Moonee Valley Racecourse

2.1 Site History

2.1.1 Horse Racing

Moonee Valley Racing Club is the historic home of one of Australasia’s most prestigious horse races, the Cox Plate. It is held during Melbourne’s famous Spring Carnival between the Caulfield Cup and Victoria Derby Day.

The Cox Plate is celebrated as Australia’s most sought after prize, with past winners including Phar Lap, Kingston Town, Might and Power, Sunline, Makybe Diva and So You Think. Today, it’s regarded as the best weight for age race in Australasia and one of the most exciting race days in the world.

The race was named after racing pioneer William Samuel Cox who, in 1882, leased and transformed farmland known today as Moonee Valley Racecourse.

With its first race held on 15 September 1883, Moonee Valley Racecourse has enjoyed a rich and vibrant history of thoroughbred horse racing at its unique amphitheatre track and was the first Australian metropolitan track to conduct night racing.

Since its inauguration in 1922, the Cox Plate has been acknowledged as one of the classic events in international horse racing. Almost every winner has been an outstanding horse – Phar Lap, Kingston Town, Rising Fast, Dulcify, Gunsynd, Super Impose, Octagonal, Might And Power, Makybe Diva, Sunline’s double-header in 1999 and 2000 and more recently So You Think’s astonishing double in 2009 and 2010.

Since 1999, the Cox Plate is the only race in the southern hemisphere to be included in the Emirates World Series, a prestigious series akin to the Grand Prix, spanning both hemispheres and four continents.

Today, the Cox Plate carries total prize money in excess of $3,000,000, and is Australia’s second richest horse race after the Melbourne Cup.

The Moonee Valley Racing Club currently holds approximately 30 race meets per year. The Club currently employs in excess of 1,100 people on a casual, part-time and full-time basis associated with horse racing operations and function facilities.

2.1.2 Harness Racing

In addition to horse racing, Moonee Valley Racecourse was utilised as a harness racing venue with the harness racing, or trotting, track located on the inside of the horse racing track.

Harness racing occurred at Moonee Valley from the 1970s through to February 2010 when harness racing operations moved to purpose built facilities at Melton in Melbourne’s west.

With the ending of night time harness racing at Moonee Valley, the Club’s strategic review saw the opportunity to upgrade current facilities and better utilise the racecourse asset. This initiated the Master Plan process to explore opportunities to reorganise the racing operations at Moonee Valley Racecourse.
2.2 **Future of Horse Racing at Moonee Valley Racecourse**

The key driver for the preparation of the Master Plan for the Moonee Valley Racecourse is the need to modernise the current facilities and operations to ensure a world class horse racing and entertainment facility.

The following constraints are affecting the efficient operation of the Moonee Valley Racing Club:

- Narrow horse racing track that is 24m wide which limits the number of horses per race when the rail is at its furthest from true position.
- The racetrack surface needs replacing within 5 years to ensure a safe and high quality surface for horse racing.
- The racetrack currently has tight turns which create bias in the track.
- The racetrack has a short finishing straight of 171m which, in combination with the tight final turn, create bias in the track. A short finishing straight also limits the ideal vantage points for spectators.
- The current Grandstand is dated and requires a costly refurbishment.
- Much of the Moonee Valley Racecourse is dormant on non-race days (approximately 90% of the year) which is an inefficient use of land within a Principal Activity Centre.

See Figure 2 - Existing Layout of Racing Facilities.

In reviewing the current horse racing operations, it became clear that there is a significant opportunity to improve the quality of horse racing and associated facilities at Moonee Valley Racing Club.

A new racetrack layout was therefore investigated to improve the racing operations of the Moonee Valley Racing Club. The layout of the existing racetrack and the proposed new alignment is shown in Figure 3 - Proposed Racetrack Realignment.

The realigned racetrack will provide the following opportunities and benefits:

- A horse racing track that is 30m wide which allows maximum fields to be run when the rail is at its furthest from true position.
- Hold up to 40 horse racing meets a year with a significant proportion devoted to Night Racing.
- An entirely new racetrack surface that will benefit from innovative drainage techniques.
- The bias of the tight turns on the racetrack is improved to make a more equitable horse racing environment.
- The finishing straight is extended to 317m which improves horse racing and the experience for spectators.
- The development of a new world class multi purpose Grandstand on Wilson Street that will function all year round.
- Consolidation of associated horse racing and maintenance facilities to the centre of the racetrack.
- Freeing up of underutilised land within Moonee Ponds Principal Activity Centre.
- Consolidation of existing employment and supporting opportunities for significant growth in long-term employment.

