

[REDACTED]

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**Sent:** Friday, 1 April 2022 3:35 PM  
**To:** Strategic Admin  
**Subject:** C270morn

Good Afternoon,

Please find my details below

[REDACTED]

I support this amendment for the following reason -

One of the many reasons I love living in Mount Martha is the natural bushland vegetation, lovely waking up in the morning hearing the beautiful sound of Kookaburra's laughing along with many other bird species chirping away. Going for a walk in Mt Martha Park knowing you could come across at any time native wildlife! As yet I have not been lucky enough to see a Koala (endangered species), to think that if we don't do everything in our power to protect these precious pockets of land I might never do!

Let's keep these pieces of land safe from development for generations to come!

Kind regards,

[REDACTED]

[REDACTED]  
**Sent:** Friday, 1 April 2022 5:41 PM  
**To:** Strategic Admin  
**Subject:** C270morn - Submission

[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Team Leader, Strategic Planning

Protecting Green Wedge Land from inappropriate Development

As a resident of Mount Eliza for 48 years, I have been privileged to enjoy its natural places. Unfortunately, these areas are fast diminishing and, therefore, urgent action is required to avoid further loss.

In regard to the Green Wedge, itself, it is imperative that inappropriate development be legally excluded. We must protect the Green Wedge's remnant biodiversity and habitat, including its terrestrial ecosystem, responsible for storage of carbon via photosynthesis.

It also, needs to be stated that potential development of the Green Wedge would impinge on the integrity and resilience of adjoining foreshore habitats - threatened and endangered above ground habitats and its terrestrial ecosystem.

Finally, it must be said that the heat island effect, associated with the recently proposed development is, in this time of Climate Change, unacceptable.

Let's look to future well-being: the re-establishment of natural Eco-systems; biodiversity and an integrated human society.

Yours sincerely

[REDACTED]

**Sent:** Friday, 1 April 2022 5:43 PM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.  
I support C270morn amendment to save GREEN WEDGE LAND from inappropriate action.  
It will retain and protect existing non-urban breaks and uses between coastal settlements.  
I value green wedge spaces and the protection this amendment will provide them.  
Open spaces should be protected for future generations, not exploited for profit.  
Green wedge land offers valuable habitat for wildlife, including koalas, who are now endangered.  
Development of green wedge land contributes to deforestation, loss of biodiversity and climate change.  
Open, green spaces increase liability and amenity for humans and animals alike.  
Green wedge reduces heat areas in an increasingly warming climate.

[REDACTED]

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**Sent:** Friday, 1 April 2022 6:30 PM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.  
I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development.  
We must protect our dwindling Green Wedge environment for all Victorians and our wildlife.  
Over development and negative impact to our neighbourhood should not be allowed for a minority of citizens and certainly for the profit of a corporation.

[REDACTED]

**Sent:** Friday, 1 April 2022 6:41 PM  
**To:** Strategic Admin  
**Subject:** C270morn

I would like to submit my response to the new planning application for a retirement village on the Mount Eliza Business School site in Kunyung Road, Mount Eliza.

### **Concerns**

These are my concerns for this proposed development:

- The site is in an urban growth boundary, and such a development would not normally be allowed in a non-urban area
- After community consultation, the Mornington Peninsula Shire Council has prepared Amendment C270Morn to the Mornington Peninsula Planning Scheme, proposing that this site be rezoned to 'Green Wedge Zone'
- Ryman's previous proposal was rejected by the Victorian Civil and Administrative Tribunal last year. The current plans are still an inappropriate over-development for the site and out of character and scale for the area
- The development of green wedge land contributes to deforestation, loss of biodiversity and contributes to climate change
- Green Wedge spaces should be valued and not exploited for profit
- The site of the proposed application is right next to Kunyung Primary School. The increased traffic and excess activity around this area could potentially be hazardous for young children
- If either site had to be evacuated (for example, in the event of a fire), Kunyung Road is the main and most direct access out of the area. Many of the local roads access Nepean Highway via Kunyung Road. Traffic would quickly be congested at the corner of Kunyung Road and Nepean Highway

I value Green Wedge spaces and the protection that C270Morn will provide to them. As such:

- existing non-urban breaks between coastal developments should be prized and maintained
- the peninsula's rapidly disappearing wildlife corridors and open spaces must be protected
- green wedge spaces:
  - are incredibly important for everyone's health and enjoyment and should be protected for future generations
  - provide a refuge for wildlife, which are otherwise losing valuable habitats
  - reduce heat in an increasingly warming climate

### **Potential impact on applicant's business model**

The outcome of the Royal Commission into Aged Care Quality and Safety found that many aged care providers are failing to provide quality care for their residents. Circumstances resulting from COVID, fewer people entering aged care and reduced government funding will significantly impact aged care providers and their ability to survive.

