



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-03-24 16:49:09

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. As a resident living above the area I am opposed to any housing. The area has many native animals including platypus and echidna's. Their habitat should be maintained. The area is highly used as public recreation and should be rezoned as parkland or natural bush. The area is a flood zone. Any extra development would cause further traffic to an already busy area.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.

Amy Gloury

From: Heritage Victoria (DTP) [REDACTED]
Sent: Thursday, 20 March 2025 2:18 PM
To: Strategic Planning Admin
Subject: RE: Moorabool Planning Scheme Amendment C099moor - Halletts Way & Adelong Way PA2020242 - Exhibition

Good Afternoon,

Thank you for your email,

Heritage Victoria has no concerns with Proposed Planning Scheme Amendment C099moor - Halletts Way & Adelong Way PA2020242 as our records currently indicate that the subject area does not contain any Victorian Heritage Inventory sites or places in the Victorian Heritage Register.

Please note, the Heritage Act 2017 provides blanket protection for all historical archaeological sites in Victoria. If archaeological remains or artefacts are identified at any stage during works, all works must cease immediately, and this office must be contacted.

Kind Regards,

[REDACTED]
Statutory Support Officer | Heritage Victoria
Planning and Land Services | Department of Transport and Planning

Heritage Victoria currently has reduced capacity. This may mean we will take longer than usual to respond to your enquiry. Thanks for your patience.

For administrative reasons Heritage Victoria no longer accepts pre-application requests via email. To make a pre-application request, please use the form on [Heritage Desk](#).

For Heritage Victoria's Wiki Page click here: 

My typical flexible working arrangements are:

M	T	W	T	F
Home	Home	Office	Unavailable	Unavailable



I acknowledge the Traditional Aboriginal Owners of Country throughout Victoria and pay my respect to Elders past and present, and to the ongoing living culture of Aboriginal people. I am sending you this email from the land of the Wurundjeri People.

From: Strategic Planning Admin <SSDAdmin@moorabool.vic.gov.au>
Sent: Thursday, March 20, 2025 9:51 AM
Subject: Moorabool Planning Scheme Amendment C099moor - Halletts Way & Adelong Way PA2020242 - Exhibition

Amy Gloury

From: [REDACTED]
Sent: Wednesday, 26 March 2025 8:09 PM
To: info@moorabool.vic.gov.au
Subject: Re: Submission Planning Scheme Amendment C099moor

Categories: [REDACTED]

Dear Chief Executive Officer,

I am writing to formally oppose Amendment C099moor to the Moorabool Planning Scheme, which proposes the subdivision and development of approximately 2.7 hectares near the intersection of Halletts Way and Adelong Way. While I recognize the need for planned development within the Moorabool Shire, I believe this amendment presents several concerns that must be addressed before any approval is granted.

1. Environmental Impact on the Werribee River Corridor

The proposed development risks disrupting the natural ecosystem along the Werribee River corridor. Increased urbanization may lead to habitat destruction, water pollution, and decreased biodiversity. Protecting the environmental integrity of this area should take precedence over further urban sprawl.

2. Impact on Wildlife

The Werribee River corridor is home to a variety of native wildlife, including birds, reptiles, and small mammals that rely on the area for habitat and food sources. Increased construction, noise, and human activity will likely displace these species, leading to loss of biodiversity and potential endangerment of vulnerable populations. Any development should include thorough ecological assessments and stronger protections for native wildlife.

3. Traffic and Infrastructure Strain

The intersection of Halletts Way and Adelong Way is already experiencing increased traffic congestion. Additional residential development will exacerbate traffic issues, putting further pressure on local roads and potentially leading to safety concerns. The amendment does not appear to adequately address the necessary infrastructure upgrades required to support this development.

4. Loss of Public Open Space

While the amendment suggests "continuity of public open space," there is a lack of clarity on how this will be achieved. The development may lead to the reduction of accessible green space, negatively impacting community well-being and limiting recreational opportunities for residents.

5. Community Consultation and Transparency

Meaningful community engagement is essential for a development of this scale. There has been limited consultation with residents, and concerns from local stakeholders appear to have been overlooked. I urge the council to conduct further community discussions to ensure residents' voices are heard.

Given these concerns, I respectfully request that Moorabool Shire Council reject or significantly revise Amendment C099moor to better address environmental sustainability, wildlife protection, infrastructure capacity, and community needs. I appreciate your consideration and look forward to your response.

Sincerely,

[REDACTED]
Resident of Bacchus Marsh



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-03-29 16:32:35

Organisation Name : [REDACTED]

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. As part of any redevelopment of this parcel of land the opportunity should not be missed to create a ramp from Peppertree Park Circuit up and onto the eastern side of Hallets Way. Any luck ramp should be suitably graded (as for the upstream side). A ramp at this location would then allow the circuit to be completed without the need to cross Hallets Way. This would significantly increase both the safety of pedestrians but improve the amenity. This project has previously been recommended by Tracks and Trails. Additionally it might allow Park Run to create a circuit rather than do a return on the east side as is currently required.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. Not applicable



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-03-29 21:09:27

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I am against any further development of this area. This is an area where wildlife frequent such as kangaroos, platypus, native birds, and more... including some endangered species. Australian native wildlife has been losing land to live on. These animals are a draw card for tourists to visit our lovely town. Bacchus Marsh has had a population explosion and yet has few resources to deal with the growing population. There is already major problems with traffic without continuing to add more residents. Common sense is needed. The people of Bacchus Marsh live here for its country feel, please stop trying to turn our scenic town into just another city. I agree to work being done to enhance and improve Werribee River.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.

Amy Gloury

From: [REDACTED]
Sent: Monday, 7 April 2025 7:39 AM
To: Moorabool Info
Subject: Submission Planning Scheme Amendment C099moor - Halletts Way & Adelong Way PA2020242 - Exhibition [SEC=OFFICIAL]

Categories: [REDACTED]

OFFICIAL

Good morning,

Thanks for notifying Southern Rural Water of this amendment. Whilst the land is within the declared irrigation district, it is also part of an established and developing residential precinct. Southern Rural Water don't have any assets that will be impacted by this proposal and for this reason have no objections to the Section 96A scheme amendment and planning permit application.

Regards,

[REDACTED]
Planning and Referrals Lead | Southern Rural Water
Great value for customers and community

From: Strategic Planning Admin <SSDAdmin@moorabool.vic.gov.au>
Sent: Thursday, 20 March 2025 9:51 AM
To: Undisclosed recipients:
Subject: Moorabool Planning Scheme Amendment C099moor - Halletts Way & Adelong Way PA2020242 - Exhibition

CAUTION: This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

Please see the attached notice of preparation of Moorabool Planning Scheme Amendment C099moor – Halletts Way & Adelong Way PA2020242.

As per the attached notice:

Moorabool Shire Council has prepared Amendment C099moor to the Moorabool Planning Scheme at the request of Beveridge Williams & Co. on behalf of Plenti Property Pty Ltd.

Amy Gloury

From: AgVic Planning (DEECA) [REDACTED]
Sent: Thursday, 10 April 2025 4:04 PM
To: info@moorabool.vic.gov.au
Subject: OFFICIAL: Submission Planning Scheme Amendment C099moor

Categories: [REDACTED]

Dear Strategic Planning Team,

Re: *Moorabool Planning Scheme Amendment C099moor – Halletts Way & Adelong Way PA2020242.*

Thank you for the opportunity to provide comment.

Agriculture Victoria notes that the amendment C099moor constitutes an urban infill development on agricultural land that would appear already compromised by urban encroachment and provides no further comment.

Regards,

[REDACTED]
Agriculture Victoria Planning and Advisory Service
Agriculture Sector Development and Services
Department of Energy, Environment and Climate Action
Agriculture Victoria
[REDACTED]

Please direct agricultural planning enquiries and planning permit referrals to: agvic.planning@agriculture.vic.gov.au



We acknowledge Victorian Traditional Owners and their Elders past and present as the original custodians of Victoria's land and waters and commit to genuinely partnering with them and Victoria's Aboriginal community to progress their aspirations.

Disclaimer:

The information in this transmission is privileged and confidential, intended only for use of the individual or entity named as addressee/s. If you are not the intended recipient, any use, copying or dissemination of the information is prohibited. If you have received this transmission in error please delete it immediately from your system.

Collection and Disclosure Statement:

The Department of Energy, Environment and Climate Action (DEECA) is committed to protecting information provided by you in accordance with the principles of the Privacy and Data Protection Act 2014 (Vic). The information you provide will be collated and used by DEECA for reporting on the extent and quality of our products and services, and in the delivery of those products or services. To tailor and improve our products and services we may contact you for feedback. Your personal information may be disclosed, under a confidentiality arrangement, to other organisations which assist DEECA with the provision of its products or services, or to organisations authorised by law. The DEECA privacy policy can be obtained by contacting 136 186. You can request access to, and correction of, your personal information by calling DEECA on 136 186.

If you would prefer not to be contacted for evaluation or future events or do not consent to be on the Agriculture Services contact database, please reply to this email with a statement to that effect and we will ensure your wishes are adhered to.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-04-11 17:49:20

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A.

Q.2 Please upload your prepared submission document here.

A. [REDACTED]

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. [REDACTED]

Moorabool Shire Council

PO Box 18

BALLAN VIC 3342

Attention: Manager Growth and Development

Re: Submission Planning Scheme Amendment C099moor

Moorabool Planning Scheme

Amendment C099m00r Instruction Sheet

My name is [REDACTED] and my wife [REDACTED]

[REDACTED] B

My wife and I purchased our land [REDACTED] chose it because of the Werribee River and River Red Gums views. We were told by Jeremy Graeme the Estate Manager, behind our block was a reserve and would never be built on although affiliated Werribee Vale Corporation purchased the land on the 21/07/2017 for the purpose proposed

The Moorabool Planning Scheme objectives, zoning explanation and Developer Vision are below to refer to in my opposing submission

Objective

To integrate development with the emerging and desired streetscape character and development pattern of the abutting neighbourhood

To provide activated frontages to Halletts Way, Adelong Way and public Reserves with adequate setbacks for landscaping, fencing, open space and appside surveillance

To protect and enhance the Werribee River Corridor

NEIGHBOURHOOD RESIDENTIAL ZONE

The NRZ aims to “manage and ensure development that respects the identified neighbourhood character, heritage, environmental, or landscape characteristics” ensuring low-lying developments consistent with the surrounding area. The recently constructed dwellings neighbouring the site are single and double storey, and extending this built form to the subject site will result in Page 12 of 14 a cohesive neighbourhood character consistent with the existing Underbank Farm DPO6 area.

The existing Underbank Vision states that

Provide certainty about the standard of housing at Underbank.

Protect your investment and foster the Underbank vision.

Encourage contemporary, architecturally designed dwellings. Adopt principles that incorporate and encourage an environmentally responsive landscaped environment. To ensure that dwellings sit sympathetically within the allotment minimising excessive site disturbance.

Encourage a cohesive and harmonious streetscape.

Ensure that the privacy and amenity of adjoining neighbours is protected.

Long blank walls contribute little to the streetscape and are not permitted.

Detached dwellings with the same restrictive covenant and design guidelines

Medium density housing either side of Hallets Way connecting Bacchus Marsh to Maddingley in the form of oblong building structures would visually create a housing tunnel effect connecting the main thoroughfare between Bacchus Marsh and Maddingley and along the river frontage. This would be a structural outlier and doesn't align with any of the highlighted objectives and vision above and only detract from Moorabool's semi rural appeal.

I do not believe activated frontages; adequate setbacks and a consistent neighbouring development pattern could be achieved on proposed Lot B on Hallets Way with medium density housing.

I refer to the current Underbank Design Guidelines stating a Minimum 4.0m from front boundary for single storey dwellings; and minimum 5.0m from front boundary for double storey dwellings. Minimum rear setbacks are 3.0m. Traffic management for entry and driveway to the rear for medium density would further reduce the space to achieve a true activated frontage and adequate setback in Lot B

Planting natives and respecting the entry to Underbank at proposed Lot B would remove the visibility of the current sheer fencing and achieve activated frontages without development. Detached dwellings would have less of a footprint and more visual appeal if it was somehow imperative that housing was required in this reduced Lot B space.

My East facing views would be obstructed with medium density development in Lot B. How would the shadowing and privacy be addressed?

I do not believe this proposal development aligns with zone NRZ by respecting the identified neighbourhood character, heritage, environmental, or landscape characteristics below

The lots also are on Environmental Overlays ES02 WATERWAY PROTECTION & ES08 River Red Gums in the Bacchus Marsh Valley.

There is also a family of Little Eagle in this area which has now been listed as a vulnerable species in Victoria due to decreased grassland habitat, local photographer David Whelan has recently taken photos of these at this location. This section of the river is home to Platypus, we hear the kookaburras in the morning, Wallaby live on the escarpment and it is Kangaroo Habitat.

How would run off into Werribee River from Construction and Stormwater be addressed as the river is already discoloured in this section which is home to Platypus? What is the impact study?

The proposal is within a flood zone and development causes environmental changes, changes to the river flood pattern and can put other areas at flood. What is the impact study? What affect would this have on the river red gums?

Regards,

[Redacted Signature]



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-04-22 17:46:50

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

- A. Thanks for the opportunity to comment. It is an incredibly sensitive location given proximity to the Werribee River and given the poor environmental track record of residential developments in and around town (Underbank west for example). The critical issue is actually the requirements to be set on the subdivision, following the rezoning. In particular lots C and E. If it is true that "Planning Permit Application PA2020242 is being considered at the same time as Amendment C099moor and proposes to subdivide the land into five lots (under Section 96A of the Planning and Environment Act 1987). The proposed lot boundaries are based around the existing roads and areas of floodrisk. Lots C and E are affected by flood risk and covered by existing Land Subject to Inundation Overlay controls. Following subdivision, these two lots will be consolidated into existing public open space along the Werribee River. " then that does indeed seem reasonable. "Reserves vested in Moorabool Shire council." (Endorsed plan requirement 1 (a,b&c) of PA2020242. Based on that requirement being in place I'm happy to see the proposal proceed. Further, if there will be no car parking in lots C and E (which maximised reserve space (a good thing), the plans should be annotated with the locations of car parking if it is to be constructed to support pedestrian access to the new reserves. Please.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.

Amy Gloury

From: [REDACTED]
Sent: Thursday, 24 April 2025 12:36 PM
To: Moorabool Info
Subject: Re: Submission Planning Scheme Amendment C099moor

Categories: [REDACTED]

Attention: Manager Growth and Development

[REDACTED], I'm not sure what the plans are for this section and I don't know if I'm meant to be writing in response to this planning scheme. But I thought it might be useful providing ideas from a growing family and what this area of Bacchus Marsh is lacking or needing.

Again, I'm not entirely sure what these areas can be used for but if I was to make a recommendation based on needs.

I would suggest a fenced oval or field, that we could allow our dogs to play on. A playground that doesn't require you to hike up a steep hill to let the kids play on. A plaza of some sort, being close to the river, I don't know how logical that is. But access to a Woolworths would be nice.

There hasn't been much provided in this estate. With all the grand promises we were told, with the development of sporting facilities, plazas and recreational hubs. It's been 5 years with not much other than a very little playground and a larger one (at the top of the steepest hill). There isn't much keeping people within this estate.

Again, I'm not entirely if I've filled out this form correctly. But thought it might be worth having someone who lives within minutes from this area provide some feedback.

Kind regards,
[REDACTED]



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-04-30 16:28:47

Organisation Name :

Phone : [REDACTED]

Email :

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A.

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. Re Amendment C099moor Planning permit application PA2020242 Lots A B C and D

The Community Vision for Moorabool Shire for 2030 is that we embrace our natural environment and lifestyle options to create an inspiring place for everyone to live, work and play.

Re Amendment C099moor Planning permit application PA2020242.

This submission requests the protection of the land currently zoned as farmland that has an application lodged for it to become residential land NRZ9 (Lot D in particular however also Lot B and C). I request, even beg, that this rezoning be altered such that significantly more of the land be rezoned to public recreation land PPRZ for the specific purpose of protecting the Nature Corridor of Werribee River, supporting its regeneration consequently strengthening the space for wildlife, flora and fauna alike as well as valuing the aboriginal people and the health and wellbeing of current and future residents of and visitors to Bacchus Marsh.

Rejecting the application for amendment of rezoning to residential is paramount for maintaining and strengthening the health and wellbeing for all, the water, nature corridor, its natural residents as well as all people and the character of Bacchus Marsh.

‘Moorabool Shire is home to an astonishing range of wildlife, including a vast array of threatened species. These include Greater Gliders, Growling Grass Frogs, Little Eagles, Stiped Legless Lizards, Platypus, and, in winter, beautiful, critically endangered Swift Parrots.’

<https://mooraboolenvironmentgroup.org.au/our-environment> 2023 Moorabool Environment Group

A plethora of native plants and animals inhabit the (Werribee) river and its banks, and wildlife has flourished thanks to revegetation projects and the introduction of conservation areas.

<https://www.melbournewater.com.au/water-and-environment/water-management/rivers-and-creeks/werribee-river>
Melbourne Water 2023

It's great to know that trees make rain, but trees are being cleared at a faster rate than at any time in history! How can we possibly reverse this? How can we get more rain?

<https://www.learningfromnature.com.au/drought-proof-increasing-rainfall/>

Regeneration and preservation is how!

Introduction:

Reasons to reject the application for Lots B, C and D to be rezoned as residential relate to the:

- maintenance of the character of Bacchus Marsh as a regional country town that supports a sustainable future

- A responsibility to acknowledge and act for Reconciliation

- impact of residences so close to the river and the current public pathway along the river ensuring significant loss of quiet nature environment

- loss of significant open space for members of the public to enjoy

- recognized value of the Nature Corridor, especially due to the significant biodiversity of the area flora and fauna alike

- promotion of natural resources and active lifestyle

- educational value of the nature corridor, complementing Ecolink

- negative impact on health and wellbeing of residents and visitors of Bacchus Marsh

- social value of maintaining and extending the provision of natural spaces and

- important action towards protecting the climate (trees promote rain) and

Recognizing that Bacchus Marsh has already and continues an overwhelming residential population growth and this relatively small reduction in space for further residential development, is less impactful on the need for housing than the negative impact for our waterway, nature corridor, responsibility to acknowledge aboriginal people and reconciliation related to harm already imposed.

All of these reasons align with Moorabool Shires commitment to
Healthy, inclusive and connected communities;

Liveable and thriving environments;

A Council that listens and adapts to the needs of our evolving communities.

<https://www.moorabool.vic.gov.au/About-Council/Council-administration/About-the-Shire>

And in alignment with Moorabool 2030 Vision promotes

- Connected Communities

- Sustainability

- Maintaining rural charm

- Well planned neighborhoods

<file:///C:/Users/Janelle/Downloads/Community-Vision-2030-1.pdf>

Rejecting this application demonstrates the Moorabool Shire's commitment to the environment, reconciliation, support of a sustainable future and health and wellbeing of the residents of and visitors to Bacchus Marsh as the 2030 Vision for Moorabool.

Character of Bacchus Marsh

The beauty of Moorabool Shire lies in its inspiring landscape and native wildlife.

<https://www.moorabool.vic.gov.au/About-Council/Council-administration/About-the-Shire>

Bacchus Marsh has always been a regional country town characterised by the surrounding country side, which was created by the intersection of two important Victoria waterways that originally supported a significantly diverse native flora and fauna and Aboriginal peoples. Settlers altered this bringing stock and agricultural food production. Bacchus Marsh has been characterised by the interaction and support of the riverways the diverse wildlife and agriculture.

I argue it is very important for Bacchus Marsh to remember and stay true to this characteristic as it moves forward in its development for the future.

A commonly neglected characteristic of Bacchus Marsh is that the land was traditionally occupied by and connected to a number of Aboriginal communities, most notably the [Wadawurrung Tribe](#), [Wurundjeri Tribe](#), and the [Dja Dja Wurrung Tribe](#). (Shire website- <https://www.moorabool.vic.gov.au/About-Council/Council-administration/About-the-Shire>)

Remembering this can heighten the traditional character of Bacchus Marsh as a town that is friendly and welcoming, inspiring and home for Country as well as people.

Aboriginal Considerations

Bacchus Marsh was a meeting ground for anywhere between 150 and 400 [Aboriginals](#) even after white settlement, and [corroborees](#) were held quite regularly.

Historically the truth of the significance of this Land for Aboriginal people has been neglected and poorly documented so it is difficult to establish strong evidence for the specific Lands of Bacchus Marsh. At the same time Bacchus Marsh is acknowledged to have been a space of significance as a meeting place for different Nations. Yet Aboriginal people are barely acknowledged in Bacchus Marsh.

Importantly, for Aboriginal people, caring for the waterways is critical for their cultural obligatory of mutual respect sharing and caring of Country. In the case of Bacchus Marsh this care provided a space for gatherings and native wildlife alike.

Truth speaking

It is true that this land has much disruption, as asserted via the applicant documents. But rather than say this land is no longer culturally significant and thus ripe for further disruption, this indicates a stronger obligation for the regeneration of indigenous core obligation with the values of respect, care and share. Acknowledging the value of this Country as a space for the native animals and plants and their right to space, our obligation to respect, care for, and share it such that they have a space and thereby supporting the health and wellbeing of all.