See Figure 2 - Existing Layout of Racing Facilities and Figure 3 - Proposed Racetrack Realignment.
3 Site Context And Analysis

3.1 Site Location

The Moonee Valley Racecourse is located within the suburb of Moonee Ponds, which is located approximately 7km north-west of the Melbourne Central Business District. The site is part of the Moonee Ponds Principal Activity Centre at the eastern extent of Moonee Valley City Council.

See Figure 4 - Site Location Plan.

The suburb of Moonee Ponds is a well established, primarily residential suburb consisting of a mixture of period and more recently-built townhouses and detached dwellings. The area is a popular residential location which is attributed to its proximity to regional parklands, Moonee Ponds Activity Centre, Moonee Ponds Creek Trail and accessibility to the Central Business District.

The site is surrounded by significant open space networks including, Queens Park, Ormond Park, Moonee Ponds Creek Trail, Holbrook Reserve and Denzil Don Reserve.

Significant land uses within the Moonee Ponds Principal Activity Centre are Moonee Ponds Central shopping centre, Puckle Street shopping centre, Australian Tax Office, Moonee Valley City Council Municipal Building, Sam Merrifield Municipal Library and Clocktower arts and entertainment centre.

The Moonee Valley Racecourse is the largest single site within the Moonee Ponds Principal Activity Centre.

See Figure 5 - Moonee Ponds Context Plan.
3.2 Site Analysis and Surrounds

The Moonee Valley Racecourse site is approximately 40ha in size and is generally bound by Thomas Street, Wilson Street and Victoria Street to the north, Citylink to the east, Dean Street to the south and McPherson Street to the west.

The Moonee Valley Racecourse currently consists of:

- Horse Racing Track
- Grandstand (built in the 1970s)
- Former Harness Racing Track
- Maintenance Facilities
- Stormwater Retention Dam
- Horse Stalls and Horse Float Facilities
- Car Park
- Moonee Valley Racing Club Administration
- Manager’s Residence on the north-west corner.
- ‘Legends’ Dining, Function and gaming venue.

The site currently operates as a racecourse and function facility, with the Moonee Valley Racing Club Grandstand in the south-west corner and the remainder of the site as a horse racing track and associated facilities. Car access into the site is located along McPherson Street in the west and Thomas Street in the north. Car access to the centre of the track is from Dean Street and from Pattison Street in the south and Victoria Street in the north. The racecourse is closed off to the public with fencing around its perimeter limiting views into the site and prohibiting access.

To the east of the site and Citylink is the Moonee Ponds Creek Trail with a pedestrian path on the eastern side and bicycle track on the western side. The trail is easily accessible from both Wilson/Victoria Streets, through Denzil Don Reserve and Dean Street.

Please refer to Figure 6 - Site Plan.
3.2.1 Flora

Vegetation on the site has been introduced and is generally located on the perimeter of the site and within the current Member’s car park. The middle of the racetrack is largely grassed. There is some mature vegetation in the horse stalls area near Dean Street and McPherson Street.

TreeLogic has assessed the arboricultural value of existing vegetation on the site, with a focus on land to the west of the racetrack. A total of one hundred and two (102) trees were inspected on the site. Of the 102, eight (8) were attributed a high arboricultural rating. Of the 8 trees of high arboricultural value, none are indigenous and are not considered to be required to be retained.

3.2.2 Existing Services & Infrastructure

Dalton Consulting Engineers (DCE) were engaged to assess the capacity of existing services to the site. The following is a summary of the key findings:

**Water Supply/Drainage & Sewer**

The site is currently serviced by existing stormwater retention dam on the east of the site. Melbourne Water and City West Water have been consulted as part of the Master Planning process.

Water supply may be required to be upgraded to cater for future development on the site. This would require a new water main to be installed from Pascoe Vale Road. A new sewer main will be required to service the proposed new Grandstand on Wilson Street and future development on the site.

**Communications**

Telstra is responsible for the provision of communications facilities in the Moonee Valley Racecourse area. Based on consultation with Telstra, future residents and users of the Moonee Valley Racecourse will have access to communications facilities.

**Electricity**

The site is currently serviced by electricity. Jemena is responsible for the provision of electrical facilities in the Moonee Valley Racecourse area. Based on consultation with Jemena, future residents and users of the Moonee Valley Racecourse will have access to electrical facilities.

**Gas**

APA Group is responsible for the provision of gas facilities in the Moonee Valley Racecourse area. The site currently has access to gas facilities. Based on consultation with APA Group, future residents and users of the Moonee Valley Racecourse will have access to gas facilities.
3.2.3 Transport

The Moonee Valley Racecourse site has good road access to three major north-south arterial roads, Mt Alexander Road, Pascoe Vale Road and Ascot Vale Road and to the east of the site, Citylink. The site is within walkable distance to Moonee Ponds Rail Station, tram lines along Mt Alexander Road and Melville Road and several bus routes.