The following statements are taken from the statement of **Paul Douglas Sutton, Victoria Operations Manager of Ryman Aged Care (Australia) Pty Ltd:**

([RCD.9999.0378.0001.pdf \(royalcommission.gov.au\)](#))

- 'Due to COVID-19 the government is facing the biggest deficit in Australia's history, yet providers cannot wait any longer for the increase in funding that has been flagged as essential in so many of the reviews commissioned by successive governments. The sector is in real trouble and many providers will simply not survive'
- 'Unfortunately, the one-off funding for COVID-19 has fallen well short of the true cost providers have incurred in investing in preventative measures to keep their residents safe. This has compounded the sectors [sic] financial distress.'
- 'Aged Care is heavily dependent upon the government, which accounts for roughly 67% of total revenue. This equates to around 1 % of GDP, which is considerably less than other OECD countries [sic], who average around 1.5% or above'
- 'An indication of the financial pressures facing the sector, is the uptake of the Department of Health (DoH) offer for PwC to provide free professional advice to providers. Over 220 operators, 25% of residential care providers, have already applied for the service. The business advisory service is closely connected with the Government's \$50 million Business Improvement Fund (BIF) for operators looking to improve their business, primarily to sell or close their doors.'
- 'Ansell Strategic are forecasting insolvencies to increase later this year, from August onwards, as COVID-19 funding initiatives abate.'
- 'The government faces significant exposure through the bond guarantee scheme as insolvent providers fail, defaulting on Refundable Accommodation Deposits (RAD). Although the government can impose a levy on providers to partially recoup their outlay, every failure will potentially put residents at risk, and we are likely to see similar disasters as that experienced at Earle Haven Retirement Village.'
- 'Home Care is impacting occupancy in Residential Care as consumers stay at home longer. The average occupancy rate in 2018-19 was 89.4 per cent, down from 90.3 per cent in 2017-18 and 91.8 per cent in 2016-17. A small decline in occupancy has a significant impact on a provider's financial results.'
- 'As the government continues to prioritise Home Care packages, this will impact demand for residential care beds. If the Tune Review proposal to introduce a new higher level of Home Care package (L5) is adopted, it could have a crippling effect on residential care providers. The number of people entering residential aged care from home care is already in decline, 53% in 2018-19 versus 64% before major reforms commenced in 2014'
- 'A recent LASA survey on the impact of financial pressures found that if conditions do not improve:
  - 15% will cut or close services
  - 41 % will reduce direct care staff
  - 55% will reduce non-direct care
- 'There is a direct correlation between funding and many complaints. Providers cutting operating costs to stay alive, will focus upon their biggest expenses, such as wages, food and continence supplies. Costs cannot be cut without impacting the quality of care and services to residents.'
- 'Fundamentally ACFI funding is insufficient driving providers into a cost saving mindset, which can be to the detriment of the quality of care and consumer experience. For a standalone residential care provider, the current poor funding leaves little room for them to provide the desired staff numbers, to invest in training and development, for opportunities to improve and innovate, or to maintain aging facilities.'
- 'COVID-19 has compounded the financial distress in the sector with special government funding and grants well short of the true cost providers have incurred to keep residents safe. Large

unrecoverable cost for PPE, Extra staff, Cleaning, Security, Covid leave etc. Ryman has spent roughly \$26 million in provisioning and activities to prevent COVID-19 getting into our Villages across Australia and New Zealand'

These comments are of great concern, especially as they were provided to the Royal Commission into Aged Care Quality and Safety by a Ryman's representative and significantly impact any proposal for a business model on the proposed site.

The negative impact on this proposed development is significant and I request that you consider my response.

Thank you.

[REDACTED]

[REDACTED]

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**Sent:** Friday, 1 April 2022 7:07 PM  
**To:** [REDACTED]  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.

I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development because"

- it will retain and protect existing non-urban breaks and uses between coastal settlements;
- I value Green Wedge spaces and the protection this amendment will provide them;
- Open spaces should be protected for future generations, and not exploited for short-term profit;
- Green Wedge land offers valuable habitat for wildlife, including koalas who are now endangered;
- Development of Green Wedge land contributes to deforestation, loss of biodiversity and climate change;
- Open, green spaces increase livability and amenity for humans and animals alike;
- Green Wedges reduces heat areas in an increasingly warming climate;
- Alternative and better locations exist for this proposed facility - east of the Nepean Highway and north of Oakbank Road and south of Cobb Road for example. The George Vowell Retirement Centre is already here and there are obviously better road and public transport connections to this location (ie. The Nepean Highway).
- Frankly, this is lazy urban planning of a very low grade and quality at it's worst. Kunyung Road is supposed to handle how many extra vehicles? Why not connect this proposed facility to the highway via Sunnyside Avenue/Jupiter's Lane? Or would this eat into the available land for housing units?
- The 9 other Green Wedge parcels being proposed for development are in the same category as the Moondah Estate in my opinion. Lazy planning at it's worst. Is there a SHORTAGE OF SPARE AND VACANT LAND on the Peninsula which can be used for this and other developments? Did anyone bother looking? I identified an alternative location with an established Retirement Facility and acres of vacant land surrounding it with the desirable and exclusive 3930 postcode and 9787 phone number in about 30 seconds (map 105, C8 in my 2015 Melways).

Mornington Council, please save the Green Wedges you are wardens of. Once gone, they won't come back and it isn't like alternatives are too hard or not available.

