



Friends of Moonee Ponds Creek Inc

PO Box 1092, MOONEE PONDS, Victoria, 3039

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*To ensure the preservation, restoration, environment protection and ecologically sensitive development and maintenance of the Moonee Ponds Creek and adjoining catchment areas.*

16/8/24

Mick Kannegiesser  
Planner  
Government Land Planning Service  
Department of Transport and Planning  
Victoria State Government  
[mick.kannegiesser@transport.vic.gov.au](mailto:mick.kannegiesser@transport.vic.gov.au)

Dear Mr. Kannegiesser

**SUBMISSION  
PLANNING SCHEME AMENDMENT C212moon  
REZONING, SUBDIVISION & PERMIT REQUIREMENTS**

The Friends of Moonee Ponds Creek is concerned about the following matters and requests that they are clarified in the Amendment and associated documentation.

Quotations are excerpted from the Planning Report by **ratio**: (19 June 2024) in the Information Pack.

**PUBLIC OPEN SPACE**

Confirmation of the location of the public open space land to be transferred/vested to Council on the Subject Site? See proposed condition 13 in text box below?

**PLANNING PERMIT GRANTED UNDER SECTION 96J OF  
THE PLANNING AND ENVIRONMENT ACT 1987**

Permit No.:	[Insert permit number]
Planning scheme:	Moonee Valley Planning Scheme
Responsible authority:	City of Moonee Valley
ADDRESS OF THE LAND:	Rear 45-55 Caravelle Crescent, Strathmore Heights 3041 (Lot 1 TP221144E)

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

**Public Open Space**

13. Land to be provided as public open space must be transferred to or vested in Council at no cost to Council.

The map below shows an area identified as 'Open Space Contribution'. Is this the intended land for transfer/vested to Council?



**PROPOSED LAND FOR SALE?**

From the Figure 4-2 below, clarification is required about the sale of **Res 1 1972m<sup>2</sup>** area (marked by red arrow):

**Figure 4-2: The proposed subdivision layout**



This appears to be the same land area proposed for transfer/vesting to Council (see above comment and map).



Any **sale** of this land is totally opposed, as it comprises the existing PPRZ and is covered by a Significant Landscape Overlay SLO along the Moonee Ponds Creek corridor. The Friends of Moonee Ponds Creek would support the extension of the existing PPRZ up to the Trestle Bridge – adding to and complementing the Creek corridor’s recognised biodiversity, habitat and open space values. This could easily be incorporated into the present AmC212moon – filling in an anomalous ‘gap’ along the Creek corridor’s PPRZ. As a consequence, the land could also be transferred/vested to the Council as open space.

**WHAT IS LOCATION OF THE 0.22 ha NATIVE VEGETATION TO BE REMOVED?**

The **ratio**: Planning Report states:

**DOES THE AMENDMENT ADDRESS ANY ENVIRONMENTAL, SOCIAL AND ECONOMIC EFFECTS?**

**Environmental Effects**

— Approximately 0.022 ha of native vegetation is proposed to be off-set with an off-set requirement of 0.004 General Habitat Units. The obligation can be met at available locations within the Melbourne Water CMA or Moonee Valley City Council municipality to satisfy the General Habitat Unit offset requirement.

The Friends of Moonee Ponds Creek believes any native vegetation proposed to be removed must be assessed for significance as potentially remnant vegetation. This is premised on the presence of significant remnant vegetation not far upstream of the VicTrack site, at Gowanbrae.

If the removal of native vegetation is proposed from the subdivision sites, it must be subject to the permit application process; purchasers of the subdivision sites must be given the opportunity to retain any such vegetation; removal must not be undertaken prior to sale and permit approval.

The Friends of Moonee Ponds Creek does not accept that any off-sets should be within the large Melbourne Water CMA area and should only be within the immediate locality of the Subject Site and in agreement with the Merri-bek City Council.

**STATUS OF EXISTING PATCH OF VEGETATION**

**What is status of this patch of vegetation in relation to the proposed AmC212moon rezoning/subdivision?**

Figure 2-1: Aerial Photo



This patch of vegetation should be assessed for its possible significance as remnant native vegetation and measures put in place to protect it if necessary.

In closing, the Friends of Moonee Ponds Creek requests confirmation of receipt of this submission and notification of the next steps in the planning process for AmC212moon.

Yours sincerely,

A handwritten signature in blue ink that reads "John Kavanagh". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

John Kavanagh  
President