The Moonee Valley Racecourse is in proximity and has excellent connection to the following notable public transport options:

**Train**
- Moonee Ponds Station on the Craigieburn Line

**Tram Route**
- 59 Airport West – City via Elizabeth Street: Accessed from Moonee Ponds Junction
- 82 Moonee Ponds – Footscray: accessed from Moonee Ponds Junction
- 55 West Coburg – Domain Interchange: accessed from Melville Road

**Bus Route**
Accessed from Moonee Ponds Junction:
- 404 Footscray – Moonee Ponds via Newmarket
- 472 Williamstown – Moonee Ponds via Footscray
- 475 Moonee Ponds – East Keilor via Niddrie
- 476 Moonee Ponds – Hillside via Taylors Lakes & Watergardens Railway Station
- 477 Moonee Ponds – Broadmeadows via Essendon, Airport West, Niddrie
- 478 Moonee Ponds – Melbourne Airport via Essendon, Airport West, Niddrie
- 479 Sunbury – Moonee Ponds via Melbourne Airport, Airport West
- 483 Sunbury – Moonee Ponds via Diggers Rest
- 501 Moonee Ponds – Niddrie via Strathmore
- 504 Moonee Ponds – Clifton Hill via east Brunswick
- 505 Moonee Ponds – Melbourne University
- 506 Moonee Ponds – Westgarth Station via Brunswick (also accessible from Dean Street)
- 508 Alphington – Moonee Ponds via Northcote & Brunswick (also accessible from Wilson Street)
- 954 Nightrider – City – Craigieburn via Mt Alexander Road, Pascoe Vale Road.

**Principal Pedestrian and Bike Network (Currently under review)**
- Moonee Ponds Creek Trail
- Mount Alexander Road
- Dean Street
- Victoria Street
- Wilson Street (south side)

Please refer to Figure 7 – Transport Context Plan.
3.2.4 Open Space

The Moonee Valley Racecourse is strategically located in proximity to key open space assets, including:

- 100m to the south: Moonee Ponds Creek (Regional Open Space)
- 200m to the east: Denzil Don Reserve (Regional Linear Open Space)
- 220m to the north-west: Queen’s Park (Regional Open Space)
- 250m to the north: Fanny Street Reserve (Regional Open Space)
- 250m to the south-east: Holbrook Reserve (Regional Linear Open Space)
- 360m to the south: Ormond Park (Regional Open Space)
- Adjacent to the site to the north: Moonee Ponds Central Primary School (Ancillary Open Space).

The various open space areas in proximity are used for different types of activities. The key assets are Ormond Park, Queen’s Park and Moonee Ponds Creek which offer a diversity of functions. They can be summarised as follows:

- Ormond Park: Largely an active open space area with a bowls club, cricket/football ovals and soccer pitches, including two pavilions.
- Queen’s Park: Contains a mix of activities including playgrounds, outdoor swimming pool, walking paths, formal gardens, open grassed areas, a lake, tea rooms, bowls club and an amphitheatre.
- Moonee Ponds Creek: A more active recreational open space that contains shared paths that link the Municipality to the CBD through the Capital City Trail and is well used by the existing community with improvements to the aesthetics planned.

Please refer to Figure 8 – Open Space & Community Facilities Context Plan.

3.2.5 Community Facilities

The Moonee Valley Racecourse is strategically located in proximity to key community assets, including:

- 10m to the north: Moonee Ponds Central School
- 225m to the west: Municipal Offices
- 240m to the west: Clocktower Centre (Arts and Entertainment)
- 250m to the west: Municipal Library
- 300m to the north-west: Swimming Centre
- 500m to the north-west: St Monica’s Catholic Primary School
- 600m to the south-east: Brunswick South West Primary School
- 800m to the north-west: Kangan Batman TAFE

Please refer to Figure 8 – Open Space & Community Facilities Context Plan.
Queen's Park? Ormond Park?

Image 18 – Moonee Ponds Creek Trail

Image 19 – Denzil Don Reserve
4 Moonee Valley Racecourse Master Plan
4.1 Key Elements of the Master Plan

The Moonee Valley Racecourse Master Plan consists of the following key elements:

- Realignment of the racetrack which will allow for the construction of a new state of the art horse racing facility and entertainment complex.
- Opportunities for mixed use and medium to high density residential development to support and enhance the role of Moonee Ponds as a Principal Activity Centre.
- Built form ranging from generally 2 - 3 storeys at the street edge up to 25 storeys within the central parts of the site.
- A neighbourhood sized park on McPherson Street which is a minimum of 3,000 square metres and provides for passive recreation opportunities.
- An Urban Plaza that is the ‘heart’ of the new development and will be a focal point for people to meet and congregate within the site.
- Connectivity to the existing neighbourhood by extending the existing street network into the site and creating new links that encourage different modes of transportation.
- Opportunities for community facilities/mixed use on Dean Street and McPherson Street and around the Urban Plaza that will make the precinct a vibrant place to reside and visit.
4.2 Reorganisation of Horse Racing Operations

As a result of investigations into current horse racing operations, it was determined that the site should be reorganised to address the constraints of the current site. The reorganisation of horse racing operations includes the realignment of the horse racing track and relocation of the existing Grandstand.

The table below outlines the opportunities of the proposed reorganisation by providing a comparison between the existing and proposed facilities:

<table>
<thead>
<tr>
<th>Existing Condition</th>
<th>Opportunity</th>
</tr>
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<tbody>
<tr>
<td>Track width is currently 24m which limits the number of horses that can run when</td>
<td>Track width increased to 30m along total length of the racetrack which ensures a world-class race facility and maximises the number of</td>
</tr>
<tr>
<td>the inside rail is moved out</td>
<td>horses running.</td>
</tr>
<tr>
<td>The Moonee Valley Racecourse is known for its tight turns which create a bias track.</td>
<td>The cambers have been improved and track longitudinal grading which ensures faster and safer horse racing.</td>
</tr>
<tr>
<td>Currently the home straight is very short at 171m. At this length, the potential</td>
<td>Home straight extended to 317m in length (337m to Cox Plate start) - this ensures a major spectacle for the start of the feature race</td>
</tr>
<tr>
<td>viewing areas for spectators is limited and also creates a bias in combination with</td>
<td>on the calendar and a longer straight that provides more exciting racing for spectators.</td>
</tr>
<tr>
<td>the tight last turn.</td>
<td></td>
</tr>
<tr>
<td>The Grandstand is dated and requires a costly refurbishment to ensure its position</td>
<td>Development of a new state of the art 4-tier Grandstand that will be a major multi-purpose facility.</td>
</tr>
<tr>
<td>as a high quality venue to watch horse racing and hold functions</td>
<td></td>
</tr>
<tr>
<td>There is currently no opportunity to expand the racing calendar because of the</td>
<td>Continue to grow the night racing calendar and have up to 40 race meetings a year at what is a unique Melbourne racing venue.</td>
</tr>
<tr>
<td>width of the racetrack. At the moment, Moonee Valley Racing Club competes with two</td>
<td></td>
</tr>
<tr>
<td>other metropolitan Racecourses for day time meetings on a Saturday.</td>
<td></td>
</tr>
<tr>
<td>The stripping stalls and horse facilities are cramped and dated and are located</td>
<td>Development of an infield stripping stalls complex with a tunnel for horses to travel to the mounting yard. This ensures the safest</td>
</tr>
<tr>
<td>at the rear of the Grandstand</td>
<td>separation between horse and spectator.</td>
</tr>
<tr>
<td>Harness Racing ceased at the racecourse in February 2010</td>
<td>The relocation of Harness Racing enables more space and a more flexible use of the infield for raceday facilities and parking on</td>
</tr>
<tr>
<td>The racetrack will need to be replaced within 5 years which is a costly process.</td>
<td>feature race days.</td>
</tr>
<tr>
<td>The need to hold races at key distances, being: 1200m, 1600m, 2040m and 2400m.</td>
<td>A new grass racetrack that will incorporate the most contemporary innovations for water sustainability. A stormwater harvesting</td>
</tr>
<tr>
<td>The site is currently inefficiently used without any public access.</td>
<td>facility will enable sustainable track irrigation and enable the site to be a ‘net exporter’ of water.</td>
</tr>
<tr>
<td>Lighting is inefficient and requires a costly upgrade.</td>
<td>The new track will enable all key starting distances i.e 1200m, 1600m, 2040m and 2400m.</td>
</tr>
<tr>
<td>The site is gated for all bar racegoers, Moonee Valley Racing Club Members and</td>
<td>Optimisation of the site for both racing and renewal which includes the centralisation of horse facilities and consolidates car</td>
</tr>
<tr>
<td>function patrons.</td>
<td>parking on the site.</td>
</tr>
<tr>
<td></td>
<td>State-of-the-art lighting with new technology provides a more efficient lighting network with reduced power use.</td>
</tr>
<tr>
<td></td>
<td>The site can be opened up and activated by the surrounding community, particularly in the west of the site close to Moonee Ponds</td>
</tr>
<tr>
<td></td>
<td>Junction. This would integrate the racecourse more effectively to the surrounding community and facilitate development opportunities on the site.</td>
</tr>
</tbody>
</table>
4.3 Racetrack Realignment

The key to unlocking the opportunities of Moonee Valley Racecourse is the realignment of the existing horse racing track.

The realignment of the racetrack creates significant opportunities to modernise the horse racing operations and implement more sustainable practices at Moonee Valley Racecourse. Dalton Consulting Engineer’s (DCE) was engaged to review the racetrack realignment from a functional perspective and the following areas have been highlighted:

4.3.1 Drainage and Stormwater

Moonee Valley Racecourse is currently irrigated from an on course dam. The dam harvests stormwater from adjacent stormwater pipes whose catchment includes the neighbouring residential areas. This has recently been upgraded with the assistance of City West Water funding.

The new track will explore opportunities to utilise innovative techniques that will not only harvest water from stormwater pipes from adjacent residential areas, but will also capture all excess irrigation water from the track. The infield areas could be a major catchment source for future stormwater harvesting.

The upgrade to maintenance and track facilities at the Moonee Valley Racecourse will not only be sustainable for irrigation use, it could be a next exporter of Class B water. This excess irrigation source has the potential to be utilised for nearby sports facilities or to improve the health of Moonee Ponds Creek.

4.3.2 Irrigation

Irrigation is vital to the sustainability of Moonee Valley Racecourse. The Moonee Valley Racing Club will continue to look into emerging technologies to ensure a sustainable approach to irrigation of the racetrack.

4.3.3 Lighting

As horse racing is currently held during the day and at night, it is imperative that an effective and efficient lighting system be implemented to ensure safety of the racetrack as well as minimising impacts to surrounding areas.

Lighting of the racetrack currently occurs from the outside of the racetrack to the inside. It is proposed that lighting of the racetrack will be updated. The Moonee Valley Racing Club is committed to exploring technologies and design techniques to minimise the light spill and glare from the horse racing operations to surrounding land.

Please see Figure 10 - Proposed Racetrack Realignment & Future Redevelopment Areas Plan for further detail.
The development of a new state of the art Grandstand is crucial to the ongoing success of Moonee Valley Racecourse. The Grandstand is to be relocated from the west end of the site to the north of the new horse racing track on Wilson Street. It is clear that the Grandstand will have to be of high quality design that is sympathetic to its context.

The Moonee Valley Racing Club is aware that the Grandstand provides some unique design challenges. It is clear that it is crucial that the new Grandstand can:

- Appropriately fit between the proposed new track and Wilson Street.
- Be functional as a multi purpose facility given the constraints of the site and potential different sized events.

Populous were engaged by the Moonee Valley Racing Club to undertake an initial study of the Grandstand and the functionality of horse racing and function operations to inform the Master Plan.

Populous have been involved in numerous significant sporting facilities around the world, most relevant to this project are:

- Ascot Racecourse (United Kingdom)
- Hong Kong Jockey Club (Hong Kong)
- Penang Equestrian Centre (Malaysia)
- Melbourne Cricket Ground (Melbourne)

Populous’ study of the site, which included analysis of the new Grandstand location and people movement, found that the Grandstand will work successfully in the proposed location on Wilson Street.

The key outcomes of the Populous study include:

- The reorganisation of horse racing facilities and operations will make for a more efficient use of the site.
- The Grandstand can be appropriately sited in its new location between the racetrack and Wilson Street.
- There is a significant opportunity to enhance the experience of the horse racing industry, racegoers and visitors to the Moonee Valley Racecourse.

The Grandstand will be able to accommodate different users and functions from small (1-300) to very large (40,000) attendances through smart design. The way in which the new Grandstand will function from an accessibility perspective is summarised through the Access Strategy analysis in Section 4.6 of the Master Plan.

The final detailed design and composition of the Grandstand will be resolved in detail with Council at the planning permit application stage. An artists impression of what the Grandstand may look like is shown in Image 22.
4.5 Land Use Development Sub-Precincts

The reorganisation of the Moonee Valley Racecourse operations, including the realignment of the racetrack and relocation of the Grandstand, establishes an opportunity for redevelopment of the northern, south-eastern and western part of the site. This Master Plan sets clear development parameters for these areas to be redeveloped.

The Moonee Valley Racecourse Master Plan defines these areas as Sub-Precincts in its comprehensive Development Guidelines that guide future use and development of the Moonee Valley Racecourse.

Please refer to Figure 12 - Sub-Precinct Plan for the delineation of Sub-Precinct boundaries.

The Sub-Precincts are briefly described below:

- **Sub-Precinct A – Mixed Use**: Supports a mix of uses that generate employment and attracts people to the site and strengthens the role and function of Moonee Ponds Activity Centre. Uses may include but are not limited to Community/Civic facilities, office, kindergarten, residential, retail, tourism, shops, medical and education.

- **Sub-Precinct B – Urban Village**: Designed to be the ‘heart’ of the Moonee Valley Racecourse redevelopment and new community, a place to meet and a transient place. It will contain a vibrant mix of local shops such as convenience retail and community facilities. At the core of the sub-precinct is the north-facing Urban Plaza and north-south pedestrian street. The vision is for a truly Urban Plaza that is active at its edges and encourages people to meet, stay and play.

- **Sub-Precinct C – McPherson Street Edge**: Supports medium rise residential development with the provision of a large park area at the McPherson Street edge.

- **Sub-Precinct D – Thomas Street Edge**: Facilitates low to medium rise residential development.

- **Sub-Precinct E – Trackside**: Supports the development of high density residential development adjacent to the racetrack. The Sub-Precinct is internally located which makes it the ideal location for higher built form that will help frame the Moonee Valley Racecourse as a landmark site.

- **Sub-Precinct F – Grandstand/Wilson Street West**: Facilitates the development of a new state of the art multi-purpose Grandstand following the realignment of the racetrack. It also supports a mix of residential development and enhancements to the streetscape along Wilson Street.

- **Sub-Precinct G – Wilson Street East**: Encourages a mix of residential development on Wilson/Victoria Street.

- **Sub-Precinct H – Dean Street East**: Supports medium rise residential development with excellent amenity and connectivity to Moonee Ponds to the west and Melville Road to the east.

- **Sub-Precinct I – Racetrack**: Will be used to serve the operations of the Moonee Valley Racing Club including the racetrack, maintenance facilities, horse stalls, stripping stalls, members and public car park and water retention dam.

The comprehensive Development Guidelines in Section 8 of the Master Plan describe, in detail, the appropriate locations for particular uses and guide building height, setbacks, streetscape and the public realm.
4.6 Access Strategy

A number of different modes of operation have been explored to understand how the Moonee Valley Racecourse will function under different circumstances. These have been categorised as:

- Typical Small Function (up to 300 persons)
- Typical Large Function (up to 1,000 persons)
- Typical Friday Night Racing (up to 10,000 persons)
- Cox Plate Major Racing meet (up to 40,000 persons)

It is critical that the master plan responds to these modes at street level via the ‘neighbourhood scale’ – links, connections and networks and the ‘footpath scale’ – the street-edge interfaces and public spaces.

Dean Street is the key vehicular entry to the racecourse. A secondary vehicle access point to the centre of the racetrack is located on Wilson Street. The appropriate access and transport management will be determined at the time of each event depending on its size and type.

**Key elements of typical Small Function**

The Racing Club will hold functions at the racecourse often daily which could accommodate up to 300 people. The racecourse car park itself will not be accessible to the public. For a small function of up to 300 people, it is anticipated that visitors will utilise Wilson Street to access the Grandstand and associated car park. Pedestrians will be encouraged to move through the site up to Wilson Street to access the Grandstand. Taxi pick up and drop off will be encouraged on Wilson Street at the Grandstand.

Please refer to Figure 13 - Typical Small Function Access Strategy.

**Key elements of typical Large Function**

Significant functions or events will be held within the facilities of the racecourse with up to 1000 attendees. These functions are likely to be held within the Grandstand facilities.

- Patrons attending via car:
  - There may be restricted access to the Grandstand, via Wilson Street, to the basement car park.
  - The primary vehicular access point will be from the Dean Street entrance to utilise the car park in the centre of the racetrack. This could be used in combination with the proposed new vehicle entrance on Wilson Street depending on the size of the function.
  - Taxis will be able to drop off visitors in the centre of the racetrack or at the Grandstand on Wilson Street.

- Patrons attending via public transport, walking and cycling:
  - Access the site from the public transport nodes in Moonee Ponds and will generally use the Wilson Street entrance to the Grandstand.
  - There is potential to open the pedestrian entrance from the redevelopment area in the west of the site depending on the number of people attending the function.
  - Cyclists are encouraged to use the surrounding bicycle network and on-site bicycle parking.

Please refer to Figure 14 - Typical Large Function Access Strategy.
Key elements of Friday Night Racing

Friday night races will occur weekly to fortnightly during the year with up to 10,000 people in attendance.

Patrons attending via car:
- Access to racetrack via the existing entrance on Dean Street, this is the primary car access to the site on this day for general public and racing club members.
- Club board and associated members could potentially arrive via Wilson Street to access the centre of the track and basement car park in the Grandstand.
- Taxi drop off point is located in the centre of the track (accessed via Dean Street).