Thank you

[REDACTED]

**To:** Strategic Admin  
**Subject:** C270morn.

Hello Mornington Peninsula Council,

I'm writing again as a concerned party of the proposed development and planning of the retirement village on Kunyung Road, Mount Eliza.

My reasons for concern and wish for the development NOT to move forward for the following credible reasons.

- The large amount of staff and residents at the new 14,963 sqm facility will not adequately be able travel safely along Kunyung under an emergency evacuation, let alone the children and teachers at Kunyung Primary next door (further down the hill and need to wait for retirement village to leave first). As traffic is evacuated along the two lane road, Emergency vehicles would not be able to move towards the Emergency (Natural, safety related) placing both retirement village, and school at a significant higher risk.

I support c270morn amendment because:

- It will retain and protect existing non-urban breaks and uses between coastal settlements
- I value Green Wedge spaces and the protection this amendment will provide them
- Open spaces should be protected for future generations, not be exploited for profit
- Green wedge land offers valuable habitat for wildlife, including Koalas, who are now an endangered iconic Australian species
- Development of Green Wedge land contributes to deforestation, loss of biodiversity and climate change
- Open, green spaces increase livability and amenity for human and animals alike
- Green wedge reduces heat areas in a increasingly warming climate
- I will contemplate relocating my family as my property value will decrease, and the atmosphere of Mount Eliza will change and be less iconic, becoming more commercialised, one of the reasons Mount Eliza is such a desirable area to live in because of its vegetation, quietness, and green liability.

Please regard my comments, and STOP this facility being constructed.

Kind regards,

[Redacted signature block]

[Redacted signature block]

[REDACTED]

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**Sent:** Friday, 1 April 2022 7:23 PM  
**To:** Strategic Admin  
**Subject:** Support for Amendment C270morn.

Hello.

We are residents of the Mornington Peninsula (residential address, emails and phone numbers below). **We are writing in strong SUPPORT of the C270Morn AMENDMENT.** We believe it is essential to protect existing Green Wedges at the very least, and to establish further such natural areas in future as possible. Overdevelopment and large scale commercial intrusion into Green Wedge spaces is a negative for residents, animals, birdlife and the ever diminishing natural world. We wish to record our SUPPORT for AMENDMENT C270Morn and objection to large-scale commercial developments such as the Ryman Development on Kunyung Road, Mount Eliza, and any other such development that would destroy our essential and valued green spaces.

Regards,

[REDACTED]

[REDACTED]

**Sent:** Friday, 1 April 2022 9:58 PM  
**To:** Strategic Admin  
**Subject:** Submission for C270 morn planning amendment

Dear Mornington Peninsula Shire

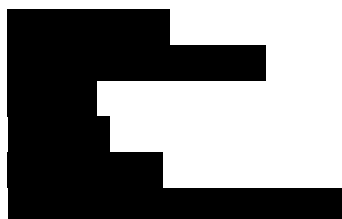
**C270morn**

As a long term resident of the Mornington Peninsula, I have read the Shire’s planning amendment and would like to offer it my full support. For too long, the Peninsula’s green spaces have been under threat from inappropriate development by individuals and companies who seek only to make money. They show little regard for the enjoyment of the area by future generations or the habitat loss that occurs when these developments are allowed to take place. I want my grandchildren to see for themselves the beauty of the area and not have to be told what it used to be like before it was spoiled.

I commend the Shire for taking this action to strengthen protection for non urban areas that remain on the Mornington Peninsula. Our green wedges should be beyond the reach of greedy profiteers and robust legislation is needed to protect the Peninsula for generations to come. With increasing concerns about global warming, green spaces with trees have never been more important to preserve.

Thank you for taking the time to read my submission.

Yours sincerely,



[REDACTED]

[REDACTED]

[REDACTED]

Saturday, 2 April 2022 10:04 AM

**To:**

Strategic Admin

**Subject:**

Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.

I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development because:  
it will retain and protect existing non-urban breaks and uses between coastal settlements.

Open, green spaces increase livability and amenity for humans and animals alike [REDACTED]

[REDACTED]

[REDACTED]

---

**Sent:** Saturday, 2 April 2022 10:35 AM  
**To:** Strategic Admin  
**Subject:** C270morn

To Whom It May Concern,

I support C270Morn amendment because it will retain and protect existing non-urban breaks and uses between coastal settlements.

I value Green Wedge spaces and the protection this amendment will provide them.

Open spaces should be protected for future generations, not exploited for profit.

Green wedge land offers valuable habitat for wildlife, including koalas, who are now endangered.

Development of green wedge land contributes to deforestation, loss of biodiversity and climate change.

Open, green spaces increase livability and amenity for humans and animals alike.

Green wedge reduces heat areas in an increasingly warming climate.

Yours sincerely,

[REDACTED]

**Sent:** Saturday, 2 April 2022 10:53 AM  
**To:** Strategic Admin  
**Subject:** Amendment c270

To whom it may concern,

I am writing to oppose Amendment C270morn – specifically the proposal to rezone 60-70 Kunyung Road, