

# Domain

## POCKETS OF GREEN

A sustainable village in Melbourne's north

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SPECIAL  
REPORT

## MOONEE VALLEY PARK

**A** pioneering transformation of the historic Moonee Valley Racecourse is poised to create a premier “destination and lifestyle” neighbourhood in Melbourne’s north. The emerging neighbourhood is part of a \$2 billion regeneration of Moonee Valley Racing Club (MVRC) and will deliver ongoing lifestyle benefits for residents and the wider community.

Moonee Valley Park is aimed at creating a “neighbourhood within a park”, with botanical green spaces forming the cornerstone of the exciting vision.

Fifty per cent of the 40-hectare site will be dedicated to green space, with pedestrians prioritised over cars and residents able to access a range of lifestyle amenities.

Located six kilometres from Melbourne’s CBD, Moonee Valley Park is a joint venture between development company Hamton and superannuation fund Hostplus, in partnership with MVRC.

The Moonee Valley Park project will include multiple stages to be delivered over the next 10 or more years. When completed, it is expected to feature around 2000 dwellings, including townhouses and apartments.

The first residential stage, Feehan Row, is due to launch in September. Due for completion in 2021, it will include 67 premium homes and terraces.

Dating back to 1883, the fabled racetrack was one of Melbourne’s original racecourses. A new grandstand and re-aligned track is part of the new masterplan.



Moonee Valley Park’s homes have been inspired by inner-city Victorian terraces.



Hamton managing director Matt Malseed says Moonee Valley Park is a legacy development for future generations of Melburnians and “the benchmark in 21st-century urban planning”. “It offers every convenience and is a social destination within a truly walkable and botanic neighbourhood,” he says.

The company’s executive chairman, Paul Hameister, says the development will transform a historic racecourse into a “century defining destination and lifestyle neighbourhood”.

“While most urban developments focus on buildings, Moonee Valley Park elevates the parkland as its dominant design feature,” he says. “This delivers profound health and wellbeing benefits for its residents and the local community.”

The project is the result of extensive global research and collaboration with locals, expert town planners, architects, futurists, landscapers and developers.

The masterplan includes parklands and green open spaces, walking trails, playgrounds, sports fields and areas for curated events. There will



## MY PERSPECTIVE

Matt Malseed


Managing director, Hamton

*“It offers every convenience and is a social destination in a truly walkable and botanic neighbourhood.”*

also be a rooftop wellness centre and a village hub with speciality retailers, cafes and restaurants.

“Hamton, Hostplus and MVRC feel a deep sense of responsibility that comes with developing a city-defining project at this special site,” Malseed says.

Feehan Row will offer two, three and four-bedroom homes and terraces (from 125 to 217 square metres) priced from \$860,000 to \$1.7 million. Properties will be positioned next to the development’s first green space, Tote Park, which will feature a cafe housed in a heritage building that is set to become a destination for the local community.

Designed by architects Rothelowman, along with Mim Design, the properties are inspired by the established Victorian terrace homes of Moonee Ponds and other inner Melbourne suburbs. Homes will have ground-floor living, overlooking landscaped backyards with space for private alfresco dining. Most will have direct internal access from lock-up garages. 

[mooneevalleypark.com.au](http://mooneevalleypark.com.au)