Patrons attending via public transport, walking and cycling:
- Patrons access the site from the public transport nodes in the core of the Moonee Ponds centre will walk through the western side of the new development through the entrance on the west side of the course.
- Patrons can access the site from the Grandstand entrance via Wilson Street.

Please refer to Figure 15 – Friday Night Racing Access Strategy.

Key elements of Cox Plate

The Cox Plate is a one day a year event held in October with approximately 40,000 people in attendance. Roads around the race track will be closed off to cars and more public transport services are available (as currently occurs).

Patrons attending via car:
- Access to racetrack via the existing entrance on Dean Street, this is the only car access to the site on this day for general public.
- There will be very restricted access via Wilson Street to the underground car park. This is likely to be reserved to Moonee Valley Racing Club Board Members and their guests.
- Racing Club Members will be able to access the car park in the centre of the track via Dean Street or Wilson Street.
- Taxi drop off point is located in the centre of the track accessed via the Dean Street entrance.
- Service Vehicles access the site via Dean Street access point.
- Shuttle buses running from the public transport nodes access the site via Dean Street (this is to be provided by the Moonee Valley Racing Club).

Patrons attending via public transport, walking and cycling:
- Patrons access the site from the public transport nodes in Moonee Ponds and will walk through the western side of the new redevelopment through the entrance on the west side of the course.
- Patrons can also access the Grandstand directly from Wilson Street.

Please refer to Figure 16 - Cox Plate Access Strategy.
4.7 Landscape and Open Space

A new network of public spaces have been created within the Moonee Valley Racecourse Master Plan to provide a diversity of open space for the local community to enjoy at street level. These generous public spaces will provide places for locals to sit, play, meet, or relax and incorporate a mixture of shaded, weatherproof and sunny areas for both passive and active recreation. They complement the existing parks, reserves and open spaces in the area, and will become new destinations for the local community. Each new public space performs a unique role and function within the local area, ensuring that the demand for various forms of passive and active recreation are met. The design of the public spaces allows for a certain level of evolution over time - for we know that the best and most successful public spaces and places evolve over time with development and its community.

4.7.1 Neighbourhood Park

The neighbourhood park is the largest of the open spaces within the Master Plan, located centrally to the development and fronting McPherson Street. It offers significant green space for passive recreation, incorporating open landscaped areas and shaded tree areas with seating. The park activates McPherson Street, providing an attraction for all the sort of local activities expected in a neighbourhood park, sitting in sunny or shaded areas, picnics on the lawn, children playing or other park uses. It will incorporate elements of interest, whimsy and enjoyment to appeal to all ages from young children, to families and the elderly.

The orientation of the neighbourhood park means that it receives good solar access, with elements of passive surveillance from existing residents to the west, and new residents to the east. A high quality landscape environment will incorporate a mixture of ‘soft-landscaped’ lawn and planted areas with ‘hard-landscaped’ paved, gravel and path areas. Planting will be drought tolerant and appropriate for a busy community park, low-maintenance and visually striking.

The landscape character of the neighbourhood park will celebrate the character of the Moonee Valley Racecourse site in a contemporary way, using plants, public furniture, lighting and paving to create a park that represents all of the history and character of the area. Elements of water and energy conservation will be explored within the park including water-storage and re-use on planted areas, and local solar provision for lighting and other park amenities.

The neighbourhood park provides the “green space” for locals to enjoy the grass, a picnic, throw the ball, play with children or gather and meet friends and family. The park will be critical to recognising and reinforcing the qualities of the area that have created a valued identity for the local community.

4.7.2 Urban Plaza

The urban plaza is the heart of the re-development. It will be a welcoming, urban space that is active and populated by the local community and residents. On race days, the urban plaza will act as the meeting point for racegoers, to gather for a drink or meal before moving into the racecourse, or to celebrate after the races on their way to train or tram services to the west.

The character of the urban plaza will reflect its location at the ‘heart’ of the precinct - it will be designed to reflect a true ‘town square’ that incorporates a myriad of uses by people at street level. In addition, it will reflect some of the character and history of the site and the racecourse in interesting and contemporary ways. It will be an inviting, vibrant and safe place day and night.

The plaza includes a mixture of uses fronting the public space, giving it activation throughout the day and night. Uses might include cafes, restaurants, convenience shops, retail, community and civic facilities. These services will provide facilities for residents, the local community walking or riding through and race-goers meeting before or after the races. The plaza itself will be a mixture of paved, hard landscape areas and softer, green landscaped areas where people can sit, walk through or gather. Trees and café umbrellas will provide shelter from rain and sun, while the central open area of the plaza will get good solar access. Extensive lighting will bring the plaza to life at night on both busier race nights, and regular evenings in the plaza.

The plaza extends across the northern street in a pedestrian shared-space, where cars can move through but pedestrians are prioritised. This area will be level with the plaza and footpath surfaces and incorporate some visitor car parking set amongst street trees and landscaping. Extended footpath areas will allow café seating and tables and generous pathways for larger numbers of pedestrians on race-days.

The urban plaza links directly to the Neighbourhood Park to the north, and to the pedestrian street to the south which is the logical connection back to Dean Street, the Junction, and the Moonee Ponds Activity Centre to the west. The urban plaza and the pedestrian street will incorporate high-quality wayfinding and signage elements that will encourage people to move through and enjoy these spaces from the surrounding streets, the racecourse and from the wider local area.

4.7.3 Central Open Spaces

Two areas of central open space have been designed within the re-development to allow for passive recreation and landscaped areas. These are highly accessible from surrounding areas, with good view lines into the spaces, inviting people in to sit, rest, gather and play. Surrounding residential dwellings will front onto these spaces giving a level of activation and passive surveillance, and the spaces themselves will also include mature trees, some screening and landscaping to ensure there are also more secluded open space areas.

Opportunities will exist within these spaces to add public amenity such as drinking fountains, park benches, public art and play elements as well as high-quality lighting. Materials and finishes will be a mixture of those expected within a small urban park, a combination of ‘hard-landscaping’ and ‘soft-landscaping’. Emphasis for view lines and paths within these spaces is to connect them back to the local streets and to the network of other public realm spaces within the re-development.

Figure 17 – Illustrative Landscape Master Plan
4.8 Sequence of Development

Redevelopment of Moonee Valley Racecourse will be guided by the racing needs of the Moonee Valley Racing Club and market demands. It is expected that the redevelopment of Moonee Valley Racecourse will generally occur in the following order:

4.8.1 Phase One: 1 - 5 Years
- West Part Sub-Precinct C: This Sub-Precinct is predominantly used for car parking and will ensure the new Neighbourhood park will be delivered early in the redevelopment.
- Sub-Precinct D: Currently only contains a car park and manager’s residence, it is the logical starting point for the redevelopment.
- North Part Sub-Precinct E: Redevelopment of building envelope 1.

Phase One will implement large high quality public spaces that will encourage people to engage with the site at an early stage of the redevelopment. The early stages of development will help the Racing Club fund the realignment of the racetrack, the construction of a new Grandstand and world-class horse racing facilities.

4.8.2 Phase Two: 6 - 10 Years
- Sub-Precinct B: Currently occupied by the Moonee Valley Racing Club Administration and part of the existing Grandstand.
- Sub-Precinct C: Redevelopment of building envelope 1.
- Sub-Precinct E: Demolition of the existing Grandstand and redevelopment of the remainder of the Sub-Precinct.
- Sub-Precinct F: Demolition existing ‘Legends’ facility and construction of the new Grandstand.
- Sub-Precinct I: Realign the racetrack and consolidate associated horse racing facilities to the centre of the track. Construct the new Grandstand.

Phase Two is critical to the ongoing success of Moonee Valley Racing Club as it relates to the redevelopment of the horse racing facilities on the site. It is envisaged that realignment of the track and construction of the new Grandstand will commence the day after the Cox Plate is run to enable the new facility to be operational for the next Cox Plate 12 months later.

Phase Two includes the construction of the Urban Plaza and new pedestrian street which are key elements that will be an asset to the existing community and future residents of the site.

4.8.3 Phase Three: 11 - 15 Years
- Sub-Precinct A: Redevelopment of Sub-Precinct once the existing Grandstand has been demolished.
- Sub-Precinct F: Completion of redevelopment of the Sub-Precinct.
- Sub-Precinct G: With the reorganisation of racing operations, in particular the realignment of the racetrack, Sub-Precinct G can be redeveloped including the delivery of the local park.

With the racing facilities operating at their optimum level, there is an opportunity to continue delivering the high quality community within Phase Three. This includes the crucial corners of Dean and McPherson Street (Sub-Precinct A) and Thomas and Wilson Street (Sub-Precinct F). Market demand will help determine what is incorporated in the mixed use Sub-Precinct A.

4.8.4 Phase Four: 16 - 20+ Years
- Sub-Precinct F: Redevelopment building envelope 3.
- Sub-Precinct H: Redevelopment of building envelope 1.

Phase Four is envisaged as the final phase of the Master Plan and will see the completion of the redevelopment of the Moonee Valley Racecourse.

See Figure 18 - Sequence of Development for further detail.