We have a huge opportunity for acknowledging value of the Land, creating a space of healing of Land and All peoples that visit the space. Thus, to ensure we respect, care and share as part of the symbiotic relationship between people, animals and plants. Rather than discard all but the need for homes and money for a limited few.

I am saying this is not about passing the 'legal documents criteria' but rather about creating the space for a conversation of what is the best purpose and use of this parcel of Land in the long term.

It is important to note that:

'Many people, including members of political parties, believe that before invasion the Australian bush was virgin and Aboriginal people's lifestyle carefully tried to maintain its delicate balance.

The opposite is true.'

' "Aboriginal cultural practice has always had an impact on the landscape—there is no pristine wilderness in Aboriginal lands," says Dr Deane Fergie, an anthropologist at the University of Adelaide. ^[9]

Aboriginal land management & care - Creative Spirits <https://www.creativespirits.info/aboriginalculture/land/aboriginal-land-care>

'Environmental remediation plays a crucial role in restoring and protecting land that has been degraded by human activities. When considering Aboriginal land, remediation is not only an environmental necessity but also a vital act of respect and reconciliation'

Restoring Ecological balance, supporting cultural continuity, enhancing community well-being, promoting sustainable land use, strengthening reconciliation efforts important and value consequences of regenerating the land rather than saying oh well it has been disrupted so lets disrupt it someone.

(Muru Mittigar 2025 The Benefits of Environmental Remediation: Honouring Aboriginal Land <https://www.murumittigar.com.au/the-benefits-of-environmental-remediation-honouring-aboriginal-land/>)

Sustainability and caring for Country, partnering in engaging in environment initiatives of bush regeneration (Muru Mittigar 2025 Collaborating with Muru Mittigar: Creating a Lasting Impact for Future Generations <https://www.murumittigar.com.au/collaborating-with-muru-mittigar-creating-a-lasting-impact-for-future-generations/>) building a future for All peoples.

In considering this application we also need to consider the impacts of dispossessing Aboriginal Peoples of this Land and what needs to be done to protect the land and waterways Victoria's Framework of Historical Themes `https://www.heritage.vic.gov.au/__data/assets/pdf_file/0022/512275/Victorias-framework-of-historical-themes-Heritage-Council-of-Victoria,-Victorian-Aboriginal-Heritage-Council-2009.pdf

Reconciliation

Directly related to reconciliation it is useful to remember that decolonization the land means not using the colonization, disruption of the Land, as justification to further disruption and colonization of the space. Yes, development is and will continue, at the same time it is important to balance the development with regeneration and care of the Land for sustainability of the Land and protection of the health and wellbeing of the people, animals and plants sharing that Land. Kata have developed a very large section of the Land and this relatively small sector is significant for respecting, protecting and regeneration of The Land for the health and wellbeing of All Peoples.

<https://www.reconciliation.org.au/reconciliation/get-involved-in-reconciliation/>

Maintain Nature Corridor!

Acknowledge value of this Country as a space for the native animals and plants and their right to space, our obligation to respect, care for, and share it such that they have a space and thereby supporting the health and wellbeing of all.

Protecting Waterways

It has become very clear, and acknowledged by Melbourne Water, that we need have to care for our waterways to ensure we have quality water into the future. Indeed Melbourne Water is currently involved in a regeneration along this specific area of Werribee River

<https://www.melbournewater.com.au/services/projects/protecting-werribee-river-bacchus-marsh-weed-removal-and-native-revegetation> , and further along the river with the grow west project

<https://www.melbournewater.com.au/services/projects/grow-west> , demonstrating the importance of the river.

If this land is rezoned for residential use, it risks undermining such projects and the health of the river in this location and down river. This would impact the declared nature corridor and all that reside and visit it.

Maintaining the Nature Corridor is much more than complementing the character of Bacchus Marsh and the unique beauty of Werribee River, the Lerderger River it is also about acknowledging and valuing the rich diversity of flora and fauna of the area.

Recognized value of biodiversity of Werribee River (4:3:2 in The West growth Corridor Plan Victorian Planning Authority 2012) <https://vpa.vic.gov.au/wp-content/uploads/2012/11/GCP-Chapter-4-West-Corridor-Plan.pdf>

It is also important to ensure the application meets upcoming planning for our water ways changes. It should be considered that Kata are attempting to push this through before these plans would hamper the development as the applicant requests. <https://engage.vic.gov.au/planning-for-our-waterways>

Diversity and ecolink

‘Despite the diversity of threatened species records in the local area, suitable habitat is considered absent for all remaining threatened flora species, given the lack of intact understorey vegetation and the long history of disturbance from farming, grazing and other agricultural uses. There is a low likelihood that the site may support the ‘poorly known’ Slender Bindweed,’

It is possible to rapidly restore the indigenous flora and support the survival of the ‘Slender Bindweed’ as well as providing a space for the Endangered Grassy Eucalypt Woodland, Grey Box, White Box-Yellow Box-Blakely’s Red Gum Grassy Woodland and Derived Native Grassland and as a result provide more native environment for the diverse fauna of the area. This would complement Ecolink’s educational focus for Australian Native plants.

In addition, it is valuable to recognise that ‘biodiversity is fundamentally important for human health because ‘it helps to regulate climate, filters air and water, enables soil formation and mitigates the impact of natural disasters. It also provides timber, fish, crops, pollination, ecotourism, medicines, and physical and mental health benefits’ (UN 2019 cite on aihw, 2024)

Health and Wellbeing

The Australian Institute of health and Wellbeing (2024) state:

“The natural environment comprises the atmosphere, land, water, oceans, and the diversity of living things (UN 2019). It provides essential resources for health and wellbeing including food, fresh water, wood and fibre, fuel and medicines. It also helps regulate weather, vegetation, soils, and the quality of water and air, and provides a range of aesthetic, cultural, recreational and spiritual services to people (Whitmee et al. 2015).

As a result of human activity, the health of most or all the planetary systems that provide these services is currently in decline, including some already considered irreversibly damaged (UN 2019).

The natural environment is a determinant of health due to its ability to affect health outcomes’ including: Connection to Country; Climate Change and Health; <https://www.aihw.gov.au/reports/australias-health/natural-environment-and-health>

Alternative Land Use for Positive Outcomes

Bacchus Marsh has been undergoing a massive influx of residents via extensive development. With an anticipated doubling of our population in the next 20 years. The applying developers, Kata, have already developed a significant number of residences on the original parcel of land. By doing so a significant amount of land has been used and our native wildlife are being pushed out. To where? We have a responsibility to ensure they too have space to live. Especially with the recognized diversity of wildlife along the Werribee River. This is key and connects with all other arguments presented.

Kata Developments themselves assert they are committed to work in harmony with the unique features of the land. <https://underbank.com.au/location-landscape> These unique features, as they mention, includes the lands rich history. A history that goes back much further than it being a stud farm, that was once the home of Pharlap. The history also includes the aboriginal people using the area as a meeting place and as the home of a diverse collection of flora and fauna around a water way that is significant in its own right.

I hope it has been made clear that there is greater value in ensuring the land relevant to this rezoning application can be used more effectively than for further residential development.

Regeneration of Land

Regeneration of the land would offer many valuable benefits to Bacchus Marsh and all living in or visiting the area. As well as those benefiting from a healthy waterway.

While it is true that Lot C and D is largely a paddock that no longer has many native flora present and has been used for grazing. It is also a space that has huge potential for extending the native space of the nature corridor of the Werribee River, consequently providing more space for the diverse wildlife, including that being pushed off its long-term home. Indeed, it is an ideal space for an ARK (Act of Regenerative Kindness), that focuses on developing space for all wildlife and perhaps pocket Miyawaki Forest. A rapid regeneration system that originates from Japan. The method is being used in Australia, as a valuable method that rapidly enhances native plant growth.

<https://earthwatch.org.au/programs/tiny-forests> Importantly assistance for the development can be found.

<https://carbonpositiveaustralia.org.au/learn/about-miyawaki-forests/?srsltid=AfmBOoplEFQhbJ60DTBKiwuiD5VqS29Q-Om3fPbGnPw64ASbl55CN0TI>

Advantages of native forests grown with the Miyawaki method include:

- Mature of the flora is up to 10 times faster than traditional reforestation methods;
- High density plantings of approximately 3-5 plants per square meter, with a selection of 30 or more species that are endemic to the area.
- These high-density plantings offer greater potential for carbon sequestration per square meter than a traditional forest;
- Foster up to 18 times greater biodiversity levels than traditional planting methods;
- Require little to no maintenance after their first two to three years.

This method ensures the viability of indigenous flora extending beyond the narrow river space currently in the area. This is counter to the applicants asserts that

Planting a Miyawaki forest is usually a community endeavour and can be found all around Australia and the world alike. Carbon Positive Australia, calls them community pocket forests. Further Carbon Positive Australia may provide support for its development. <https://carbonpositiveaustralia.org.au/learn/about-miyawaki-forests/?srsltid=AfmBOoplEFQhbJ60DTBKiwuiD5VqS29Q-Om3fPbGnPw64ASbl55CN0TI>

These forests are transforming cities by ensuring equitable access to green spaces, improving biodiversity, and reducing urban heat. Learn how community pocket forests — small but powerful biodiverse ecosystems — are helping restore nature in our cities, supporting wildlife, and enhancing community wellbeing.

An example is this design offering a serene and peaceful retreat for patients, staff and visitors, at a hospital, creating a calming atmosphere and encouraging a closer connection with Nature.

<https://www.sugiproject.com/forests/newham-hospital-forest> 2025 <https://carbonpositiveaustralia.org.au/blog/pocket-forest-urban-spaces/> Stephy Poly 2025

Closer to home is an example at Fisherman's Bend. <https://greenmagazine.com.au/miyawaki-forest-fishermans-bend/> Or Wollongong <https://www.abc.net.au/news/2023-07-13/dapto-high-school-students-plant-tiny-forest-wollongong/102565816>

For more insight into We are the ARK check out https://www.youtube.com/watch?v=H_3L7WpSq2o this initiative begun by Mary Reynolds focuses on regenerating our land, however her focus started from realization of how we are pushing wildlife from their home land and leaving them nowhere to go, our wildlife matter as much as we do. Exactly what is happening here in Bacchus Marsh.

Bacchus Marsh has so much to gain by standing by the stated commitments and preserving this relatively small patch of land for regenerative purposes in the long term.

Summary

As a natural environment, this area has thrived for thousands of years. Now, as it becomes the home of a new community, the waterways, the plant life and the unique topography will remain as a key feature of tomorrow's Underbank. The masterplan, the individual houses and the landscapes have been designed to work in harmony with the unique features of the land.

<https://underbank.com.au/location-landscape>

Imagine a specific built peaceful indigenous forest for public use here in Bacchus Marsh. A space that supports the protection of the Werribee River, the associated nature corridor, and its diverse wildlife. At the same time providing a natural quite space for individuals, including people like myself with psychosocial disability, AND doing our bit to create a more sustainable future for Australia and its natural treasures, despite the huge influx of humans which tends to have a largely negative impact on the environment and humankind's future.

Moorabool Shire an 'Inspiring place to live work and play.'

A key source of inspiration is the Werribee River Walk. Which can be walked from Friskin Street through Peppertree Park all the way to Underbank Estate. As a regular user of the track, I have spoken to a rich diversity of people gaining from the walk and hoping it goes even further. Building residences so close to the track and river ensure untold undermining of the blessing currently provided by the space. This blessing, the nature corridor needs to be reinforced and strengthened not undermined. This rezoning is about far more than a number of homes for people. It is about sustainability, maintaining the natural charm and supporting the healthy water way with its rich diversity of wildlife.

Recognizing that Bacchus Marsh has already and continues an overwhelming residential population growth and this relatively small reduction in space for further residential development, is less impactful on the need for housing than the negative impact for our waterway, nature corridor, responsibility to acknowledge aboriginal people and reconciliation related to harm already imposed.

The aboriginal significance of Bacchus Marsh is neglected by acknowledging that it was a meeting place of significance and embracing aboriginal approach to connecting with Country would go a long way towards reconciliation in a way that supports All peoples as well as Country and strengthens the Nature Corridor and healthy waterway. Imagine within that space a meeting place, a place for quite reflection, a space for absorbing the nourishment of nature on a nature walk strengthening connection with the Land, with Country. Alternatively, if we rezone to residential land, we continue the devaluing and colonization practices that destroys connection with the Land neglecting to balance care for the land and future with population growth.

At the very least we need to put of a decision on this rezoning application to allow for comprehensive discussion and to ensure alignment with Laws to protect wildlife currently being updated. Better still reject the application to ensure we maintain the character of Bacchus Marsh, provide consideration for Aboriginal people, protect the nature corridor and as a consequence the native flora and fauna, allow for critical recreation space and support the health of the waterway.

Amy Gloury





From: [REDACTED]
Sent: Tuesday, 6 May 2025 10:03 AM
To: Amy Gloury
Subject: FW: OH NO! Please Understand

Hi Amy – I was unable to locate this submission to attach this amendment to. Are you able to assist ?

Thank you

Moorabool Shire Council |



	Mail	PO Box 18, Ballan, Vic 3342
	Ballan	15 Stead St, Ballan
	Bacchus Marsh	215 Main St, Bacchus Marsh
	Darley	182 Halletts Way, Darley

	Phone	(03) 5366 7100
	Email	digital@moorabool.vic.gov.au
	Website	moorabool.vic.gov.au
	ABN	293 5275 4296



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moorabool.vic.gov.au/Antenno



From: [REDACTED]
Sent: Tuesday, 6 May 2025 9:49 AM
To: Moorabool Info <info@moorabool.vic.gov.au>
Subject: OH NO! Please Understand

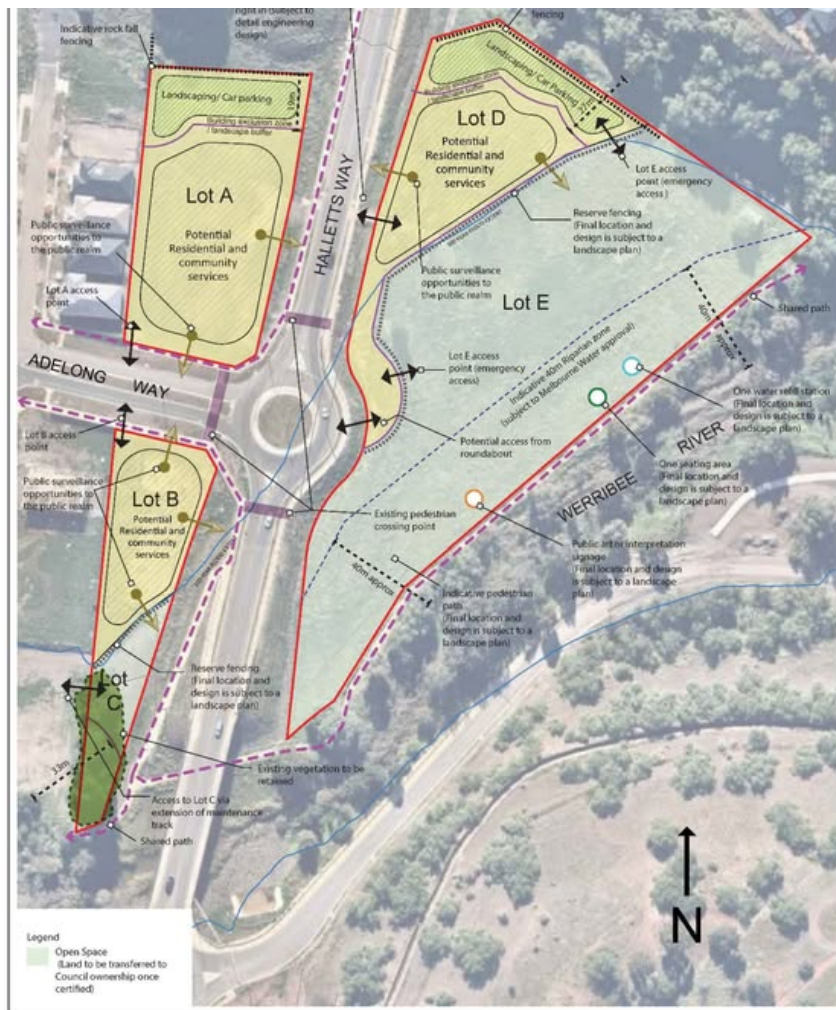
Hi I mad a submission for the C)((moor application and it seems I might have used the wrong lot numbers. I saw a diagram that had the lots as ABCD and just now have seen another that states they are ABDE! Which throws out my submission details!!!!

I was referring to LOTS BDE according to this new diagram!
Not BCD with Lot E being the MOST important!!!!

Oh no. This is important. Can you PLEASE pass this on and take this into consideration.

LOT E and B are critical for NON residential D pretty important too
OH NO! I hope this doesn't undermine my whole submission.

Mortified.



HALLETT'S WAY AND ADELONG WAY INTERSECTION AREA
CONCEPT PLAN

PS I am aware some feel my exclamation marks are inappropriate. However, from my heart, they are there to share my feelings as a sign of my emotional intelligence, intensity and what is important to me. They are not to discard you or what you have said in any way. Who you are, what you share matters to me. As such I request you accept them in this way. This is a sign of respect for who I am. THANK YOU!

Amy Gloury

From: [REDACTED]
Sent: Thursday, 1 May 2025 2:41 PM
To: Moorabool Info
Cc: [REDACTED]
Subject: RE: Moorabool Planning Scheme Amendment C099moor - Halletts Way & Adelong Way PA2020242

Categories: [REDACTED]

Good Afternoon,

The Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation Cultural Heritage Unit Elders and I have reviewed the proposed amendment to planning scheme C099moor and wish to provide the following comments:

- We note that although the planning scheme amendment area has been subject to a due diligence assessment that suggests that the activity area has been subject to significant ground disturbance. The Elders have requested that I note that Aboriginal cultural heritage can be, and is, found in disturbed contexts.
- The Elders note that the client should be aware of their obligations under the *Aboriginal Heritage Act 2006* and *Aboriginal Heritage Regulations 2018* should any unexpected Aboriginal cultural heritage be identified during works. In addition, we note that a voluntary CHMP could be carried out as a risk mitigation strategy for the client.

Thanks, and let me know if you have any questions.

Kind regards,

[REDACTED]
Heritage Advisor
Cultural Heritage Unit

Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation
675 Victoria Street | Abbotsford VIC 3067 | wurundjeri.com.au

[REDACTED]



Wurundjeri
Woi-wurrung
Cultural Heritage
Aboriginal Corporation

01 May 2025

Strategic Planning Admin
Moorabool Shire Council
PO Box 18
Ballan VIC 3342

Dear Strategic Planning,

Proposal: Planning scheme amendments - Five (5) Lot Subdivision including creation of two (2) reserves combined with S96A Amendment to rezone from FZ to NRZ9 or PPRZ, apply DPO8, remove DDO2 and amend FZ map to be considered under Amendment C099

Site location: Lot A on PS821090T - Intersection of Halletts Way and Adelong Way Bacchus Marsh, Lot RES1 on PS742687 and Crown Allotments 2035 and 2036

Melbourne Water reference: MWA-1368025

Council reference: Moorabool Planning Scheme Amendment C099moor
& Planning Permit Application PA2020242

Date Received: 20/03/2025

Our Decision

Melbourne Water, pursuant to Section 56(1) of the Planning and Environment Act 1987, objects to the proposed subdivision and amendment documentation on the following grounds:

Grounds of objection

1. The proposed subdivision is inconsistent with the Planning Policy Framework relating to Clause 13.03 Floodplain Management of the Moorabool Planning Scheme.
2. The proposed subdivision is inconsistent with the purpose and decision guidelines set out in Clause 44.04 Land Subject to Inundation Overlay (LSIO) within the Moorabool Planning Scheme.
3. The proposed subdivision is contrary to the Department of Environment, Land, Water and Planning's (DELWP) 'Guidelines for Development in Flood Affected Areas' in relation to Part 10 Flood Impacts.
4. Melbourne Water does not support Map 1 to Schedule 8 to Clause 43.04 - Halletts Way and Adelong Way Intersection Area Concept Plan until amendments are made to find resolution or flooding issues pertaining to Lot B and C.

Our Assessment

Based on the information available at Melbourne Water all lots are subject to flooding from the flows of the Werribee River in the 1% Annual Exceedance Probability (AEP) storm event except Lot A.

The 1% AEP flood level for Lot B and C is 105.75m Australian Height Datum (AHD) and for Lot D and E is 105.6m AHD respectively. Previously, Melbourne Water worked with an Developer on a project upstream of Halletts Way including the construction of Halletts way. As part of construction a weir structure was built at 106m AHD level at Halletts Way (south of Halletts Way and Adelong Way roundabout) to allow flows over Halletts Way during the storm events greater than 1% AEP storm event. These flows traverse through Lot C and B and overtop Halletts Way roundabout in the large flood events.

Accordingly, Melbourne Water does not support creation of Lot B for a residential and community services development, or fill within Lot B. As this will block water flows running through this area towards to the Halletts Way and Adelong Way roundabout.

Additionally Engney report indicates that floodwater from Lot A would overtop Adelong Way and flow onto internal road (South Catchment), which is not acceptable.

Melbourne Water does not support Map 1 to Schedule 8 to Clause 43.04 - Halletts Way and Adelong Way Intersection Area Concept Plan until amendments are made to find resolution or flooding issues pertaining to Lot B and C, however generally supportive of Lot E as future PPRZ.

Melbourne Water supports the longer term preservation of the Werribee River corridor as described in the Explanatory Report and Beveridge Williams Planning Report. (S96A Planning Scheme Amendment Application 4/02/2025). We note the Explanatory Report indicates *'The portion of the land affected by the Land Subject to Inundation Overlay will be rezoned to NRZ9. A future amendment will be prepared to change this land to the Public Park and Recreation Zone once ownership transfers to Moorabool Shire Council as indicated in the draft concept plan (Figure 2) and as required by proposed permit conditions.'*

Advice and requested changes

Melbourne Water recommends that Lot B, C and E be created as a drainage reserve purposes.

The applicant is required construct culvert under Adelong Way for conveying flows from Lot A toward drainage Reserve B and C.

Lot A and D must be set no lower than 107m AHD contour, consistent to existing subdivision at the west of Lot A.

Future development of the lots must include a roadway interface with the future

public reserve (e.g. Lot D development includes a road interface with the Reserve Lot E), in order to ensure passive surveillance of the waterway reserve and encourage and active interface between development and the Werribee River corridor.

Melbourne Water provides in principle support to the land being rezoned providing further changes and issues are addressed. However, additional requirements may apply depending on the design and updated amendment documentation.

For general development enquiries contact our Customer Service Centre on 131 722.

Regards,



Statutory Referral Permit Services



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 08:27:32

Organisation Name : [REDACTED]

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. HOUSING DEVELOPMENT BESIDE PLATYPUS HABITAT, BACCHUS MARSH CLOSE THIS DOWN IMMEDIATELY, It is a Future TOURIST OPPORTUNITY FOR THE WHOLE TOWN.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. LOT, E. LOT, C, You know where it is.

Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 08:31:49

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

- A. There is enough housing in this area taking away precious open space. We don't need shops or commercial buildings spoiling this area. It should be preserved for the native animals & enhancement of the natural landscape. Lots D and E are used extensively by local native animals including Swamp Wallabies and kangaroos (who graze and often sleep there), Little Eagles and other birds of prey (which hunt there), and a range of little native birds. Any residential or other development on Lot D would create noise, light pollution, etc. which could disturb these animals and scare them away. These native animals have already lots large areas of local habitat from other nearby developments. * This block (Lots D and E) provides an important buffer area between Halletts Way and the walking track along the river, enabling this to be a peaceful, natural area for local community members and visitors to enjoy - which is so important for community mental health, as well as for tourism etc.. Development on Lot D would spoil this peaceful buffer area. It would be logical to combine Lot D with Lot E into a public nature reserve we can all enjoy. * Any development on Lot D would also create traffic congestion on Halletts Way, due to cars having to enter Halletts Way from Lot D.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. Halletts Way/ Adelong Way intersection concept plan



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 08:50:00

Organisation Name :

Phone :

Email :

[REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I am writing to express my objection to the thr submission of planning along Hallets way. I believe that the areas marked for redevelopment shouldn't be used as they provide habitat for wildlife, which is getting becoming very limited with all the new houses etc. Also the increase, in noise, traffic, lights and rubbish and human impacts in general will be devastating. We are a growing community, however we need to balance development with environmental sustainability. We have a responsibility to protect and limit impact to the already fragile ecosystems. Also I believe those areas are flood planes and wouldn't be suitable for building on. Please take time to considered other options and realise that once places like these are development it is irreversible and will greatly change what I believe gives Bacchus Marsh and surrounding areas the unique feel it currently has. And it just becomes a place for houses and not a beautiful town that includes a haven for humans and flora and fauna to live in harmony.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 08:54:00

Organisation Name : [REDACTED]

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I am opposed to the development under concerns for increasing urban sprawl, removal of green space and wildlife habitat, increased congestion and increased population density of urban environments

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 08:54:36

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I do not support the planning scheme amendment C0999moor. The area is a known flood zone, and floods will increase as the upstream areas are more developed. There are plenty of commercial facilities at Maddingley Centre, and in Main Street. That intersection is already well designed with trees and retaining walls, further development will urbanised the area. I am particularly concerned about the proposal to develop Lot D. There is too much development along the river now, the remainder should be designed to protect the wild life, especially those that use the river. Further residential or commercial development will introduce infrastructure and lighting in to that area that will threaten wildlife and disrupt their habitat. There is plenty of room elsewhere in Bacchus Marsh for residential and commercial development. This plan is abusive the the natural environment.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 08:59:23

Organisation Name :

Phone :

Email :

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I do not wish for a protected species habitat to be affected by housing estates. This project should not go forward.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A.

[REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 09:01:18

Organisation Name :

Phone :

Email :

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I object to this particular construction , as wallabies and platypus have been seen inhabiting the areas and we should try to minimise impact on them, as they are both endangered speices

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. [REDACTED]



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 10:10:19

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. Lot D and E should remain protected for local wildlife and also enjoyment of residents as a walking track through bush/parklands. Platypus in particular are a near threatened species and very rare to have somewhere so close to residential that they can still be spotted. We should be protecting this and maintaining Bacchus Marsh feel of being a country town that has beautiful green spaces to enjoy.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 10:18:17

Organisation Name :

Phone :

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

- A. SUBMISSION RE PROPOSED DEVELOPMENT I am supporting the Platypus Alliance in their opposition to development of land skirting the Werribee River. My husband and I are * Opposed to development on Lot D. We believe Lot D should become part of the public reserve instead. * In favour of Lot E being transferred to Council as a reserve. We believe this should be a natural reserve so that wallabies and other wildlife can continue to use the reserve at night, especially as they've lost so much other land to housing developments. This would also make the area beautiful for humans, with lovely native grasses and wildflowers interspersed with some grand native trees (like a butterfly wildflower park). One of the most common complaints by residents is that there is insufficient open space. * Not opposed as such to development on Lots A and B, on the other side of Halletts Way. However, we will be asking that a clause be added so that these lots cannot be turned into shops or takeaway outlets, as there is too much risk of litter coming from these types of facilities into the river. When we walk we constantly see litter from takeaways and the detritus from builders all along the river. Let's not make it worse. * We believe the risks of development on Lot D far outweigh any benefits, especially given only 9 residential lots can fit on Lot D (according to the Traffic Report in the application). In contrast, there would be so many benefits if Lot D became part of the public reserve .

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 10:22:00

Organisation Name :

Phone :

Email :

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A.

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. Intersection of Halletts Way and Adelong Way

Submission Opposing Development on Lot D and Supporting Habitat Preservation in Bacchus Marsh

To Whom It May Concern,

I am writing to express my strong opposition to the proposed development on Lot D, and to advocate for the preservation of Lots D and E as public natural reserves. I, and my fellow nature lovers, including (but not limited to) the Platypus Alliance, believe this will not only damage the area but also provide no real benefit for the cost of doing so.

Position Summary

- **Opposed:** We firmly oppose any development on **Lot D**. This land is ecologically sensitive and provides crucial habitat for a wide range of native species. We urge Council to incorporate Lot D into the adjacent public reserve instead.
- **Supportive:** We support the transfer of **Lot E** to Council for use as a natural reserve. This area is already heavily used by local wildlife, and its preservation would enhance biodiversity, support vulnerable species, and offer long-term amenity for the community.
- **Conditional Support:** While we are not opposed to development on **Lots A and B** (east of Halletts Way), we request specific conditions to mitigate environmental risk – particularly the exclusion of shops and takeaway outlets, which are known sources of litter harmful to nearby river ecosystems.

Environmental and Community Concerns Regarding Lot D

1. Platypus Habitat and River Health

- Lot D sits beside a section of river where platypuses forage and may have burrows, according to expert reports. Any construction on Lot D presents a significant threat to these iconic native animals through sediment runoff, construction debris, light pollution, and post-construction litter.
- Given the endangered status of platypuses in many regions, and the increasing vulnerability of their habitats, this risk is unacceptable.

2. Impacts on Local Wildlife

- Lots D and E are essential habitat for swamp wallabies, kangaroos, Little Eagles (listed as vulnerable in Victoria), and a variety of native bird species. These animals regularly graze, hunt, rest, and breed in the area.
- Development would cause habitat loss, light and noise pollution, and increased human presence – all of which would drive native fauna away from the area permanently.

3. Ecological Buffer Zone

- Together, Lots D and E serve as a buffer between Halletts Way and the river walking track. This green corridor helps maintain a peaceful and natural atmosphere for walkers and visitors and is an important refuge for both wildlife and people.
- Allowing development on Lot D would fragment this buffer, undermine its ecological and social value, and disrupt the continuity of the natural landscape.

4. Minimal Development Benefit

- The proposed development on Lot D would yield just **nine residential lots**, according to the Traffic Report. The environmental cost of this development far outweighs the modest housing gain.
- In contrast, converting Lot D into reserve land would deliver lasting benefits to the environment, community wellbeing, and future generations.

5. Traffic and Amenity Concerns

- Development on Lot D would increase traffic on Halletts Way and pose new road safety risks due to additional vehicle access points.

Requests to Council

Given the significant environmental and community impacts described above, we respectfully request the following actions from Council:

1. Preserve Lot D as Public Open Space

- Rezone or reclassify Lot D for inclusion in the public reserve, protecting it from future development.

2. Revegetate Lot E as Wildlife Habitat

- Support the establishment of Lot E as a natural reserve with native grasses, wildflowers, and canopy trees to attract and sustain local wildlife.

3. Prohibit High-Litter Risk Facilities

- Add wording to Development Plan Overlay 8 (DPO8), the Planning Permit, or other relevant documents to **prohibit convenience shops, food and drink premises, and other retail premises** on any of the proposed lots. These are known sources of river-adjacent litter and pose a significant threat to waterway health.

4. Ban Use of Polystyrene Waffle Pods

- Prohibit the use of polystyrene waffle pods in any building developments on these lots, to avoid contamination of soil and waterways.

5. Enforce Litter Control During Construction

- Require that all work zones on these lots be surrounded by **litter-exclusion fencing** to contain construction debris.
- Require that any **Environmental Management Plan (EMP)** under DPO8 include detailed provisions on how litter, waste, and stormwater runoff will be managed and prevented from entering the river ecosystem.

Acknowledgement of Existing Provisions

We commend Melbourne Water and Council for including provisions for platypus protection in the Development Plan Overlay and Planning Permit. However, we believe these measures should be further strengthened to reflect the ecological significance of this site.

Conclusion

Preserving Lots D and E offers an unparalleled opportunity to protect threatened species, restore vital habitat, and enhance the liveability and ecological integrity of our community. Development on Lot D is unnecessary and harmful, while transforming it into a nature reserve offers a far more valuable long-term outcome.

We urge Council to act in the best interests of the environment and community by halting development on Lot D and protecting this land for future generations.

Sincerely,





Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 10:40:35

Organisation Name :

Phone :

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A.

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. Hallets Way and Adelong Way C099moor

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

* I am opposed to development on Lot D. I believe Lot D should become part of the public reserve instead. I enjoy the area on a regular basis and photograph the bird life and animal life (all flora and fauna) and share these on Facebook. This is a significant reason why we chose to move to Bacchus Marsh [REDACTED]

* I am in favour of Lot E being transferred to Council as a reserve. I believe this should be a natural reserve so that wallabies and other wildlife can continue to use the reserve at night, especially as they've lost so much other land to housing developments. This would also make the area beautiful for humans, with lovely native grasses and wildflowers interspersed with some grand native trees (like a butterfly wildflower park).

* I am not opposed as such to development on Lots A and B, on the other side of Halletts Way. However, we will be asking that a clause be added so that these lots cannot be turned into shops or takeaway outlets, as there is too much risk of litter coming from these types of facilities into the river.

* I believe the risks of development on Lot D far outweigh any benefits, especially given only 9 residential lots can fit on Lot D (according to the Traffic Report in the application). In contrast, there would be so many benefits if Lot D became part of the public reserve – both for now and into the future. I am aligned with the friends of the werribee river group, and the BM platypus alliance and align with their concerns about this.

I am also concerned that you don't seem to care.

REASONS FOR THE ABOVE INCLUDE:

* Lot D is beside a river area where platypuses forage, and where platypus experts believe they may have burrow/s. If development occurred on Lot D, any construction-related litter or sediment escaping off site would enter the river too easily, putting platypus and other wildlife at risk.

* Any residential area, childcare centre or other development on Lot D would also increase environmental risks to platypus and other river wildlife once the development is complete, through increased litter risk, light pollution, and stormwater runoff.

* Lots D and E are used extensively by local native animals including Swamp Wallabies and kangaroos (who graze and often sleep there), Little Eagles and other birds of prey (which hunt there), and a range of little native birds. Any residential or other development on Lot D would create noise, light pollution, etc. which could disturb these animals and scare them away. These native animals have already lost large areas of local habitat from other nearby developments.

* This block (Lots D and E) provides an important buffer area between Halletts Way and the walking track along the river, enabling this to be a peaceful, natural area for local community members and visitors to enjoy – which is so important for community mental health, as well as for tourism etc.. Development on Lot D would spoil this peaceful buffer area. It would be logical to combine Lot D with Lot E into a public nature reserve we can all enjoy.

* Any development on Lot D would also create traffic congestion on Halletts Way, due to cars having to enter Halletts Way from Lot D.

I request:

* That Lot D become public open space instead of being earmarked for development of residential or community services.

* That all of Lot E be revegetated as suitable habitat for use by Swamp Wallabies, Little Eagles (listed as vulnerable in Victoria) and other native animals which currently use Lots D and E.

* That wording be added to DP08 and/or the Planning Permit and/or other relevant documentation to prevent a Convenience shop, Food and drink premises, or Retail premises being built on any of the lots (due to these type of premises bringing a high litter risk close to the river).

* That wording be added to DP08 and/or the Planning Permit and/or other relevant documentation to restrict use of polystyrene waffle pods in any development of building on any of the lots.

* That a condition be added to the Planning Permit requiring that each work zone be surrounded by litter-exclusion fencing to prevent development-related litter escaping the work zone.

* That wording be added to DP08 requiring that any Environment Management Plan for planning permits under DP08 also includes details of how construction-related litter and hard-waste will be contained on site.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 10:48:50

Organisation Name :

Phone :

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. There should be no development of the eastern side of Halletts Way. This is the only remaining undeveloped open space for native animals who follow the river into town. It's also close to Platypus habitat and run off from a development that close will harm their health and survival. We have to stop so much development that ruins native animal habitat for another childcare centre or medical centre. Turn it into a cared for native habitat so people who live in the area can experience some open space.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 11:03:43

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. Most of the area proposed for development is currently used by local wildlife as a corridor and habitat for access to Werribee river. It should also be zoned as a flood plain, it's regularly underwater. [REDACTED]. There are echidna, wallabies as well as kangaroos and platypus in the river.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 11:29:34

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

- A. * Opposed to development on Lot D. We believe Lot D should become part of the public reserve instead. * In favour of Lot E being transferred to Council as a reserve. We believe this should be a natural reserve so that wallabies and other wildlife can continue to use the reserve at night, especially as they've lost so much other land to housing developments. This would also make the area beautiful for humans, with lovely native grasses and wildflowers interspersed with some grand native trees (like a butterfly wildflower park). * Not opposed as such to development on Lots A and B, on the other side of Halletts Way. However, we will be asking that a clause be added so that these lots cannot be turned into shops or takeaway outlets, as there is too much risk of litter coming from these types of facilities into the river. * We believe the risks of development on Lot D far outweigh any benefits, especially given only 9 residential lots can fit on Lot D (according to the Traffic Report in the application). In contrast, there would be so many benefits if Lot D became part of the public reserve - both for now and into the future.

Q.2 Please upload your prepared submission document here.

- A. [REDACTED]

Q.3 Please provide your postal address:

- A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

- A. Werribee River and its wildlife

Please find below my position on the proposed development.

- * Opposed to development on Lot D. We believe Lot D should become part of the public reserve instead.
- * In favour of Lot E being transferred to Council as a reserve. We believe this should be a natural reserve so that wallabies and other wildlife can continue to use the reserve at night, especially as they've lost so much other land to housing developments. This would also make the area beautiful for humans, with lovely native grasses and wildflowers interspersed with some grand native trees (like a butterfly wildflower park).
- * Not opposed as such to development on Lots A and B, on the other side of Halletts Way. However, we will be asking that a clause be added so that these lots cannot be turned into shops or takeaway outlets, as there is too much risk of litter coming from these types of facilities into the river.
- * We believe the risks of development on Lot D far outweigh any benefits, especially given only 9 residential lots can fit on Lot D (according to the Traffic Report in the application). In contrast, there would be so many benefits if Lot D became part of the public reserve – both for now and into the future.

OUR REASONS FOR THE ABOVE INCLUDE:

- * Lot D is beside a river area where platypuses forage, and where platypus experts believe they may have burrow/s. If development occurred on Lot D, any construction-related litter or sediment escaping off site would enter the river too easily, putting platypus and other wildlife at risk.
- * Any residential area, childcare centre or other development on Lot D would also increase environmental risks to platypus and other river wildlife once the development is complete, through increased litter risk, light pollution, and stormwater runoff.
- * That Lot D become public open space instead of being earmarked for development of residential or community services.
- * That all of Lot E be revegetated as suitable habitat for use by Swamp Wallabies, Little Eagles (listed as vulnerable in Victoria) and other native animals which currently use Lots D and E.
- * That wording be added to DPO8 and/or the Planning Permit and/or other relevant documentation to prevent a Convenience shop, Food and drink premises, or Retail premises being built on any of the lots (due to these type of premises bringing a high litter risk close to the river).
- * That wording be added to DPO8 and/or the Planning Permit and/or other relevant documentation to restrict use of polystyrene waffle pods in any development of building on any of the lots.

* That a condition be added to the Planning Permit requiring that each work zone be surrounded by litter-exclusion fencing to prevent development-related litter escaping the work zone.

* That wording be added to DPO8 requiring that any Environment Management Plan for planning permits under DPO8 also includes details of how construction-related litter and hard-waste will be contained on site.

We are very pleased that Melbourne Water's and Council's requirements in the Development Plan Overlay and Planning Permit mention platypus. However, we believe these can be improved as above.

Warm regards,

[Redacted signature]

[Redacted contact information]



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 11:33:51

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I believe there is more than enough housing developers in The Moorabool Shire and especially Bacchus Marsh. I [REDACTED] this town is now a city!. Over populated and traffic and crime is a nightmare. More importantly the Platypuses and Kangaroos, Possums Etc etc are being indanged, they are are loosing habitat at an alarming rate. Leave the town and shire as is! Please.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. All of Moorabool Shire especially Bacchus Marsh



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 11:42:35

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. This development is not required. The area is now overbuilt. Houses on minimal block sizes turning the area into overcrowded. We need this area development free for the Werribee River to be clear and available to our native animals they are being zoned out of existence. The population of Bacchus Marsh deserve to be heard on this development overcrowding is not the best option

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 12:28:06

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. In support of the submission from the Platypus Alliance: That Lot D become public open space instead of being earmarked for development of residential or community services. * That all of Lot E be revegetated as suitable habitat for use by Swamp Wallabies, Little Eagles (listed as vulnerable in Victoria) and other native animals which currently use Lots D and E. * That wording be added to DPO8 and/or the Planning Permit and/or other relevant documentation to prevent a Convenience shop, Food and drink premises, or Retail premises being built on any of the lots (due to these type of premises bringing a high litter risk close to the river). * That wording be added to DPO8 and/or the Planning Permit and/or other relevant documentation to restrict use of polystyrene waffle pods in any development of building on any of the lots. * That a condition be added to the Planning Permit requiring that each work zone be surrounded by litter-exclusion fencing to prevent development-related litter escaping the work zone. * That wording be added to DPO8 requiring that any Environment Management Plan for planning permits under DPO8 also includes details of how construction-related litter and hard-waste will be contained on site. We are very pleased that Melbourne Water's and Council's requirements in the Development Plan Overlay and Planning Permit mention platypus. However, we believe these can be improved as above.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. [REDACTED]



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 12:45:32

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. We do not need anymore subdivisions in Bacchus Marsh. We don't have the roads to service more cars and the roads we do have are in disrepair. Bacchus Marsh does not have enough facilities for the people who live here now let alone more, eg Secondary School, swimming pool, or retail shops. Definitely no more subdivisions.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 15:14:22

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

- A. * Opposed to development on Lot D. We believe Lot D should become part of the public reserve instead. * In favour of Lot E being transferred to Council as a reserve. We believe this should be a natural reserve so that wallabies and other wildlife can continue to use the reserve at night, especially as they've lost so much other land to housing developments. This would also make the area beautiful for humans, with lovely native grasses and wildflowers interspersed with some grand native trees (like a butterfly wildflower park). * Not opposed as such to development on Lots A and B, on the other side of Halletts Way. However, we will be asking that a clause be added so that these lots cannot be turned into shops or takeaway outlets, as there is too much risk of litter coming from these types of facilities into the river. * We believe the risks of development on Lot D far outweigh any benefits, especially given only 9 residential lots can fit on Lot D (according to the Traffic Report in the application). In contrast, there would be so many benefits if Lot D became part of the public reserve - both for now and into the future. OUR REASONS FOR THE ABOVE INCLUDE: * Lot D is beside a river area where platypuses forage, and where platypus experts believe they may have burrow/s. If development occurred on Lot D, any construction-related litter or sediment escaping off site would enter the river too easily, putting platypus and other wildlife at risk.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 16:56:55

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. Lot D should be left as a Public Reserve for the wildlife. Building there has environmental risks to the river life.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. Hallets Way and Adelong Way Bacchus Marsh



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 16:57:05

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I do not approve of this submission to change the status of the block of land. There are many wildlife which use this as there habitat which is being eroded by constant inappropriate development. Lots of other development happening around town, please be considerate of the the wildlife and bio diversity and keep this as a town in which people and wildlife can thrive.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 17:00:01

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I would like to oppose the plans in particular for lots d and e. I currently live above this area and can confidently say this will affect native wildlife. I absolutely love where I live and the abundance of native animals that we are exposed to here. We have seen many native animals but in particular I'm concerned for the echidnas, we've seen many in this area and I suspect their burrows are located here so building developments will impact them greatly. I'm also concerned for platypus and birds that also live in and nearby this area. I would also say that any developments along halletts way will negatively impact the flow of traffic. At this point Halletts way is about the only main road in Bacchus marsh where traffic actually flows, gisborne road and grant st are painfully congested and both have shops etc on the road, I think the same would happen to halletts way.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 17:56:59

Organisation Name :

Phone :

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

- A. Opposed to development on Lot D. Lot D should become part of the public reserve instead. * In favour of Lot E being transferred to Council as a reserve. We believe this should be a natural reserve so that wallabies and other wildlife can continue to use the reserve at night, especially as they've lost so much other land to housing developments. This would also make the area beautiful for humans, with lovely native grasses and wildflowers interspersed with some grand native trees (like a butterfly wildflower park). wildlife species need to be protected or we will lose what wildlife we have . Lot D is beside a river area where platypuses forage, and where platypus experts believe they may have burrow/s. If development occurred on Lot D, any construction-related litter or sediment escaping off site would enter the river too easily, putting platypus and other wildlife at risk. * Any residential area, childcare centre or other development on Lot D would also increase environmental risks to platypus and other river wildlife once the development is complete, through increased litter risk, light pollution, and stormwater runoff.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 18:23:19

Organisation Name :

Phone :

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. Destroying a platypus habitat for more housing is absolutely appalling. Their population is already listed as Vulnerable and are facing extinction due to the money hungry land developers.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A.

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 18:36:00

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I'm concerned about the proposed development of Lot D in this proposal. As a cyclist who rides in this area most days I'm seeing native wildlife being squeezed out of its habitat. I have seen echidna on multiple occasions crossing the roads and it's only been concerned individuals who've stopped traffic to ensure a safe crossing. I regularly see kangaroos in the area grazing - they're also being displaced courtesy of the development of Underbank. I'm not against housing growth but it must be proportional and consider our local environment and treasures. Our wildlife need pathways to access their natural environment and I want Our Council and its officers to respect the environment while encouraging growth in our town. I've lived in the town all my life and as a child regularly saw platypus in both rivers. To be able to protect these rare treasures should be topmost at Council when considering over- development of this estate. You can't "undeveloped" land and we need to ensure we protect our river and that residents (and wildlife) continue to have access.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. Intersection of Halletts Way and Adelong Way Bacchus Marsh - specifically Lot D



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 19:27:44

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. Do not build on this land near the river

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. Halletts wAy



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 19:45:44

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I support the opposition to creating Lot D as a residential zoning area and would strongly encourage the council reconsider the application. Zoning Lot D as natural reserve like Lot E will hugely benefit the community for many more years than more houses could. So few areas now have the right environments for local fauna to thrive. Platypus being some of the most endangered animals here in VIC, we should protect these animals and others. The cultural importance and history of the town continues to dwindle with the rise of the large residential zoning areas that are developing all the natural zones, for no great benefit.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By :

Submitted On : 2025-05-03 19:50:47

Organisation Name :

Phone :

Email :

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A.

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.

Submission re: Amendment C099moor

Agree to rezoning land from Farming Zone (FZ) to the Neighbourhood Residential Zone Schedule 9 (NRZ9) for Lot A & B but oppose the inclusion of Lot D for Neighbourhood Residential Zone.

Agree to rezoning adjacent to the Werribee River from FZ to Public Park and Recreation Zone (PPRZ) which should apply C,D & E.

As Bacchus Marsh continues to grow, the need for passive open green space increases. There is an opportunity with this proposed rezoning to provide a bigger nature/passive park area, a wildlife refuge and shelter area and an increased buffer to the Werribee River to protect the biodiversity values, if Lot D & E are both Public Park and Recreation Zone.

Wildlife that uses the river corridor must have access to an area that has limited light pollution, free from litter, noise and vehicle traffic. The proposed public park and recreation zone provides an exciting opportunity for extensive revegetation for wildlife habitat and to increase the local access to green space. This shouldn't become an opportunity for another off-lead area or sporting facility, instead Lot D could include some limited parking, picnic areas and open spaces for play activities and walking.

I am not opposed to development on Lots A and B however the type of development should be confined to medical or childcare and other business that would not generate large amounts of throw away items like takeaway food containers. Everything possible should be done to reduce the detrimental impact on river water quality, stormwater runoff and to avoid disturbance of platypus and frog habitat.

There is an opportunity with this proposed rezoning to include much tougher, enforceable requirements to prevent runoff and rubbish from leaving building sites and entering the river.

Key community stakeholders must be given an opportunity to comment on proposed revegetation plans and design of the public open space. The walking path either side of the Werribee River is an important asset in Bacchus Marsh for the health of the local community and has tourism potential for platypus spotting. We have an opportunity to add to the existing value at the same time as protecting and enhancing wildlife habitat if Lot D is not developed as proposed.

[REDACTED]

[REDACTED]



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 21:11:44

Organisation Name :

Phone :

Email :

[REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. Strongly opposed and disagreed for the redone or development of the proposed lots! Think about the platypus! It is such a treasure to have platypus in Bacchus March. Development of those lot will affect wildlife and platypus.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A.

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 21:33:17

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

- A. This proposal as it relates to lot D, is complete insanity. This land is habitat for several native animals; I have sighted echidnas, wallabies and kangaroos on this block and it's immediate surrounds in the last 6 months alone - I walk the Peppertree track at least once a month and have also have been lucky enough to have sighted platypus in the river. These animals have already had their habitat encroached by the surrounding development, especially the Underbank development. This cannot be done in good faith for our local environment and would be the cause of complete devastation for generations to come. Do not do this. This is diabolical. I would be happy to provide photographic and video proof of wildlife if required. You cannot go through with this. This must be stopped. Surely there needs to be consultation with Melbourne Water on this? Please find a way to protect this land!

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. Werribee River on Halletts Way.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 05:26:15

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. Bacchus Marsh needs more green space, and land along the river needs to be protected for our wildlife who need a safe area. Our platypus population needs our help. People move to Bacchus Marsh for a country lifestyle but council seems intent on destroying what we love.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 10:01:05

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I would like to express opposition & deep concern regarding the proposed development at Halley's way beside the Werribee river. Particularly opposed to the development on Lot D. If entirely necessary to develop Lot D should become part of the public reserve instead. Preference would be not to develop the area but public native reserve with wildlife in mind is a reasonable second option. Lot D is beside a river area where platypuses reside, protecting native wildlife should be the top priority for council- this development has far too many risks to platypus & other wildlife local native animals have already lost large areas of local habitat from other nearby developments.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 13:18:12

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. We need to keep some land in bacchus for native animals

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 13:41:26

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I am disappointed that this amendment takes away more of our open spaces in the Shire. We have little enough as it is. My suggestions are as follows Lot A. This area to be acquired by Council and have a child friendly play area constructed Lot B. This area to be public open space Lot C. This area also to remain as public open space Lot D. This area also to be acquired and made as a play area and also as a car park similar to the small one already on the other side of the river Lot E. This area to be redeveloped as a riverside park with grass areas, landscaping and possibly also a rotunda area and several public BBQ areas

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 14:37:33

Organisation Name :

Phone :

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. To the Moorabool Shire Council, As a resident of Bacchus Marsh, one who is grateful for the beautiful land we live on and all share, am writing in opposition of the proposed residential development in Hallets Way beside the Werribee River (application C099moor), in particular the development of proposed Lot D. I am opposing this application for residential development as a concerned resident, as I am aware that native wildlife, including some of which are at-risk populations, use and gather in this area, particularly the proposed Lot D. In Bacchus Marsh we are so very lucky to have such beautiful green spaces and wildlife, and it is our duty to protect these animals and allow them to thrive in their native habitats, while also protecting these natural spaces for generations to come. Developing on this land would push already vulnerable native animals further into developed residential spaces, resulting in loss of wildlife but also causing issues for residents and property. I am in support of Lot D instead becoming a part of the natural reserve that Lot E is already proposed to be. In preserving these areas as green spaces, we can retain the charm that Bacchus Marsh has always boasted - a beautiful area surrounded by state forests and peaceful walking tracks. Thank you for your time. [REDACTED]

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 18:05:11

Organisation Name : [REDACTED]

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. Opposed to lot D being developed. It should be transferred to Council and become part of or contiguous with Peppertree Park. Re vegetation with indigenous plants to provide habitat maintain for native animals should be included in the planning requirements for blocks D and E. Requirements for development of the other blocks should ensure no increase in littering and increased protection for the Werribee River. To allow development of plot D would be terrible and a lost opportunity to maintain the amenity of open space around the river within an urban environment

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 18:16:28

Organisation Name :

Phone :

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I am familiar with this section of land from Peppertree park and specifically parkrun. I am glad the flat paddock (lot E) will be retained and not developed - I hope it can also be revegetated. My comment is that lot D - the part up the hill - should also be preserved as open/wildlife public space. The space over the road has been well developed already - the creek has platypus and an array of wildlife that I see each Saturday. Making sure that there is enough space to support this biodiversity (in an already degraded river) is essential and by allowing lot D and E to be combined as open wildlife space/reserve is really essential. Kangaroos need somewhere to go, wildlife need somewhere to hide, and we need as much buffer as we can from the top of the hill to the river to minimise runoff, wildlife refuge spaces etc. It would also be important to make sure that development of the other lots ensures best practice construction waste management to avoid impacts on the river and platypus and other wildlife. Its a space that would be enjoyed by visitors, beyond parkrun.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED] Submitted On : 2025-05-04 19:58:01
Organisation Name : [REDACTED] Phone : [REDACTED] Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A.

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.

[REDACTED]
[REDACTED]
4 May 2025

To whom it may concern,

Re. Amendment C099moor to the Moorabool Planning Scheme - Halletts Way and Adelong Way Intersection

As a local resident, landscape ecologist, [REDACTED], I am deeply concerned about potential rezoning of the land alongside the Werribee River, at the intersection of Halletts and Adelong Ways.

Bacchus Marsh and the Moorabool Shire is home to many unique plants and animals, including many endangered species such as the *Victorian* grassland earless dragon (*Tympanocryptis pinguicolla*), growling grass frog (*Ranoidea raniformis*), striped legless lizard (*Delma impar*), Spiny Rice-flower (*Pimelea spinescens subsp. spinescens*), and little eagle (*Hieraaetus morphnoides*) (Flora and Fauna Guarantee Act 1988). Habitat loss and landscape fragmentation caused by the expansion of urban areas are a major threat to these and many other native species, that rely on the maintenance of our local grasslands and bushlands for their survival. Indeed, since the expansion of housing in the Underbank area over recent years, it is now common to see kangaroos and wallabies who have lost vital grazing habitat hopping around the streets, where they are also at risk of being killed or injured by traffic.

The Werribee River and surrounding parkland plays a particularly important role in providing habitat as our town expands. It is also great spot to go for a walk, run or bike ride, spend time in nature, and go birdwatching or fishing. Indeed, the area is so valued by locals that it has two very active community groups who are dedicated to its protection and restoration, in Bacchus Marsh Platypus Alliance and the Friends of Werribee River Through Bacchus Marsh. The rezoning of the land at the intersection of Halletts Way and Adelong Way is therefore a fantastic opportunity to both protect our precious wildlife, and also support the mental and physical health and well-being of our local community.

As such, I request that:

- That Lot D become public open space instead of being earmarked for development of residential or community services.
- That all of Lot E be revegetated as suitable habitat for use by little eagles, swamp wallabies (*Wallabia bicolor*) and other native animals which currently use Lots D and E.
- That wording be added to DPO8 and/or the Planning Permit and/or other relevant documentation to prevent a Convenience shop, Food and drink premises, or Retail premises being built on any of the lots (due to these type of premises bringing a high litter risk close to the river).
- That wording be added to DPO8 and/or the Planning Permit and/or other relevant documentation to restrict use of polystyrene waffle pods in any development of building on any of the lots.
- That a condition be added to the Planning Permit requiring that each work zone be surrounded by litter-exclusion fencing to prevent development-related litter escaping the work zone.
- That wording be added to DPO8 requiring that any Environment Management Plan for planning permits under DPO8 also includes details of how construction-related litter and hard-waste will be contained on site.
- That any landscape plan or riparian vegetation management be undertaken in consultation with key community stakeholders involved in habitat restoration along the Werribee River, Bacchus Marsh and with the Moorabool Environment and Sustainability Advisory Committee (MESAC).
- That the riparian zone be extended to at least 50m from the outer banks of the Werribee River.

Sincerely,

[Redacted signature]

[Redacted name]



Online Submissions: Exhibition of Moorabool Planning Scheme
Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 20:34:18

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A.

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A. Cnr Halletts & Adelong Way

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

* I am opposed to development on Lot D. I believe Lot D should become part of the public reserve instead. I enjoy the area on a regular basis and photograph the bird life and animal life (all flora and fauna) and share these on Facebook. This is a significant reason why we chose to move to Bacchus Marsh 15 years ago.

* I am in favour of Lot E being transferred to Council as a reserve. I believe this should be a natural reserve so that wallabies and other wildlife can continue to use the reserve at night, especially as they've lost so much other land to housing developments. This would also make the area beautiful for humans, with lovely native grasses and wildflowers interspersed with some grand native trees (like a butterfly wildflower park).

* I am not opposed as such to development on Lots A and B, on the other side of Halletts Way. However, we will be asking that a clause be added so that these lots cannot be turned into shops or takeaway outlets, as there is too much risk of litter coming from these types of facilities into the river.

* I believe the risks of development on Lot D far outweigh any benefits, especially given only 9 residential lots can fit on Lot D (according to the Traffic Report in the application). In contrast, there would be so many benefits if Lot D became part of the public reserve – both for now and into the future. I am aligned with the friends of the Werribee river group, and the BM platypus alliance and align with their concerns about this.

I am also concerned that you don't seem to care.

REASONS FOR THE ABOVE INCLUDE:

* Lot D is beside a river area where platypuses forage, and where platypus experts believe they may have burrow/s. If development occurred on Lot D, any construction-related litter or sediment escaping off site would enter the river too easily, putting platypus and other wildlife at risk.

* Any residential area, childcare centre or other development on Lot D would also increase environmental risks to platypus and other river wildlife once the development is complete, through increased litter risk, light pollution, and stormwater runoff.

* Lots D and E are used extensively by local native animals including Swamp Wallabies and kangaroos (who graze and often sleep there), Little Eagles and other birds of prey (which hunt there), and a range of little native birds. Any residential or other development on Lot D would create noise, light pollution, etc. which could disturb these animals and scare them away. These native animals have already lost large areas of local habitat from other nearby developments.

* This block (Lots D and E) provides an important buffer area between Halletts Way and the walking track along the river, enabling this to be a peaceful, natural area for local community members and visitors to enjoy – which is so important for community mental health, as well as for tourism etc.. Development on Lot D would spoil this peaceful buffer area. It would be logical to combine Lot D with Lot E into a public nature reserve we can all enjoy.

* Any development on Lot D would also create traffic congestion on Halletts Way, due to cars having to enter Halletts Way from Lot D.

I request:

* That Lot D become public open space instead of being earmarked for development of residential or community services.

* That all of Lot E be revegetated as suitable habitat for use by Swamp Wallabies, Little Eagles (listed as vulnerable in Victoria) and other native animals which currently use Lots D and E.

* That wording be added to DP08 and/or the Planning Permit and/or other relevant documentation to prevent a Convenience shop, Food and drink premises, or Retail premises being built on any of the lots (due to these type of premises bringing a high litter risk close to the river).

* That wording be added to DP08 and/or the Planning Permit and/or other relevant documentation to restrict use of polystyrene waffle pods in any development of building on any of the lots.

* That a condition be added to the Planning Permit requiring that each work zone be surrounded by litter-exclusion fencing to prevent development-related litter escaping the work zone.

* That wording be added to DP08 requiring that any Environment Management Plan for planning permits under DP08 also includes details of how construction-related litter and hard-waste will be contained on site.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 20:58:35

Organisation Name :

Phone :

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I write in support of the amendments suggested in a separate submission lodged by The Platypus Alliance Bacchus Marsh in relation to Moorabool Planning Scheme Amendment C099moor. I further add concerns that housing developments already established in the area have had a significant impact on the state of the Werribee River in the immediate area which has become little more than a turbid drain.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.



Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C099moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 22:29:33

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below

A. I support additional areas of housing but they must be built in areas that do not have a negative and irreversible impact on local, rare wildlife. Development on Lot D will exactly have this type of impact on platypus habitat and should become part of the public reserve instead. Lots A and B, on the other side of Halletts Way are a more sensible alternative for housing that balances the need for new housing and the need to protect our environment and local character.

Q.2 Please upload your prepared submission document here.

A.

Q.3 Please provide your postal address:

A. [REDACTED]

Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C099, if different from your postal address:

A.

Amy Gloury

From: [REDACTED]
Sent: Sunday, 4 May 2025 11:17 AM
To: info@moorabool.vic.gov.au
Subject: Hallets Way development

Categories: [REDACTED]

Dear Moorabool Council,

I am writing about my concerns for the development on Hallets way of the land on the east side, very near our Werribee river.

The river has a healthy family of platypus, our iconic and unique Australian animal and this development will directly impact their habitat and foraging areas. I have had the privilege of seeing platypus in our river, so important.

The Werribee is already being degraded because of the housing developments along and close to it and the loss of grassland ecologies with it.

I would like to see the Lot D section of the planned development allocated to the Lot E public open space plan so as to preserve the area for continued use by our wildlife and continue to enhance our beautiful area around the river and Peppertree Walk.

Councillors speaking to me said that Tourism was going to be high on our town's agenda, and seeing that we have already lost so much of the rural beauty of this town, we don't need to take away even more important aspects of our environment.

I implore the council to be assertive and positive about any more destructive style development especially as you have an opportunity with this to save something very important!!

Your sincerely

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 9:21 AM
To: info@moorabool.vic.gov.au
Subject: Re: Submission Planning Scheme Amendment C099moor

Categories: [REDACTED]

Attention: Manager Growth and Development

I am writing to express my opposition to the proposed rezoning and development of Lot D on the east side of Halletts Way, adjacent to the Werribee River in Bacchus Marsh.

This block lies beside a vital section of the river that is home to platypus, and the area is regularly used by native wildlife including Swamp Wallabies, kangaroos, Little Eagles (a vulnerable species in Victoria), and a range of smaller birds. Developing Lot D—whether for residential or commercial purposes—poses a significant threat to this precious and shrinking habitat through increased litter, light pollution, stormwater runoff, and long-term disturbance.

Only nine residential blocks are proposed for Lot D, yet the environmental cost is far greater. This land should instead be incorporated into public open space alongside Lot E, preserving a peaceful natural buffer that benefits both wildlife and the community's mental health and wellbeing. Combining Lots D and E as a natural reserve would enhance the river corridor, provide valuable educational and tourism opportunities, and help ensure the long-term survival of local platypus populations.

In addition, I support:

- * The transfer and revegetation of Lot E as habitat for native animals;
- * A prohibition on convenience shops and takeaway outlets on Lots A and B, to reduce litter risks near the river;
- * Conditions that prevent the use of polystyrene waffle pods during development;
- * Requirements for robust litter-exclusion fencing around all work zones;
- * Environmental Management Plans that include clear protections against construction-related litter and waste escaping into the river corridor.

This land is far more valuable to our region and future generations as protected green space than as a small residential development.

Thank you for considering this submission.

Kind regards,

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 12:52 PM
To: info@moorabool.vic.gov.au
Subject: Moorabool Planning Scheme Amendment C099moor – Halletts Way and Adelong Way Intersection, Bacchus Marsh

Categories: [REDACTED]

Please accept this submission against the above amendment.

[REDACTED]

My submission is provided as a concerned resident and user of that area.

I'm in favour of Lot E being transferred to Council as a reserve. We believe this should be a natural reserve so that wallabies and other wildlife can continue to use the reserve at night, especially as they've lost so much other land to housing developments. This would also make the area beautiful for humans, with lovely native grasses and wildflowers interspersed with some grand native trees (like a butterfly wildflower park). *

* We believe the risks of development on Lot D far outweigh any benefits, especially given only 9 residential lots can fit on Lot D (according to the Traffic Report in the application). In contrast, there would be so many benefits if Lot D became part of the public reserve – both for now and into the future. OUR REASONS FOR THE ABOVE INCLUDE: * Lot D is beside a river area where platypuses forage, and where platypus experts believe they may have burrow/s. If development occurred on Lot D, any construction-related litter or sediment escaping off site would enter the river too easily, putting platypus and other wildlife at risk. * Any residential area, childcare centre or other development on Lot D would also increase environmental risks to platypus and other river wildlife once the development is complete, through increased litter risk, light pollution, and stormwater runoff. *

Lots D and E are used extensively by local native animals including Swamp Wallabies and kangaroos (who graze and often sleep there), Little Eagles and other birds of prey (which hunt there), and a range of little native birds.

Any residential or other development on Lot D would create noise, light pollution, etc. which could disturb these animals and scare them away. These native animals have already lost large areas of local habitat from other nearby developments.

* This block (Lots D and E) provides an important buffer area between Halletts Way and the walking track along the river, enabling this to be a peaceful, natural area for local community members and visitors to enjoy – which is so important for community mental health, as well as for tourism etc.. Development on Lot D would spoil this peaceful buffer area. It would be logical to combine Lot D with Lot E into a public nature reserve we can all enjoy. * Any development on Lot D would also create traffic congestion on Halletts Way, due to cars having to enter Halletts Way from Lot D. REQUESTS WE WILL BE MAKING IN OUR SUBMISSION TO COUNCIL INCLUDE: * That Lot D become public open space instead of being earmarked for development of residential or community services. * That all of Lot E be revegetated as suitable habitat for use by Swamp Wallabies, Little Eagles (listed as vulnerable in Victoria) and other native animals which currently use Lots D and E. * That wording be added to DPO8 and/or the Planning Permit and/or other relevant documentation to prevent a Convenience shop, Food and drink premises, or Retail premises being built

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 2:05 PM
To: info@moorabool.vic.gov.au
Subject: Manager Growth and Development Submission CO99moor
Attachments: In response to Moorabool Planning Scheme Amendment C099MOOR.docx

Categories: [REDACTED]

Please find attached submission

Regards,

[REDACTED]

In response to Moorabool Planning Scheme Amendment C099MOOR- Halletts Way and Adelong Way intersection, Bacchus marsh

I oppose the amendment and support the BM Platypus Alliance Stance for the following reasons:

1. Lot D is beside a river area where platypuses forage, and where platypus experts believe they may have burrow/s. If development occurred on Lot D any construction related litter or sediment escaping off site would enter the river too easily, putting platypus and other wildlife at risk.
2. Any residential area, childcare centre or other development on Lot D would also increase environmental risks to platypus and other river wildlife once the development is complete, through increased litter risk, light pollution and stormwater runoff.
3. Lots D and E are used extensively by local native animals including Swamp Wallabies and Kangaroos (who graze and often sleep there), Little Eagles and other birds of prey (which hunt there), and a range of little native birds. Any residential or other development on Lot D would create noise, light pollution etc., which could disturb these animals and scare them away. These native animals have already lost large areas of local habitat from other nearby developments.
4. Lots D and E provide an important buffer between Halletts Way and the walking track along the river, enabling this to be a peaceful. Natural area for local community members and visitors to enjoy – which is so important for community mental health, as well as for Tourism etc. Development on Lot D would spoil this beautiful buffer area. To combine Lot D and E into a public nature reserve for all to enjoy would be a much more sensible option.
5. Any development on Lot D would also create traffic congestion on Halletts Way, due to cars having to enter Halletts way from Lot D.

[REDACTED]

[REDACTED]

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 2:42 PM
To: info@moorabool.vic.gov.au
Subject: Amendment C009moor

Categories: [REDACTED]

Attn L. Prescott

I support the position of Bacchus Marsh Platypus Alliance regarding the proposed rezoning of Lot D (Halletts Way) to NRZ, ie I am opposed to NRZ for Lot D. I am in favour of Lot E being transferred to council as a reserve, and the addition of Lot D likewise. The more nature reserve we can put aside now for the protection and enhancement of native flora and fauna, and for safeguarding the Werribee river from the effects of residential development, the better will be the quality of life for future generations of residents.

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 3:31 PM
To: info@moorabool.vic.gov.au
Subject: Re: Submission Planning Scheme Amendment C099moor

Categories: [REDACTED]

Attention: Manager Growth and Development

This submission is to protest, with the intent to demand development cessation on this particular project.

It is unacceptable that greed continues to override sense.

We are in the fortunate position to be able to ensure continuation of the land we have been provided TEMPORARY responsibility for, which includes continued support via Habitat provision for the native animals that are already here.

Where do you expect them to go? How is allowing, and I do take licence here, foreign investors who will leave houses empty fulfilling this role?

Even if I'm wrong in this, and either Australian owners take them on, or imports move in, how is this helping the environment?

Add to this extra lack of roads, the multiple cars that will fill the driveways, the extra sewage, rubbish! Particularly the rubbish. This is allowed to overflow, placing more strain on the alleged recycling, the tip, the waterways get full, killing the animals!

Go and have a look at the top of Underbank, where 5 families are living on one house, x3. Look at the campervan they park on the side of the road to live in. Look at the displaced kangaroos bouncing around the development.

Platypus are in the area you propose to destroy.

Are you so empty minded that you have no thought for the future?



Sent from my iPhone

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 3:09 PM
To: info@moorabool.vic.gov.au
Subject: Exhibition of Moorabool Planning Scheme Amendment C099moor – Halletts Way and Adelong Way Intersection, Bacchus Marsh

Categories: [REDACTED]

You people would be mad to approve this development. Encroachment on the platypus habitat and impact on other wildlife aside, it is insane, if not criminal, to approve building residential properties on a flood plain. I totally support the Platypus Alliance's submission against this lunacy.

[REDACTED]

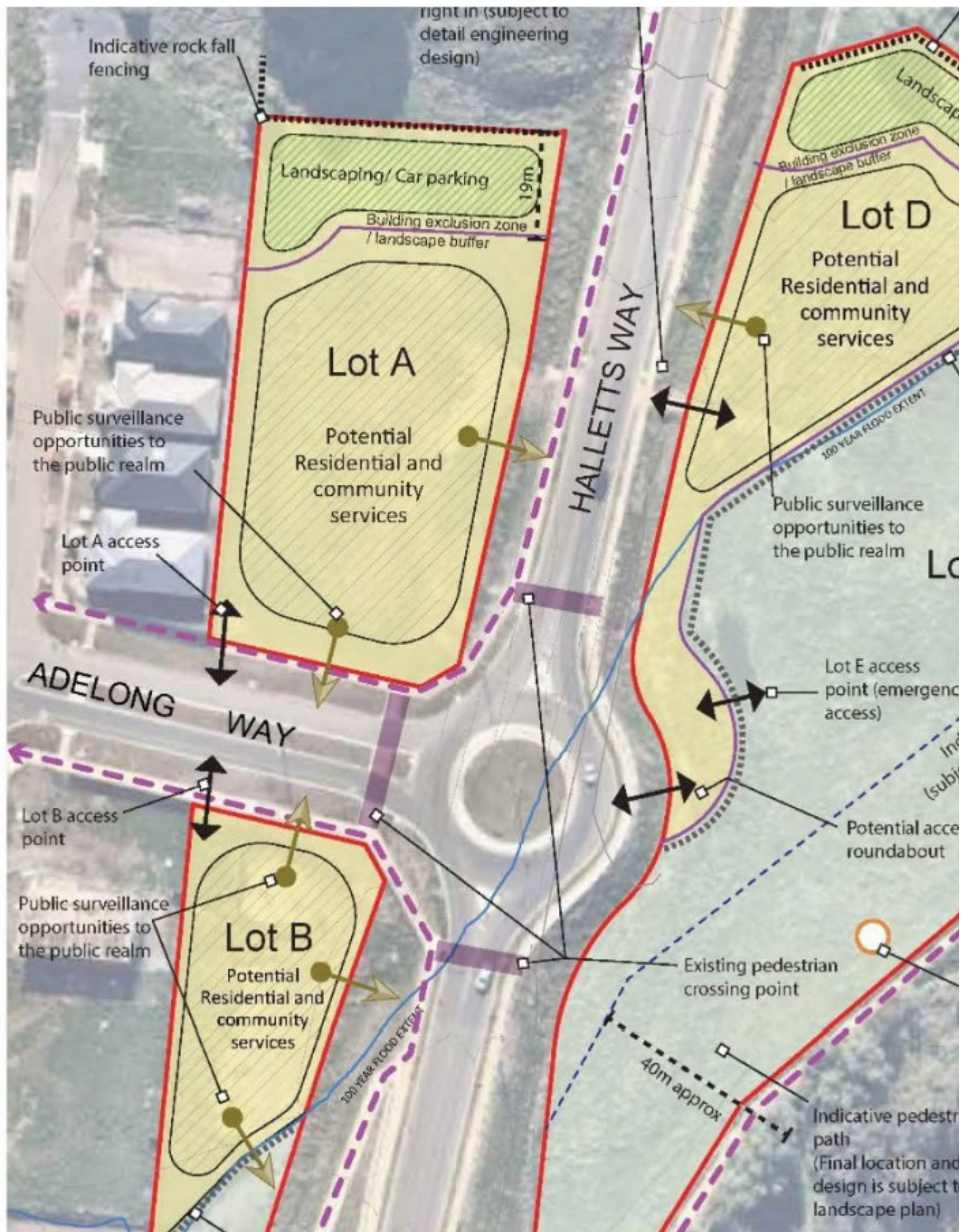
Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 11:30 AM
To: Moorabool Info
Subject: Planning Scheme Amendment C099Moor - opposition to development of Lot D

Categories: Lesley Christian

Dear Council

I am opposed to the above specifically with respect to the proposal to develop Lot D.



Lot D abuts Lot E on the floodplain, and it is also contiguous with parkland east of Halletts Way immediately north.



To develop Lot D in the manner proposed would serve to fragment the limited “natural” areas adjoining the Werribee River, and produce chronic stressors such as noise, lights, and human activity on the river corridor’s wildlife values. Furthermore, judging by the Underbank experience, the river corridor would be significantly threatened by sedimentation and litter. The presence of a developed Lot D would screen and effectively diminish the visual and recreational amenity of Lot E.

I also question the accuracy of the so- called 1 in 100 year flood line which presently serves to separate Lots D and E. Surely in these days of apparently more extreme weather events and the now-accepted phenomenon of climate change, it is perfectly reasonable to expect future transgressions of this “ line” both due to the above, and also due to increased urbanisation and run-off from non-porous surfaces upstream.

This Amendment provides a fine opportunity for Council to create for posterity a protected area alongside the Werribee River.

Lot D should join Lot E and be set aside from development.

Yours sincerely

A solid black rectangular redaction box covering the signature.A solid black rectangular redaction box covering the signature.

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 12:28 PM
To: info@moorabool.vic.gov.au
Subject: Re: Submission Planning Scheme Amendment C099moor

Categories: [REDACTED]

Attention: Manager Growth and Development

I have just become aware of a proposed development of Lot D in this amendment.

I am appalled at what is being proposed.

These developments need to be providing space to our local fauna. They will not survive the onslaught if care is not considered.

Please rethink the plan and include Lot D alongside Lot E as a refuge for the wildlife that already reside there.

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 6:22 PM
To: info@moorabool.vic.gov.au
Subject: Hallets Way proposal - C099moor - Halles Way and Adelong Way

Categories: [REDACTED]

Having just become aware of this proposal I am writing to express my objection.

Reasons:

- The land use proposed is entirely unsuitable for this location as new housing would add to the storm water run-off into a badly degraded Werribee river.
- New street lighting could adversely affect the wild-life along the river eg, nocturnal birds, flying foxes, kangaroos and platypus.
- It will change the rural feel of the walk along the river banks and would continue the uncontrolled urbanization of the town.
- Traffic entering Hallets Way from the development would add to the traffic congestion, especially at peak hours.

I suggest the land be transferred to the Shire and returned to natural bushland, therefore enhancing the natural area.

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 10:01 PM
To: info@moorabool.vic.gov.au
Subject: Re: Submission Regarding Amendment C099moor – Rezoning Proposal for Land Adjacent to the Werribee River

Categories: [REDACTED]

To Whom It May Concern,

I am writing to formally object to the proposed rezoning and development of Lot D (east side of Halletts Way, Bacchus Marsh), as outlined in Planning Scheme Amendment C099moor.

Lot D is an ecologically sensitive area and should not be rezoned for residential or commercial development. This land is located adjacent to the Werribee River, a known platypus habitat. Construction and ongoing use of this site would pose significant environmental risks through increased litter, stormwater runoff, sedimentation, and light pollution—all of which could directly harm local platypus populations and other native species. Platypus experts have indicated this stretch of river may host active burrows, which must be protected.

In addition to platypuses, Lots D and E serve as critical habitat for Swamp Wallabies, kangaroos, Little Eagles (listed as vulnerable in Victoria), and numerous native birds. These animals rely on the area for foraging, shelter, and hunting. Development would disrupt these patterns and further reduce their already diminished habitat.

Beyond ecological concerns, Lot D also provides a vital natural buffer between the river walking track and Halletts Way. This green space contributes to the wellbeing of the local community, offering a peaceful environment for recreation and mental health. Preserving Lot D as open space would enhance the area's natural beauty and tourism potential, while also benefiting long-term environmental outcomes.

According to the application's Traffic Report, only nine residential lots are proposed for Lot D. This small gain in housing does not justify the permanent loss of valuable habitat and public amenity.

In summary, I respectfully request that Moorabool Shire Council:

1. Reject the rezoning of Lot D to Neighbourhood Residential Zone. Instead, incorporate Lot D into the public reserve alongside Lot E, creating a continuous natural habitat corridor.
2. Ensure that Lot E is revegetated with indigenous species to support native fauna such as Swamp Wallabies, Little Eagles, and small birds.
3. Amend planning controls (DPO8 and others) to explicitly prohibit high-litter-risk uses such as food outlets, convenience stores, and other retail premises on any of the rezoned lots.
4. Prohibit the use of polystyrene waffle pods in construction due to their high litter potential near sensitive waterways.

5. Require litter-exclusion fencing and detailed waste containment plans in any future Environment Management Plan for developments under DPO8.

I appreciate the inclusion of platypus protections in existing planning documents, but strongly believe these measures must be strengthened to adequately protect this fragile ecosystem.

Thank you for considering this submission.

Kind regards,

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Sunday, 4 May 2025 8:28 AM
To: Moorabool Info
Subject: Re: Submission Planning Scheme Amendment C099moor
Attachments: Submission to the Moorabool Planning Scheme Amendment C099moor [REDACTED]
[REDACTED].docx

Categories: [REDACTED]

Attention: Manager Growth and Development

Please find attached a submission relating to the Planning Scheme Amendment C009moor.

Thank-you.

Regards,

[REDACTED]

Submission to the Moorabool Planning Scheme Amendment C099moor.

Part A: Opposition to the rezoning of Lot D from FZ to NRZ9

Part B: Caveats to the rezoning of Lot A and Lot B from FZ to NRZ9

Part C: Greater Specificity to the wording in DP08/Planning Permit

Part A: Opposition to the rezoning of Lot D from FZ to NRZ9

I oppose the rezoning of Lot D from FZ to NRZ9. I propose Lot D be rezoned from FZ to PPRZ to be added to Lot E as a part of the linear riparian reserve. This total area should become an indigenous natural reserve with open red gum woodland and grassland understorey to support the many insects, birds, reptiles and mammals that use it. This would be a wonderful asset for the community's health and wellbeing and could include gravel walking track, public art etc.

Rationale

Environmental Values

I refer to the planning policy framework in the Moorabool Planning Scheme the following Clauses:

11.01-1L-01- Settlement in Moorabool

- *Limit urban development where it is likely to impact on environmental values*

11.03-35- Peri-Urban Areas

- *Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.*
- *Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour¹³ and Ballan.*
- *Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.*
- *Enhance the character, identity, attractiveness and amenity of peri-urban towns.*
- *Prevent dispersed settlement and provide for non-urban breaks between urban areas.*

12- Environmental and Landscape Values

- *This Clause includes a range of policy which seeks to protect the health of ecological systems and biodiversity, and conserve areas with identified environmental and landscape values.*

12.01-1S Protection of biodiversity aims to ‘protect and enhance Victoria’s biodiversity’. A strategy to achieve this includes:

- *Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.*

12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs seek ‘to protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.’

The relevant strategies within this Clause include Bacchus Marsh Planning Report – Proposed Subdivision 19 | Werribee Vale Road

- *Protect the environmental, cultural and landscape values of all waterway systems as significant economic, environmental and cultural assets.*
- *Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.*

13- Environmental Risks and Amenity

- *“... planning should identify and manage the potential for the environment, and environmental changes, to impact upon the economic, environmental or social well-being of society.”*

In the Planning Report for the proposed sub-division, (Pg 23 4.1.1.) they state that:

“The subject site is located between two largely developed residential precincts, with the Underbank Estate to the west and the outskirts of Bacchus Marsh to the north and east. The land proposed to be rezoned abuts residential areas.”

“As such, the logical use of the land is for residential purposes, to reflect surrounding land uses and further accommodate growth in the Bacchus Marsh area”

It is important to point out that to the east of Lot D is not residential areas as stated but is the Peppertree Park and Werribee River riparian reserve. The “Logical” use of the land in Lot D is to have Public Open Space to enable wildlife and people to enjoy the riparian corridor in an increasingly built urban environment.

In terms of accommodating future growth- Lot D will only provide 9 modest dwellings. We must weigh up the value of these 9 dwellings against the loss of environmental amenity and connectedness of the complex riparian ecosystem, as well as the wellbeing of the community, now and into the future.

I walk past Lot D almost every day on the Peppertree Park walking trail and have done so for many years. In this time, I have observed the following:

- Swamp Wallabies using the long grass there to sleep in during the day
- Eastern Grey Kangaroos grazing and travelling through at night
- Raptors: Little Eagles (Threatened) nest and soar overhead, Black shouldered kites and Brown falcons hunting onsite.

- Brown snakes hunting for lizards.
- Grey-headed flying foxes flying overhead at night (Vulnerable)
- Brush and ring-tailed possums at night on the adjacent river track.
- Many small birds such as Red rumped finches, superb blue wrens, silvereyes, European gold finches, green finches and yellow rumped thornbills utilising the seed resource on the land and nesting at times.
- Platypus (Vulnerable) I have seen Platypus in the river adjacent to Lot D and E.

Despite the Flora and Fauna Assessment that was carried out in 2020, which showed very little of significance in terms of rare or threatened species (I note that platypus was not mentioned!) that does not mean that this piece of land is not a highly valuable part of the riparian reserve and essential to support biodiversity.

This land is currently functioning as a wildlife corridor which shelters and feeds many insects, birds, reptiles and mammals, both diurnal and nocturnal. If we do not value the wildlife in our midst that are not vulnerable, then without habitat they will soon be vulnerable as well.

When the authors of the Moorabool planning scheme were writing the above clauses, we hope that their intentions were not just to give them 'lip service' and that they could be used to support decisions like this.

If Lot D is developed it will unequivocally impact on Environmental values. This land is strategically important for the continuity and effective functioning of the riparian corridor to support biodiversity.

Furthermore, we need non-urban breaks in our residential areas for visual amenity and community wellbeing. This land (Lot D) is the logical location for a non-urban break.

In the Open Space and Design Guide (Parks and Leisure Australia 2013) the environmental benefits of public open space include protection of areas of conservation, and the climate mitigating effects of providing shade, contributing to storm water management, adding to urban heat abatement and a reduction in air, and noise pollution.

<https://parksleisure.com.au/wp-content/uploads/parc-library/942-0-OSPDG.pdf>

By rezoning Lot D from FZ to PPRZ we will be protecting and enhancing Victoria's biodiversity.

This land can be revegetated according to the Red Gum Swamp EVC and would then be an even more effective part of the vegetation and wildlife corridor.

I urge you to give deep consideration to the unique opportunity we have, right now to make this one small change that will conserve this parcel of land in perpetuity, for the environment, and for future generations of our community to enjoy.

Social Wellbeing, Health and Visual Amenity

Clause 15.01-5S Neighbourhood character seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place. This is to be achieved by ensuring that development respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

This clause seeks to protect neighbourhood character and sense of place. The open space currently identified as Lot D is for many residents an important component of the

neighbourhood character abutting the river reserve. It has a 'sense of place' as an area of urban wilderness, as a refuge for displaced wildlife, and green space restful for the eyes.

"Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction and peace and solitude." (VPP 11.03-1- Open space planning objectives and strategies)

This quote from the Victorian Planning Provisions highlights the essential values of urban open space in a social and wellbeing context. Places where we can experience peace and solitude in the peri-urban space are few and far between. Let's value the mental health of our Bacchus Marsh community and make Lot D, public open space.

The social and health benefits of making Lot D, Public open space are as follows:

- Will connect and build strong communities by providing opportunities for local people to come together for a range of leisure, cultural and celebratory activities
- Will enhance opportunities for social cohesion and inclusion
- Improve liveability in urban environments by offering affordable recreation opportunities for all community sectors
- Access to open spaces encourages physical activity
- Enhances physical and mental health
- Helps reduce the risk of developing chronic diseases
- Assists in recovery from mental fatigue
- Enhances children's development and wellbeing.

<https://parksleisure.com.au/wp-content/uploads/parc-library/942-0-OSPDG.pdf>

Storm Water Impacts

After viewing the stormwater solutions presented in the Engeny Stormwater Management Plan I believe that the implementation of this infrastructure will lead to unacceptable environmental outcomes for Lot D and E.

By the current modelling in the report overland flows currently travel down the escarpment to the north of Lot D and E and then flow down across the vacant land to eventually end up in the Werribee River.

This type of natural overland flow system, where there is vegetation in place, allows for percolation of excess flows into the ground, and slow entry into the river which does not have detrimental effects for the river. Also, the ground over which the water flows receive higher moisture content and can have associated indigenous vegetation and be in turn able to support more biodiversity

If the development of Lot D goes ahead then the natural overland flows will be captured by the storm water infrastructure and funnelled into an outfall directly into the Werribee River- into a spot where platypus have been observed.

This poses 2 problems:

- 1) Storm surge flows from the outfall drain causing erosion of riverbanks (where there may be platypus burrows), increased sedimentation and litter entering the river.
- 2) The riverside reserve area of Lot E will not receive it's natural flows of water and as a result, will be less able to sustain the same levels of vegetation cover, which will reduce biodiversity.

Additionally, in the Planning Permit DEECA stipulates that:

“Overland flows must be maintained at the same rate post- development as on the undeveloped land.”

If Lot D is developed then I would like to see a Water Sensitive Urban Design solution that rendered the new drain into the Werribee River, obsolete. This could be a system that funnelled drainage streams into multiple exits across the southern boundary of Lot D and directed them via swales to appropriately vegetated (with indigenous plants) areas to “soak up” the storm water in Lot E before it reaches the river.

Lighting and Noise

“Animals perceive light differently from humans, and artificial light can disrupt critical behaviour and cause physiological changes in wildlife (Russart & Nelson 2018a).”

<https://www.dcceew.gov.au/sites/default/files/documents/national-light-pollution-guidelines-wildlife.pdf>

Creating a 9-lot development on Lot D will inevitably bring light and noise pollution. This will affect Lot E and the ability of nocturnal animals to continue to use it. It is very well to transfer Lot E to Moorabool Shire council as a riparian reserve, but also useless if the nearby impacts of Lot D mean there is no buffer zone between the residential zone and the riparian zone.

In Toolern Regional Park Planning documents it states that it intends to site active open spaces between residential zones and areas of high conservation as a “buffer”. We need all of Lot D as a buffer to Lot E. There is currently enough light pollution on Hallet’s way as it is.

In terms of noise pollution there are varied effects on wildlife. The below study by Arcangeli et al highlights their main findings.

There are issues in “...relation to movement, reproduction, offspring care and foraging. In birds, alterations in foraging, vocalizations and nests were noted; laboratory studies, on the other hand, carried out on small mammals, highlighted spatio-temporal cognitive alterations and memory loss.”

Arcangeli G, Lulli LG, Traversini V, De Sio S, Cannizzaro E, Galea RP, Mucci N. Neurobehavioral Alterations from Noise Exposure in Animals: A Systematic Review. Int J Environ Res Public Health. 2022 Dec 29;20(1):591. doi: 10.3390/ijerph20010591. PMID: 36612911; PMCID: PMC9819367.

Traffic

On the planning documents there is a possible entry/exit way from Hallet’s Way directly into Lot D. This option would be a traffic nightmare. This would cause a lot of congestion and would slow down a busy thoroughfare.

Whilst the round- about exit is the best solution, any increase in traffic at this round-about will still create traffic jams as people are constantly entering and leaving the round- about from this exit. Also, the extra noise and light from vehicles headlights at night into the reserve is not appropriate.

Part B: Caveats to the rezoning of Lot A and Lot B from FZ to NRZ9

NRZ9

‘To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.’

I would like to see a clause added into the allowable uses for Lot A, B and D (if it goes ahead)

No shops, service stations, convenience stores or takeaway outlets. This is due to the amount of noise, light, and litter that would be generated very close to the river corridor which is not appropriate.

Lot D- I also would like to see a “medical centre: ruled out for Lot D- due to the amount of waste, especially masks etc (entanglement risks for wildlife)

Active Frontages

I support active frontages onto Hallets way and Adelong way. Active frontages are also being recommended onto the open space of the river reserve. This is a concern if there is nighttime lighting or excessive noise which will impact the functionality of Lot E as a wildlife corridor.

Part C: Greater Specificity to the wording in DP08/Planning Permit

To specify the following:

- That the use of polystyrene waffle pods is restricted in the development on all Lots.

- That it is a condition of the Planning Permit that each site must be enclosed by litter exclusion fencing, to prevent litter leaving the site.
- That wording be added to the DP08 that any Environmental Management Plan for planning permits under DP08 also includes details of how construction related litter will be contained at the site.
- That all of Lot E be revegetated using the appropriate EVC such as Red Gum Swamp/ Red gum Grassland and that the revegetation is carried out by a Landscape Manager with indigenous plant qualifications.
- That the riparian zone in Lot E be extended from 40m to 50m.
- That when weed removal or site preparation occurs in Lot D and E for revegetation purposes that they are staged in sections so that the area remains mostly covered in vegetation to prevent erosion and food and habitat loss for wildlife.
- Pedestrian solution- I would like to see a specific pedestrian solution added before a permit is granted. The current pedestrian arrangements are inadequate and dangerous. This is a highly patronised river walking trail and access route for children to get to school and for recreational use. It is very difficult to cross Hallett's Way safely in the current configuration.

Thanks for taking the time to read my submission. I firmly believe that Lot D will be much more valuable as part of the Werribee River riparian reserve than the immediate benefit of 9 house lots. We must look to visual amenity, biodiversity and human health and wellbeing to inform our decisions as is highlighted in the Moorabool Planning Scheme. I have spoken to many other residents using the Peppertree Park trail and the overriding community sentiment over the years is to keep Lot D as part of the river reserve.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 5:39 PM
To: info@moorabool.vic.gov.au
Subject: Re: Submission Planning Scheme Amendment C099moor

Categories: [REDACTED]

Attention: Manager Growth and Development

Sent from my iPhone

We oppose the amendment and development of this area - it should stay as is - we do not need more housing there it is a place for wildlife and nature . A BIG NO NO NO - use your brain and perhaps heart instead of being money hungry !! Do not wreck Bacchus Marsh with high density crap housing and more traffic which is ridiculous already. [REDACTED]
[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 3:35 PM
To: Moorabool Info
Subject: Submission Planning Scheme Amendment C099moor
Attachments: [REDACTED]
Categories: [REDACTED]

3 May 2025

Attention: Manager Growth and Development

Re: Submission Planning Scheme Amendment C099moor

I support the rezoning of farm land along the Werribee River to neighbourhood/residential land , however I do not support development of the lots. Being so close to the river and a flood plain, this is not an appropriate place to develop land.

I am in support of Lot E being turned into park/reserve land, and the land along the river being turned into park/reserve land, but think that Lot D should be included in this reserve space.

On Sunday 27 April, just after 8am, I witnessed half a dozen kangaroos bouncing around this block. Most of them hid from view and I could not find them, but two remained in my view long enough to capture a photo and video footage. When they left, one of them bounded up to where Lot D is proposed to hide away. Should lot D be developed, this mob of kangaroos will loose significant habitat space. They've already lost heaps with the development of Stonehill, Underbank and the development on the south bank of the Werribee River, south of the Werribee Vale Road/Hallets Way round about (or is that still considered Stone Hill?).

In addition to loss of space, shelter, and food sources, any development that included nighttime lighting will pollute the darkness for our native animals that live along the river. It is not appropriate to light this land, as our native wildlife needs dark skies. Studies show that light pollution affects sleep of native animals (eg. Magpies) and interrupts migration paths (eg. Bogong moths).

If the park development does go ahead, surfaces of paths need to be taken into consideration. The current surface (granitic sand?) is appropriate for this location, as it reduces run off near the river. My hope is that this surface will remain and that no concrete is added. Runners appreciate the softer wear on their joints of this natural path, and it helps enhance the natural feel of the space. Concrete and lighting would ruin that.

When the nature reserve is developed, my hope is that it can become a grassland reserve. Removing everything there and putting down turf would not be an ideal choice, but removing the weeds and letting native grasses and vegetation thrive would be fantastic for wildlife and provide educational opportunities for our local community.

Should any residential development go ahead on any of these blocks, even though I'm opposed, it's important that all building waste is contained. Waffle pods should be banned from use in this location due to proximity to the river. I recently participated in Clean Up Australia Day with the Bacchus Marsh Platypus Alliance and the amount of building waste I picked up, including broken down waffle pods, was

absurd. Barrier fencing needs to be put in, not ploughed under/over, and monitored by builders regularly to collect any debris. There are platypus living in the river and we'd like to keep it that way by reducing risks of rubbish entering the waterway. Once construction is complete, the builders should be required to remove the barrier fencing and not leave it to rot and deteriorate in the environment like they have in the past. This becomes a wildlife entanglement risk.

I would strongly urge council to amend the current recommendation with the suggestions proposed by Bacchus Marsh Platypus Alliance. It is not in our town's best interest to add infrastructure to this space, expect for perhaps a toilet block similar to the one at Ruper Vance Moon Reserve on the Avenue. There's no good spot to use the toilet on the North side of the river.

Best regards,

[Redacted signature]



Photo take from proposed Lot D, looking at two kangaroos. The trees in the background are along the Werribee River, and you can see bits of Werribee Vale Road through the foliage.

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3 May 2025

Attention: Manager Growth and Development

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building waste I picked up, including broken down waffle pods, was absurd. Barrier fencing needs to be put in, not ploughed under/over, and monitored by builders regularly to collect any debris. There are platypus living in the river and we'd like to keep it that way by reducing risks of rubbish entering the waterway. Once construction is complete, the builders should be required to remove the barrier fencing and not leave it to rot and deteriorate in the environment like they have in the past. This becomes a wildlife entanglement risk.

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Best regards,

[REDACTED]

[REDACTED]

[REDACTED]



Photo take from proposed Lot D, looking at two kangaroos. The trees in the background are along the Werribee River, and you can see bits of Werribee Vale Road through the foliage.

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 6:31 PM
To: info@moorabool.vic.gov.au
Subject: C099moor concern

Categories: [REDACTED]

Good evening,

I am strongly concerned and apposed to the new C099moor project.

There is important wildlife in that area. I walk the track every day Nd have seen echidnas and a wide variety of bird life.

Myself and others will fight the development.

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Saturday, 3 May 2025 3:41 PM
To: info@moorabool.vic.gov.au
Subject: C099moor

Categories: [REDACTED]

To whom it may concern,

I wish to object the proposal for the residential development close to the Werribee River. Too much of Bacchus Marsh has been developed over the last decade leaving no room for our native wild life to reside. I believe it should be converted to protected environmental land where our native animals can live in harmony close to the werribee river where protected species reside.

Please consider my opposition to this development.

Kind Regards,

[REDACTED]

[REDACTED]

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Amy Gloury

From: [REDACTED]
Sent: Sunday, 4 May 2025 10:15 AM
To: info@moorabool.vic.gov.au
Subject: Re: Submission Planning Scheme Amendment C099moor

Categories: [REDACTED]

Attention: Manager Growth and Development

I oppose the proposed development plan for Halletts Way and Adelong Rd.

I am a local resident and walk this parcel of land every week.

[REDACTED], I have deep and strong belief in caring for Country. We need to protect existing natural waterways and land to provide habitat for our animals and birds. Once its dusturbed, we can't get it back.

We all need natural places to rest and rejuvenate.

I use this walking space to connect with Country, destress and relax.

During my walks i have seen wallabies, kangaroos, numerous varieties of native birds.

This parcel of land should be kept natural with native plants for the birds and animals that are being displaced due to the increase in housing.

Please maintain this area as a native reserve. Being right the on the rivee, we need to protect the waterways from pollution that comes from increased population.

I am opposed to any buildings being built here.

Please do not disturb this narural space. Protect and maintain the natural space.

Yours truly, [REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Sunday, 4 May 2025 11:53 AM
To: info@moorabool.vic.gov.au
Subject: Oppose more over development on Hallett's Way
Categories: [REDACTED]

Sent from my iPad

Begin forwarded message:

Subject: Must put who from

[REDACTED]
[REDACTED]
[REDACTED]

Submission: Protecting the Werribee River Corridor – Reject Development on Lot D

To Whom It May Concern,

We write to you as concerned residents and stewards of our local environment. The land in question—specifically Lot D, on the eastern side of Halletts Way adjacent to the Werribee River—is not just a parcel on a planning map. It is a vital part of a living, breathing ecosystem. It's a place where platypus forage, swamp wallabies graze, and our community comes to find peace along the riverbanks.

I strongly oppose more development in Bacchus Marsh, we are destroying too much wildlife habitat. Also BM is overdeveloped now, too many people and infrastructure is crumbling and over congested. Many councillors ran with the promise of easing traffic in the Marsh, this is how, stop development now.

The developer application (C099moor) seeks to rezone this sensitive block to Neighbourhood Residential Zone to allow for medium-density housing or potential commercial premises. While this application extends across multiple lots, we wish to make one thing absolutely clear:

We strongly oppose any development on Lot D.

This is not a reflexive rejection of change, nor is it opposition for opposition's sake. Our community supports thoughtful growth. But some areas are simply too precious to sacrifice—and this is one of them.

What's at stake?

Lot D is part of a rare green corridor, one that serves as a sanctuary for wildlife and a natural refuge for the community. It's an ecological buffer, a mental health resource, a wildlife habitat, and a cherished piece of the Darley landscape.

Yes, the application notes that Lot E—the floodplain—will be handed over to Council. That is a positive step. But without protecting Lot D alongside it, we're severing the very connection that makes this area whole.

We must ask: What is the net gain for our community in squeezing 9 housing blocks into this vital space? According to the developer's own Traffic Report, that is the extent of potential development on Lot D. In contrast, the long-term gains of preserving Lot D as public open space are immense.

Here's why this land must be preserved:

- **Ecological risk:** This is a known platypus foraging site. Construction-related sediment or litter runoff would travel directly into the river, posing severe risks to one of Australia's most vulnerable native species. Light pollution and increased stormwater would continue that harm long after construction ends.
- **Wildlife displacement:** This site is currently home to Swamp Wallabies, kangaroos, birds of prey such as the Little Eagle (listed as vulnerable in Victoria), and many native birds. Development noise, lights, and human activity would drive these species away—permanently.
- **Community benefit:** Lots D and E provide a natural shield between Halletts Way and the river walk, preserving the peaceful, restorative atmosphere of the trail. Replacing that with houses or a childcare centre would irreparably alter the experience for locals and visitors alike.
- **Planning logic:** With Lot E already designated for open space, incorporating Lot D would create a contiguous, protected nature reserve—a rare opportunity to enhance both conservation outcomes and community wellbeing.
- **Traffic concerns:** Any new development on Lot D would add further congestion to Halletts Way—an already busy corridor—creating unnecessary risk and delay for locals.

Our requests to Council:

1. Reject the rezoning of Lot D and instead designate it as public open space, creating an extended river reserve with Lot E.
2. Restore Lot E as habitat, with planting appropriate for native species including wallabies, eagles, and butterflies. We envision a natural haven of native wildflowers and trees—a space that nurtures biodiversity and community pride.
3. Ban litter-generating businesses such as takeaway food outlets and convenience stores from Lots A and B, to protect the river corridor from increased waste.
4. Prohibit the use of polystyrene waffle pods in any construction across the precinct due to the high risk they pose to nearby waterways.
5. Require robust litter-control measures during construction, including fencing around worksites and mandatory environmental management plans that include hard waste containment.

We acknowledge and appreciate the references to platypus protection in the current Development Plan Overlay and Planning Permit. However, these safeguards do not go far enough. They must be strengthened to match the gravity of what could be lost.

In summary:

The case against development on Lot D is not only environmental—it is moral, communal, and practical. Once gone, the opportunity to preserve this land will not return. We urge Council to act decisively and protect this irreplaceable part of our community's landscape.

Let Lot D live as nature intended—wild, free, and open

Sincerely,

A large black rectangular redaction box covering the signature area.

Would you like a version of this tailored for a community letter drop or social media post as well?

Amy Gloury

From: [REDACTED]
Sent: Sunday, 4 May 2025 11:11 PM
To: info@moorabool.vic.gov.au
Subject: C099moor

Categories: [REDACTED]

Dear sir/ Madam

Regarding the block on the east side of Halletts Way, beside the Werribee River (Lots D and E on the map). It's the block with an old farm shed on it, where the Peppertree Park walking track turns south.

WHAT IS THE DEVELOPER APPLICATION FOR?

The developer application (C099moor) is to rezone the block to Neighbourhood Residential Zone, so that medium density housing or a commercial premises (e.g. childcare, medical centre or shops) can be built on the Lot D part of the block. This is the part of the application we are mainly concerned about.

I am opposed to development on Lot D. I believe Lot D should become part of the public reserve instead.

I am in favour of Lot E being transferred to Council as a reserve. I believe this should be a natural reserve so that wallabies and other wildlife can continue to use the reserve at night, especially as they've lost so much other land to housing developments. This would also make the area beautiful for humans, with lovely native grasses and wildflowers interspersed with some grand native trees (like a butterfly wildflower park).

I am opposed to development on Lots A and B, on the other side of Halletts Way.

There is too much risk of litter coming from these types of facilities into the river.

I believe the risks of development on Lot D far outweigh any benefits, especially given only 9 residential lots can fit on Lot D (according to the Traffic Report in the application). In contrast, there would be so many benefits if Lot D became part of the public reserve – both for now and into the future.

My REASONS FOR THE ABOVE INCLUDE:

Lot D is beside a river area where platypuses forage, and where platypus experts believe they may have burrow/s. If development occurred on Lot D, any construction-related litter or sediment escaping off site would enter the river too easily, putting platypus and other wildlife at risk.

Any residential area, childcare centre or other development on Lot D would also increase environmental risks to platypus and other river wildlife once the development is complete, through increased litter risk, light pollution, and stormwater runoff.

Lots D and E are used extensively by local native animals including Swamp Wallabies and kangaroos (who graze and often sleep there), Little Eagles and other birds of prey (which hunt there), and a range of little native birds. Any residential or other development on Lot D would create noise, light pollution, etc. which could disturb these animals and scare them away. These native animals have already lots large areas of local habitat from other nearby developments.

This block (Lots D and E) provides an important buffer area between Halletts Way and the walking track along the river, enabling this to be a peaceful, natural area for local community members and visitors to enjoy – which is so important for community mental health, as well as for tourism etc.. Development on

Lot D would spoil this peaceful buffer area. It would be logical to combine Lot D with Lot E into a public nature reserve we can all enjoy.

Any development on Lot D would also create traffic congestion on Halletts Way, due to cars having to enter Halletts Way from Lot D.

Please can the Council see that

That all of Lot E be revegetated as suitable habitat for use by Swamp Wallabies, Little Eagles (listed as vulnerable in Victoria) and other native animals which currently use Lots D and E.

Prevent a Convenience shop, Food and drink premises, or Retail premises being built on any of the lots (due to these type of premises bringing a high litter risk close to the river.

That any landscape plan or riparian vegetation management be undertaken in consultation with key community stakeholders involved in habitat restoration along the Werribee River, Bacchus Marsh and with the Moorabool Environment and Sustainability Advisory Committee (MESAC).

That the riparian zone be extended to at least 50m from the outer banks of the Werribee River.

[REDACTED]

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Sunday, 4 May 2025 1:04 PM
To: info@moorabool.vic.gov.au
Subject: Submission - please acknowledge receiving this submission
Categories: [REDACTED]

Submission to Moorabool Shire Council
Re the proposed rezoning of the block of land
between Werribee River and Halletts Way
Bachus Marsh

I oppose the proposal (in its present form) to rezone this land. I believe it can be developed in a much more environmentally sensitive way which takes into account the significant fauna and flora of the area. The rezoning, as it now reads, has implications for the wallabies, little eagles and other native creatures that use the block (Lot D and E). The river is an important habitat for platypus where platypus have been sighted and documented and importantly this stretch of river is a breeding area for platypus. Any construction so close to the river will be detrimental to the platypus habitat and the general ecological health of the river.

The developer application is to rezone to residential/medium density. I am not so concerned about Lots A and B but I am particularly concerned about Lot D. I believe this area should be kept free of construction and become part of the public reserve. Lot E being transferred to Council as a reserve where the native fauna and flora is protected is a good decision but it is important to include Lot E in this reserve.

Yours sincerely

[REDACTED]

Please think before you print.

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Sunday, 4 May 2025 3:48 PM
To: Info
Subject: Re: Submission Planning Scheme Amendment C099moor
Categories: Lesley Christian

Attention: Manager Growth and Development

Dear Sir/Madam, I should like to comment on the proposed development of the 2.7 area of land near the intersection of Hallets Way and Adelong Way, in particular referring to Section D on the planning map.

I am [REDACTED] have had to do with the annual clearing up of rubbish from developments nearby which impact the Werribee River and environs nearby. Within 100 metres of the bridge near that roundabout, we gather vast amounts of rubbish of different kinds, and list the types of rubbish, and photograph the types of rubbish, often filling about 8 very large industrial black plastic bags. From that, I conclude that laws preventing disposal of rubbish by developers, is not policed. I [REDACTED].

With regard to Section D, it seems quite wrong to allow development at all. Any development would include building waste etc., and resulting facilities would risk run-off of various kinds, including stormwater runoff, household runoff, chemical runoff, as well as noise, and light pollution. Litter from humans would inevitably occur and pollute the river. This is where platypus have been regularly sighted, and experts believe that platypus breed in the banks of the Werribee river adjoining the Section D land.

Local native wildlife use that area (D) as well, at night as well as by day. Wallabies feed there at night, and during the day little eagles and other native birds feed and hunt there. Small native plants and grasses exist, adding on to the lovely walk by the river and to Peppertree Park.

Please give careful consideration to keeping that area (D) as public open space. We are rapidly destroying the environment which wildlife absolutely need.

For humans, it is well known that nature is healing, physically and mentally. Keeping that land, especially section D, is a small stand that council can take.

With best wishes,

Sincerely,

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Sunday, 4 May 2025 11:23 PM
To: info@moorabool.vic.gov.au
Subject: Submission Planning Scheme Amendment C099 attention Manager Growth and Development
Attachments: ObjectionPermitPlanningC99May42025.docx
Categories: [REDACTED]

Dear Madam or Sir,
Please find attached objection and submission regarding rezoning C099 and planning application PA2020242.

Thank you!
Yours faithfully.

[REDACTED]

Planning Department

Moorabool Shire Council

4 May 2025

Dear Madam or Sir,

Objection to proposed rezoning and development

adjacent to Werribee River, Halletts Way and Adelong Way – Permit PA2020242

The proposed development, subject of Planning Permit application PA2020242, provides an opportunity to contribute to the Moorabool Shire Municipal Planning Strategy objectives. This applies in particular to the zoning proposed and development plans for Lot D and E of the proposal.

We support the proposal to include Lot E in the riverside reserve. This area, to be revegetated and returned to the Moorabool Shire, is subject to inundation as it is below the 100 year flood level.

However, Lot D is also subject to severe flooding during storms. Torrents of water flow down O'Hagan's Gully from the north, and down the hill above Lot D, and cross Lot D in a south-easterly flow to the Werribee River. This is despite the channel running parallel to Halletts Way. The Shire has a responsibility to protect possible future users of Lot D and the ratepayers from future litigation. This is reason for objection to Lot D being developed for housing or commercial purposes.

Further Grounds for objection to the granting of a permit is that the proposal does not contribute fully to the achievement of Shire Planning Strategies and Planning Scheme Environment Significance Overlay objectives. The inclusion of Lot D in the proposed riverside reserve would contribute to Moorabool Shire environmental objectives and protect the Shire from future litigation related to storm water flooding from O'Hagan's Gully, from the north, through proposed residential, or commercial developments.

1. The proposal does not contribute strongly enough to achieving the Moorabool Shire Planning Scheme objectives –
Municipal Planning Strategy -
 - a. Clause 02.03-2 protection for riparian areas along Werribee River.
 - b. Clause 02.03-1 Networks of open space throughout residential areas.
 - c. Clause 12.01-1S and Clause 12.03.1S Protection of biodiversity – Assist in the establishment, protection and reestablishment between important areas of biodiversity. And reestablishing river and riparian corridors.
2. Moorabool Shire Planning Scheme Environment Significance Overlays 3.3.1 Clause 42.01 Schedule 2 'conserve existing habitat and encourage regeneration' and 3.3.2 Clause 42.01 Environment Significance overlay – Schedule 8 support the regeneration of River Red Gums.
3. The Werribee River corridor is an important and safe space for wildlife movement. This includes Koalas, Kangaroos, Wallabies, Kingfishers and Honeyeaters on annual and seasonal migration. The river environment is an important habitat for Platypus and native rats. The riverside flora provided nesting and feeding sites for native birds, reptiles and Koalas. This planning application provides an opportunity to protect this corridor.

Including both Lot D and Lot E in the riverside reserve and restoring the EVCs would make a strong contribution to Moorabool Shire environment improvement objectives. A permit for housing or commercial development would not!

Rezoning to Neighbourhood Residential Zone

Land east of Halletts Way should not be zoned Residential –

1. Inconsistent with the Environment Protection Overlays 2 & 8
2. Inconsistent with Inundation Overlay – Hill/gully torrent in downpour, rain event flows down northern gully on the east side of Halletts Way and crosses the land proposed for housing despite previous attempts to confine this floodwater to a channel running parallel to the east side of Halletts Way.
3. Conflict with wildfire protection for residents – It is not possible to achieve the required setbacks between the proposed residential housing and the need to revegetate the Area E back to its preexisting EVC. When the revegetation is carried out the fire protection setback distance to the proposed residences will dictate removal of most of the planned houses, especially as there will also be native vegetation on the north side of the proposed residential Area D.
4. Management of revegetation for wildfire/bushfire risk reduction is in conflict with the objective for the reestablishment of appropriate EVCs along the Werribee River corridor and over the subject land.
5. There is insufficient evidence in the proposal that requirement 37, that no effluent, stormwater or run-off will be contained within Lot D. (See Dept of Energy, Environment and Climate Action requirements).

We thus ask that the planning permit, as presented, be refused.

Yours faithfully

[Redacted Signature]

[Redacted Name]

Amy Gloury

From: [REDACTED]
Sent: Sunday, 4 May 2025 11:47 PM
To: Info
Subject: Submission regarding C099moor
Attachments: [REDACTED] Moorabool Planning Scheme Amendment C099moor.pdf
Categories: [REDACTED]

Dear Manager Growth and Development,

Please find attached [REDACTED] submission regarding C099moor.

Many thanks,

[REDACTED]

[REDACTED]

[REDACTED]

We acknowledge the Wurundjeri and Wadawurrung people as the Traditional Custodians of the land and waters on which we work, and pay respect to their Elders past, present and emerging.



Date: May 3rd, 2025

Re: Moorabool Planning Scheme Amendment C099moor – Halletts Way and Adelong Way Intersection, Bacchus Marsh

Dear Manager Growth and Development,

In regards to the above amendment, [REDACTED] would like to suggest changes to the amendment.

We are in favour of Lot E being transferred to Council as a reserve. Riparian zones such as this one will provide habitat for native wildlife at night given that the so much of habitat has been lost in the last 20 years to Underbank, Stonehill and other developments. Providing such habitat also benefits humans by having a natural wild space with lovely native grasses and wildflowers interspersed with some native trees, and an area such as this could be a great asset to the town and made into a feature like a river habitat park. It is well established that communing with nature is imperative for human health and wellbeing.

However, we would like to change Lot D to public reserve and be absorbed into Lot E.

Development of a commercial premises on Lot D would prove problematic for wildlife. Development earthworks and construction-related litter contribute to high levels of turbidity and pollution in the river. These are damaging for the platypus, that are known to swim nearby and experts believe burrow there, as well as all river wildlife.

Any building development on Lot D would increase risks to the wildlife that sleep, feed and shelter in the nearby reserves. The development of this lot would create litter, noise pollution, and light pollution. Furthermore, it would create unfavourable stormwater run-off and could contribute to flash flooding due to the unnatural and impermeable surfaces created.

By combining Lots E and D, a natural buffer zone is created between the river and Halletts Way. If this was sensitively well designed and in keeping with the river biodiversity this buffer would provide a haven for humans and wildlife alike, creating a natural, diverse and special place that the Shire itself proports to protect.

[REDACTED] proposes that Lots D and E be re-vegetated with indigenous flora to encourage the Swamp Wallabies, Little Eagles (listed as vulnerable in Victoria) and other native animals which currently use these areas to continue to do so in a thriving manner.

Any vegetation and landscape works need to involve consultation with all key community stakeholders involved in habitat restoration along the Werribee River, Bacchus Marsh and with the Moorabool Environment and Sustainability Advisory Committee (MESAC).

We would also like the riparian zone shown on the Concept Plan in DPO8 to be expanded to at least 50m, to further protect biodiversity and help mitigate flooding events along the river corridor.

Ideally, Lots A and B would be also transferred as Council reserve, however MEG is sympathetic to residents' need for extra services in this area.

As such, we don't object to Lots A and B being rezoned but ask that:

- no residential or community service development occur in the Environmental Protection Overlay on Lot B.
- a clause be added so that these lots cannot be turned into shops or takeaway outlets, as there is too much risk of litter coming from these types of facilities into the river.
- wording be added to any planning requirements to restrict use of waffle pods in any building development on the lots.
- a condition be added to planning requirements for litter-exclusion fencing to prevent construction-related litter entering the sensitive river environment.
- any Environment Management Plan for planning permits under DPO8 be required to have details of how construction-related litter and hard-waste will be contained on site, so that it doesn't blow or flow onto surrounding habitat areas or into the river.
- That as much vegetation cover as possible be kept on site at all times, minimising any bare ground and erosion. This should include during landscaping works or weed removal on reserve areas, as vegetation on these areas is used by native wildlife.
- Council carefully word Planning Permit conditions and other requirements to ensure these are enforceable and result in real, meaningful environmental protection.
- Put in place concrete processes to monitor and prosecute developers and builders if they don't comply with Planning Permit conditions, and other environmental stipulations. Developers should be held responsible for other contractors' infringements for at least 5 years after they have signed off on the site.

Relevant Moorabool Planning Scheme strategies and clauses which support our requests include:

- **02.03-2: Environmental and landscape values**
- **02.03-5: Built environment and heritage**
- **02.03-6: Housing**
e.g. "Council seeks to: provide high amenity rural lifestyle opportunities in Bacchus Marsh while protecting irrigated horticultural land and other environmental assets."
- **12: Environmental and Landscape Values**
e.g. "Planning should help to protect the health of ecological systems and the biodiversity they

support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values. ... Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.”

- **12.01-1S: Protection of biodiversity**

- **12.01-1L: Biodiversity**

- **12.03-1S: River and riparian corridors, waterways, lakes, wetlands and billabongs**

e.g.

- “Protect the environmental, cultural, landscape values of all waterway systems as significant economic, environmental and cultural assets.”
- “Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.”
- “Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.”
- “Address the impacts of use and development on drought and flooding events at a catchment and site scale to protect the health and natural function of waterway systems and their surrounding landscape and environment.”
- “Protect geomorphology, bank stability and flood management capacity to strengthen the environmental value and health of waterway systems by:
 - Enhancing and re-establishing both terrestrial and aquatic habitats and their linkages along and surrounding waterway systems.
 - Limiting earthworks in proximity to waterway systems to minimise alterations to geomorphology, natural drainage, natural flows and water quality.”
- “Enhance a sense of place and landscape identity by:
 - Retaining and re-establishing vegetation, including grasslands and canopy trees, surrounding waterway systems to enhance and connect to the landscape setting, ensuring it responds to the bushfire risk of a location.
 - Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting.”
- “Retain and enhance the recreation and amenity values along waterway systems by:
 - Planning for surrounding green spaces as recreation and tourism resources without adversely impacting environmental values and flood management capacity.
 - Protecting and enhancing parklands for their economic, social and environmental values.
- “Design and site development to maintain and enhance the natural environment of waterway systems by:

- Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves.”

- **12.03-1R: Waterways of the West**

e.g. “Strengthen the natural environment and overall health of the waterways by protecting and enhancing both terrestrial and aquatic habitats and their linkages along the waterway corridors including: ... The platypus and Growling Grass Frog habitats along the Werribee River corridor.”

- **14.02-1S: Catchment planning and management**

e.g. “Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.”

- **14.02-2S: Water quality**

- **15.01-3S: Subdivision design**

e.g. “In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by: ... Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.”

█████ would like to thank Moorabool Shire Council for the opportunity to give feedback on such an important biodiversity hotspot in the area. We hope to continue to work with the council to protect the amazing natural asset that is the Werribee River while ensuring resident’s wellbeing, health and access to services.

Yours sincerely,

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██████

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Amy Gloury

From: [REDACTED]
Sent: Monday, 5 May 2025 3:00 AM
To: info@moorabool.vic.gov.au
Subject: Submission - Planning Scheme Amendment C099moor
Attachments: [REDACTED]
Categories: [REDACTED]

Dear Manager Growth and Development,

Please find attached my submission about Planning Scheme Amendment C099moor.

Many thanks,

[REDACTED]

4th May 2025

Manager Growth and Development
Moorabool Shire Council
PO Box 18
BALLAN VIC 3342

(by email)

Dear Manager Growth and Development,

Re: Submission Planning Scheme Amendment C099moor

Please see below my response to the application for Moorabool Planning Scheme Amendment C099moor and Planning Permit PA2020242.

[REDACTED]

[REDACTED]

[REDACTED]

The block containing Lots D and E on the Concept Plan for DPO8 is extremely important to me as an open area, because:

1. I enjoy the peacefulness of walking past this area. It has a strong sense of place for me, as it is a little bit of nature and farming history in an increasingly urbanised town.
2. It provides a visual buffer between the river walking track and Halletts Way (and the Underbank development to the west), and a buffer from traffic noise and other urban elements.
3. It is where swamp wallabies and kangaroos feed and rest at dusk and during the night. As someone who cares about wildlife, it is very important to me to know they are safe in that area, especially as they have already lost habitat on the west side of Halletts Way where the Underbank development occurred.
4. It is where raptors in the area also feed and look magnificent flying over this block.
5. I have always envisaged Lots D and E becoming an open space nature reserve, like the wildflower grasslands and native 'bug rugs' many other Councils have. I know lots of others in the community have had the same thoughts for many years. It is a perfect location for this.

I support Lot E becoming an open space reserve. This should be a reserve that can continue to support the Swamp Wallabies, kangaroos and other wildlife that use it.

I am opposed to Lot D being developed for residential use or to house community services. My reasons for this are:

- The amenity and character of the walking track area and Lot E would be spoiled if Lot D was developed. Developing Lot D would interrupt the buffer effect between the walking track / Lot E reserve and Halletts Way. Whereas, having Lot D as part of the open space reserve would keep the sense of place and sense of naturalness of the area, minimise visual intrusion of development on public open space, recreation trails and waterway systems, help attract visitors to the area, and bring mental health benefits for the local community.

This relates to multiple clauses in the Moorabool Planning Scheme, including the following points in 12.03-1S:

- “Enhance a sense of place and landscape identity by: Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting.”
- “Design and site development to maintain and enhance the natural environment of waterway systems by: Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves.”

and 11.01-1L-02

- “Encourage subdivision design that provides for diverse streetscapes, strong connectivity and **public spaces while retaining the valued characteristics of Bacchus Marsh including its open feel and rural landscape character.**” [emphasis added]

and 11.03-3S:

- “Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.”
 - “Enhance the character, identity, attractiveness and amenity of peri-urban towns.”
 - “Prevent dispersed settlement and **provide for non-urban breaks between urban areas.**” [emphasis added]
- Developing Lot D would bring vehicles, noise and light pollution closer to the walking track and to Lot E, creating disturbance and hazards for wildlife that use Lots D and E and the river area and ruining the beautiful amenity of the area for the local community and visitors to the area. Whereas, having Lot D as part of the reserve would allow wildlife to continue using the area as a wildlife corridor (links between important areas of biodiversity) without being driven away from the area or put in danger from vehicles, noise, light pollution and other hazards. It would also allow humans to continue enjoying the walking track, incorporating this important open space into the network of active and passive recreation reserves linked by the walking track and the river corridor.

This relates to multiple clauses in the Moorabool Planning Scheme, including the following points in 12.01-1S:

- Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.
- Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

and 12.03-1S:

- “Conserve waterway systems and the landscapes and **environmental values surrounding them** by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.” [emphasis added]
 - “Sensitively design and site development to maintain and enhance the waterway system **and the surrounding landscape setting, environmental assets**, and ecological and hydrological systems.” [emphasis added]
 - “Enhance a sense of place and landscape identity by: Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting.”
 - “Design and site development to maintain and enhance the natural environment of waterway systems by: Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves.”
- Platypus live in the river alongside Lots D and E. Developing Lot D would increase stormwater, litter, light pollution and other hazards entering the river, putting platypus at risk. Whereas making Lot D part of the reserve would help protect the platypus from these hazards.

This relates to multiple clauses in the Moorabool Planning Scheme, including 12.03-1R:

- “Strengthen the natural environment and overall health of the waterways by protecting and enhancing both terrestrial and aquatic habitats and their linkages along the waterway corridors including: The platypus and Growling Grass Frog habitats along the Werribee River corridor.”

and the following points in 12.03-1S:

- “Protect the environmental, cultural, landscape values of all waterway systems as significant economic, environmental and cultural assets.”
 - “Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.”
 - “Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.”
- As mentioned above, the community already love and enjoy the benefits of Lots D and E, and have had a long-term desire to see these lots become a nature reserve, such as a wildflower grassland or similar. It’s an ideal place for this, as it’s in its own little nook between the river walking track, escarpment and road, while being connected to Peppertree Park and other park areas via the walking track. Incorporating Lot D into the reserve would be needed to properly achieve this, as water runs from Lot D into Lot E (needed to water the vegetation), and building on Lot D would spoil the amenity and natural character of the wildflower grassland or similar natural reserve.

This relates to multiple clauses in the Moorabool Planning Scheme, including the following points in 12.01-1S:

- “Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.”

and 12.03-1S:

- “Enhance a sense of place and landscape identity by:
 - Retaining and re-establishing vegetation, including grasslands and canopy trees, surrounding waterway systems to enhance and connect to the landscape setting, ensuring it responds to the bushfire risk of a location.
 - Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting.”
- “Retain and enhance the recreation and amenity values along waterway systems by:
 - Planning for surrounding green spaces as recreation and tourism resources without adversely impacting environmental values and flood management capacity.
 - Protecting and enhancing parklands for their economic, social and environmental values.”
- “Design and site development to maintain and enhance the natural environment of waterway systems by:
 - Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves.”
- Lot D floods during heavy rains, due to high amounts of water running off the slope above onto Lot D. I have seen the after-effects of this, and it is well-known in the community that this occurs. The water flooding Lot D eventually soaks into the ground or flows over the ground to Lot E, helping this area act properly as a flood plain. Developing Lot D would put buildings at risk of flooding (as the stormwater system could become overloaded), as well as stopping Lot E from acting properly as a floodplain and having enough moisture.

This relates to multiple clauses in the Moorabool Planning Scheme, including the following points in 11.01-1L-02:

- “Ensure development is located and designed to respond to the effect of natural hazards such as fire or flood.”

and 12.03-1S:

- “Address the impacts of use and development on drought and flooding events at a catchment and site scale to protect the health and natural function of waterway systems and their surrounding landscape and environment.”

and 14.02-2S:

- “Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.”
- Halletts Way is already a very difficult road to cross as a pedestrian, and a difficult road to turn onto from Adelong Way. Vehicles tend to gain speed as come down the hill on Halletts way and approach the Adelong Way roundabout. Despite the application’s traffic report, real-life experience driving on that road suggests that it would be very difficult to exit Lot D onto Halletts Way, and this additional traffic could also create congestion on Halletts Way.

For the reasons above, I ask that:

- Lot D be marked as a reserve / open space in DPO8, the Concept Plan, Planning Permit PA2020242 and any other relevant documentation.
- That any requirements set out regarding the reserve / open space areas in DPO8, PA2020242 and any other relevant documentation be updated to include Lot D, as well as Lots C and E.
- That any removal of ground cover or grasses on reserve areas be done in stages, so that there are no large areas of bare ground at any one time. This is to prevent erosion, and to make sure the native animals that use Lots C, D and E still have enough food and habitat available on site during rehabilitation of the reserves.

I also have concerns about protecting biodiversity, the river system and platypus and other wildlife during development of the non-reserve (non open space) lots. I therefore also ask that:

- The riparian zone be extended to at least 50m from the outer banks of the Werribee River.
- No development occur within the Environmental Significance Overlay on Lot B.
- DPO8, NRZ9, the Planning Permit and/or other documentation prohibit developing shops, retail premises, food or drink premises on any of the lots. This is because of the high risk of litter from these types of services being dropped by customers and ending up in the Werribee River close by, potentially harming platypus and other wildlife.
- There be no use of polystyrene waffle pods in any developments or buildings on the lots. I have been involved in picking up large amounts of polystyrene that have blown away toward the river from other nearby residential developments. It breaks into smaller and smaller pieces and becomes like a ‘snow’ of little pieces of polystyrene surrounding the river. It should not be used near the river.
- A condition be added to the Planning Permit requiring that each development site be surrounded by litter-exclusion fencing to prevent development-related litter escaping the site.
- There be further details in DPO8 or the Planning Permit requiring developers and builders to outline how they will contain litter on site.

I was also worried to see the Biodiversity Assessment doesn't mention platypus that live in the river beside the site, and seems to leave a lot of other important things out. But I was relieved to see platypus mentioned in the requirements listed in the planning documents, although more needs to be added to protect them and the other biodiversity of the area.

Thank you for reading and considering my submission.

Sincerely,

[REDACTED]

[REDACTED]

Amy Gloury

From: [REDACTED]
Sent: Monday, 5 May 2025 9:02 AM
To: info@moorabool.vic.gov.au
Subject: Submission re C099moor
Attachments: 2025.05.04_[REDACTED] Submission in reponse to C099moor.pdf

Categories: [REDACTED]

Please find attached our submission in response to the application for C099moor.

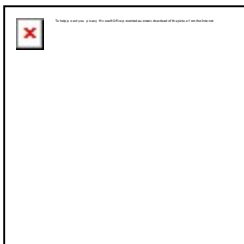
Many thanks,

[REDACTED]

[REDACTED]

[REDACTED]

We acknowledge the Wurundjeri and Wadawurrung people as the Traditional Custodians of the land and waters on which we work, and pay respect to their Elders past, present and emerging.



**Submission in response to
Moorabool Planning Scheme Amendment C099moor**

4 May 2025

1. INTRODUCTION

This submission is in response to Moorabool Planning Scheme Amendment C099moor and Planning Permit PA2020242.

The submission is from [REDACTED]

[REDACTED], along with species which rely on the Werribee River environment, including platypus (listed as vulnerable in Victoria under the Flora and Fauna Guarantee Act 1988). We also work closely with other local groups involved in river revegetation and environmental protection, although each group has its own unique role.

Our submission is based on sound ecological knowledge, training and experience of multiple [REDACTED] along with concerns of our members, and our experience over the past [REDACTED] addressing the challenges and opportunities brought by urban development along the river corridor. Although we are not opposed to appropriate urban development in appropriate contexts, we have in-depth experience with challenges that can arise from urban development near river corridors of Bacchus Marsh, and therefore ask that our points be given serious consideration.

2. INFORMATION ABOUT PLATYPUS AND OTHER NATIVE SPECIES IN THE SITE AREA, AND CONCERNS REGARDING THE APPLICATION'S BIODIVERSITY ASSESSMENT

- Platypus occur along the Werribee River corridor adjacent to and upstream and downstream of the subject site. Verified records of platypus in these locations are on the State Government's Victorian Biodiversity Atlas, including very recent sightings.
- The platypus is officially listed as a threatened (Vulnerable) species in Victoria under the Victorian Flora and Fauna Guarantee Amendment Act 2019, and Moorabool Shire Council is accordingly legally obliged to protect its habitat and mitigate any processes that are likely to impact known populations.
- The platypus population in Bacchus Marsh is important in contributing to the viability of the Werribee River platypus population as a whole. Loss of platypus habitat in Bacchus Marsh would have wider ecosystem impacts, as well as reducing the overall population of platypuses in the Werribee River.

- Activities undertaken on the subject site have potential to not only impact platypus adjacent to and downstream of the subject site, but also throughout the Bacchus Marsh stretch of the Werribee River. This is because potential negative impacts such as sedimentation and litter can travel many kilometres from their source along a river course.
- Key risks to platypus in urban and peri-urban development areas include litter both from construction waste and domestic sources (posing a high entanglement risk), stormwater influx (as this can flood nesting burrows and also cause detrimental changes to the river channel and ecosystem), sediment entering the river system (impacts include killing the food platypuses eat), artificial light at night spilling into the river corridor, and predation by domestic cats and dogs.
- Platypus are not mentioned in the application's Biodiversity Assessment conducted by Abzeco in 2020.
- The Biodiversity Assessment conducted by Abzeco in 2020 also omits some indigenous vegetation observed to occur on Lots D and E, including wallaby grass (*Rytidosperma*) species.
- Other species observed at the site, but not mentioned in the Abzeco Biodiversity Assessment include Little Eagle (*Hieraaetus morphnoides*; listed as Vulnerable in Victoria under the FFG Act), Swamp Wallaby (*Wallabia bicolor*), Grey-headed flying fox (listed as Vulnerable nationally under the EPBC Act, and as Vulnerable in Victoria under the FFG Act; observed feeding and using water from the river near the site, and flying over the site), and a range of other native raptors, small birds and reptiles.
- As the Abzeco Biodiversity Assessment is now 5.5 years old, would not have had access to more recent records of Vulnerable species on and adjacent to the site, and omits many important species which contribute to overall biodiversity of the area, we strongly recommend that a new, updated Biodiversity Assessment be conducted before assessment of the planning amendment and planning permit application.

3. OPPOSITION TO RESIDENTIAL OR COMMUNITY SERVICES DEVELOPMENT ON LOT D

BMPA is opposed to residential or community services development on Lot D of Map 1 to Schedule 8 to Clause 43.04 (on the Concept Plan for DPO8). Instead, we ask that Lot D be designated as a natural public reserve, to eventually be rezoned as Public Park and Recreation Zone, similarly to what is proposed for Lot E on the Concept Plan for DPO8.

Our reasons for opposing residential or community services development on Lot D, and requesting that Lot D be designated as part of the public reserve are as follows:

3.1 - Lot D is located within a public river reserve precinct, not a residential precinct

Lot D is located within a large public river reserve precinct, not a residential area. This river reserve precinct is bounded by Halletts Way to the west, Grant Street to the east, Werribee Vale Rd / Meikle Street to the south, and mainly a steep escarpment to the north. The Werribee River runs through this precinct, and there is a walking trail either side of the river.

In other words, contrary to what is conveyed in the rezoning application, land to the east of Lots D and E is a public reserve, not residential development. There is a steep, largely inaccessible escarpment between the Lot D/E area and the residential precinct to the north, creating a clear delineation between the public reserve precinct in which Lots D/E sit, and the residential area above. The busy, somewhat elevated Halletts Way acts as a further barrier and delineation between the public reserve precinct in which Lots D/E sit and the Underbank residential development area to the west. To summarise, Lots

D/E are relatively isolated from residential areas to the north and west, while being intimately linked within the public reserve precinct, including areas of the reserve to the east and south.

It would therefore be logical to incorporate Lot D as well as Lot E into the public reserve area, rather than having it stand alone as a development incompatible with the rest of the public reserve precinct character and purpose.

Peppertree Park (a mixed active and passive recreation area) is on the east side of this public precinct, and it would be fitting for both Lots D and E to serve as a nature reserve and passive recreation area on the east side of this precinct, connected via the Werribee River walking track.

3.2 - Developing Lot D would reduce amenity and be inconsistent with the neighbourhood character of the area

As described above, the neighbourhood character of the area between Halletts Way and Grant Street is a natural river reserve, especially at this west side of the river reserve precinct. Developing Lot D would be inconsistent with this character, and would reduce amenity and enjoyment of the walking trail and river precinct, by bringing traffic and associated urban noise into this peaceful part of the precinct.

In contrast, incorporating Lot D into the reserve would meet Planning Scheme requirements by preserving the sense of place and natural character of the area, and by minimising visual intrusion of development on public open space, recreation trails and waterway systems. This sense of place and natural character is also important for community mental health, and for attracting tourism to the area. For example, 'Habitat Walk & Talk' events BMDA holds along this part of the river have attracted attendees from Melbourne, Geelong and Macedon Ranges and other areas, in addition to local residents, with over 80 people attending our most recent 'Habitat Walk & Talk' event (divided into four groups). This would not be such an attractive place to visit if enriched by urban development on Lot D.

For the reasons outlined above, development on Lot D would contradict multiple strategies and clauses of the Moorabool Planning Scheme, whereas designating Lot D as part of an open space reserve would support these strategies and clauses, including:

- 11.01-1L-02 (Bacchus Marsh):
"Encourage subdivision design that provides for diverse streetscapes, strong connectivity and **public spaces** while retaining the valued characteristics of Bacchus Marsh including its **open feel and rural landscape character**."
- 11.03-3S (Peri-urban areas):
"Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources."
"Enhance the character, identity, attractiveness and amenity of peri-urban towns."
"Prevent dispersed settlement and provide for **non-urban breaks between urban areas**."
- 12.03-1S (River and riparian corridors, waterways, lakes, wetlands and billabongs):
"Enhance a sense of place and landscape identity by: Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting."
"Design and site development to maintain and enhance the natural environment of waterway systems by: Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves."

3.3 - Lot D is important as a habitat refuge, both in its own right and to support Lot E and the riparian reserve

Lot D is used in combination with Lot E by a wide range of native fauna including Little Eagles (FFG listed) and other birds of prey, Grey-headed flying foxes (EPBC listed), Swamp Wallabies, Eastern Grey Kangaroos, Echidnas, native reptiles, a diverse range of small native bird species including red-browed finches, yellow-rumped thornbills, superb fairy wrens, and others. Both the vulnerable and non-vulnerable species on Lots D and E are important parts of the overall rich biodiversity of the area.

Activities undertaken by native fauna on these lots include foraging, resting, sheltering, nesting, etc. Native fauna use both native and non-native vegetation on these lots, and there is high potential to transition this mixed vegetation to indigenous vegetation of the relevant Ecological Vegetation Classes (EVC), enhancing the quality of this habitat.

Many of the species using Lots D and E have lost other areas of their habitat due to residential development further west of the site. Therefore Lots D and E provide an important refuge area for these species.

Development on Lot D would essentially undermine this important habitat refuge, leading to further habitat fragmentation. Development on Lot D would disturb fauna wishing to use Lot E (especially Swamp Wallabies, which are especially wary of human activities), create noise and light pollution which negatively impact fauna, and reduce the moisture content of Lot E and its ability to support suitable plant species. It is important that macropods and other wildlife have access to this large, safe, uninterrupted area of grassy habitat along the Werribee River corridor, so that they don't traverse onto roads or yards looking for alternative food sources.

In contrast, designating Lot D as part of the natural reserve would be highly compatible with the natural environment, native vegetation and environmental significance of the surrounding river reserve precinct, positively supporting native species and enhancing biodiversity both in the reserve area and the adjacent river. When considered together as a combined reserve area, Lots D and E are ideally located for this use, as the block is already bounded by the Werribee River (east), Halletts Way (west) and the north escarpment, creating a sheltered area with a wildlife corridor along the river connecting this habitat with other habitat areas upstream and downstream. This location and connectivity allows native animals to use the area peacefully without feeling threatened, and without the temptation of crossing roads or yards to reach other habitat areas. This habitat refuge area will become increasingly important as Bacchus Marsh continues to grow.

For the reasons outlined above, development on Lot D would contradict multiple strategies and clauses of the Moorabool Planning Scheme, whereas designating Lot D as part of a open space reserve would support these strategies and clauses, including:

- 02.03-2 (Environmental and landscape values):
 - “Maintain and enhance the natural environment and the Shire’s rural identity and character.”
 - “Facilitate land use and development that is compatible with the Shire’s natural environment, native vegetation and places of environmental significance.”
 - “Positively enhance biodiversity in the Shire.”
- 12.01-1S (Protection of biodiversity):
 - “Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.”

“Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.”

“Avoid impacts of land use and development on important areas of biodiversity.”

“Ensure that decision making takes into account the impacts of land use and development on Victoria’s biodiversity, including consideration of: cumulative effects”

- 12.03-1S (River and riparian corridors, waterways, lakes, wetlands and billabongs):

“Conserve waterway systems and the landscapes and **environmental values surrounding them** by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.”

“Sensitively design and site development to maintain and enhance the waterway system and the **surrounding landscape setting, environmental assets, and ecological and hydrological systems.**”

3.4 - Lot D is important for habitat connectivity and linkages

Incorporating Lot D into the reserve would be an ideal opportunity for establishing and protecting *“links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects”* (see Planning Scheme sections below).

Many species of native terrestrial wildlife (including Swamp Wallabies and Eastern Grey Kangaroos, Echidnas and bird species), use the riparian corridor along the Werribee River to travel between feeding and resting areas. As described above, Lots D and E are one such important current feeding and resting area along this network.

Incorporating Lot D into the reserve would allow the full area to be protected and further improved as a large-scale revegetated green space, linked in with existing native vegetation projects along the river’s riparian corridor. These larger-scale reserves are an essential part of urban wildlife corridors, as they are less prone to environmental ‘edge effects’ and provide greater foraging and other habitat resources, than narrow linear areas (such as linear riparian zones). Native fauna also use Lots D and E to access the escarpment immediately north of these lots, providing a opportunity for an additional corridor of native vegetation for wildlife.

For the reasons outlined above, development on Lot D would contradict multiple strategies and clauses of the Moorabool Planning Scheme, whereas designating Lot D as part of a open space reserve would support these strategies and clauses, including:

- 12.01-1S (Protection of biodiversity):

“Ensure that decision making takes into account the impacts of land use and development on Victoria’s biodiversity, including consideration of: Fragmentation of habitat.”

“Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.”

- 12.03-1S (River and riparian corridors, waterways, lakes, wetlands and billabongs):

“Enhance a sense of place and landscape identity by:

- Retaining and re-establishing vegetation, including grasslands and canopy trees, surrounding waterway systems to enhance and connect to the landscape setting...

- Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting.”

3.5 - Lot D is important for successful revegetation of Lot E

Designating Lot D as a reserve is also important to support successful revegetation on Lot E. River Red Gums and other plants of the River Red Gum Swamp EVC appropriate to the site rely on high soil moisture content. On Lot E, much of this moisture content comes from the escarpment through Lot D (as shown in the water flow diagram in the application’s Storm Water Management Plan, and also witnessed by BMPA’s committee members). If Lot D was developed, most of this water would be directed to the stormwater system, instead of into Lot E, resulting in Lot E becoming too dry to support vegetation of the River Red Gum Swamp EVC.

For the reasons outlined above, development on Lot D would contradict multiple strategies and clauses of the Moorabool Planning Scheme, whereas designating Lot D as part of a open space reserve would support these strategies and clauses, including:

- 12.01-1S (Protection of biodiversity):
 “Avoid impacts of land use and development on important areas of biodiversity.”
 “Ensure that decision making takes into account the impacts of land use and development on Victoria’s biodiversity...”
- 12.01-1L (Biodiversity):
 “Maintain, protect and enhance the River Red Gum (*Eucalyptus Camaldulensis*) population within the Bacchus Marsh Valley.
- 12.03-1S (River and riparian corridors, waterways, lakes, wetlands and billabongs):
 “Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.”
 “Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.”

3.6 - Lot D is important for protection of the Werribee River and local platypus

The Werribee River through Bacchus Marsh is an important area of biodiversity, as identified in the Victorian Government’s “Waterways of the West” and Melbourne Water’s strategy plans. As described earlier, the stretch of the river beside Lots D and E is an area where platypus and other semi-aquatic and aquatic native fauna forage and travel. Platypus experts also believe there may be platypus burrows in this vicinity or just downstream.

Development on Lot D would increase the risk of litter, light pollution and other pollution entering the Werribee River and platypus habitat. Even if development-related litter and sediment entering the river could be fully mitigated (which has previously been an issue), the additional stormwater influx and ordinary urban pollution from Lot D would place additional, unnecessary strain on the river ecosystem and its platypus population.

In contrast, designating Lot D as a reserve will help protect and enhance the Werribee River and habitat for platypus (vulnerable in Victoria) and other semi-aquatic and aquatic native animals, by reducing stormwater influx, litter risks, and other pollution risks.

For the reasons outlined above, development on Lot D would contradict multiple strategies and clauses of the Moorabool Planning Scheme, whereas designating Lot D as part of an open space reserve would support these strategies and clauses, including:

- 12.01-1S (Protection of biodiversity):

“Avoid impacts of land use and development on important areas of biodiversity.”

“Ensure that decision making takes into account the impacts of land use and development on Victoria’s biodiversity, including consideration of: cumulative effects”
- 12.03-1R (Waterways of the West):

“Strengthen the natural environment and overall health of the waterways by protecting and enhancing both terrestrial and aquatic habitats and their linkages along the waterway corridors including: The platypus and Growling Grass Frog habitats along the Werribee River corridor.”
- 12.03-1S (River and riparian corridors, waterways, lakes, wetlands and billabongs):

“Protect the environmental, cultural, landscape values of all waterway systems as significant economic, environmental and cultural assets.”
- “Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.”
- “Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.”

3.7 - Lot D floods

Although Lot D is not within the 100 year flood extent for the Werribee River, it experiences flooding from water flowing from the escarpment above during heavy rain. This would put any development on the lot at risk of flooding and related effects, put additional strain on the stormwater system, and negatively impact the moisture content of Lot E (which relies on this water from the escarpment and via Lot D).

For the reasons outlined above, development on Lot D would contradict multiple strategies and clauses of the Moorabool Planning Scheme, whereas designating Lot D as part of an open space reserve would support these strategies and clauses, including:

- 11.01-1L-02 (Bacchus Marsh):

“Ensure development is located and designed to respond to the effect of natural hazards such as fire or flood.”
- 12.03-1S (River and riparian corridors, waterways, lakes, wetlands and billabongs):

“Address the impacts of use and development on drought and flooding events at a catchment and site scale to protect the health and natural function of waterway systems and their surrounding landscape and environment.”
- 14.02-2S (Water quality):

“Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.”

3.8 - Lot D's high value as part of the reserve area far outweighs its lower value in providing land for residential development

As outlined in the application's Traffic Management Plan, Lot D can only accommodate around 9 medium-density residential lots. This means its development would have very low contribution to availability of housing stock in Bacchus Marsh, while having strong negative implications for biodiversity, ecosystem functioning, amenity and neighbourhood character of the river precinct. In contrast, incorporating Lot D into the public reserve area, alongside Lot E, would provide multiple, high value benefits, including for environmental health and biodiversity, amenity, passive recreation, tourism, connectivity along the river reserve for both wildlife and the local community, and retaining the integrity of public open space in the river reserve precinct for current and future generations.

For the reasons outlined above, development on Lot D would contradict multiple strategies and clauses of the Moorabool Planning Scheme, whereas designating Lot D as part of a open space reserve would support these strategies and clauses, including:

- 15.01-3S (Subdivision design):

"In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by: ... Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas."

4. REQUESTS IN RELATION TO LOT D

In light of the above, we request that:

- Lot D be designated as a reserve in DPO8, the associated Concept Plan, Planning Permit PA2020242 and any other relevant documents.
- Any requirements set out regarding the reserve areas in DPO8, PA2020242 and any other relevant documents be updated to include Lot D, as well as Lots C and E.

5. OTHER REQUESTS

To further protect the Werribee River and surrounding habitat we also request that:

- The riparian zone be extended to at least 50m from the outer banks of the Werribee River.
- No development occur within the Environmental Significance Overlay on Lot B.
- Wording be added to DPO8, NRZ9 and/or the Planning Permit to prevent a convenience shop, food and drink premises, or retail premises being built on any of the lots. The reason for this is that these types of premises bring an unacceptably high risk of litter being dropped and flowing or blowing into the Werribee River, putting platypus and other wildlife at risk.
- Wording be added to DPO8, NRZ9 and/or the Planning Permit to restrict use of polystyrene waffle pods in any development or building on any of the lots. The reason for this is that polystyrene breaks easily into microplastics and easily blows long distances, posing an unacceptable risk to the river ecosystem.
- A condition be added to the Planning Permit requiring that each work zone be surrounded by litter-exclusion fencing to prevent development-related litter escaping the work zone.

- Wording be added to DPO8 requiring that any Environment Management Plan for planning permits under DPO8 also includes details of how construction-related litter and hard-waste will be contained on site.
- Any site preparation or weed removal that results in bare ground on reserve areas be conducted in stages, rather than all at once, so that vegetation cover is retained across most of the reserve areas at all times, to prevent erosion to ensure habitat and foraging opportunities for native wildlife aren't compromised.

Given local community groups 'Friends of Werribee River through Bacchus Marsh' and 'Bacchus Marsh Platypus Alliance' are already extensively involved in habitat protection and restoration along the Werribee River, Bacchus Marsh and associated reserves (in collaboration with Melbourne Water and Moorabool Shire Council) we also request that:

- Any landscape plan or riparian vegetation management for open space reserves and riparian areas at the site be undertaken in consultation with key community stakeholders involved in habitat restoration along the Werribee River, Bacchus Marsh and with the Moorabool Environment and Sustainability Advisory Committee (MESAC).

We are grateful for the time Moorabool Shire Council, Melbourne Water and other agencies have put into the requirements and conditions for this application, and are pleased to see platypus and river health mentioned in these requirements and conditions. We hope you will consider in depth the points we have raised to further improve protection of the precious habitat and community values of this Werribee River area.

Many thanks,

[Redacted signature block]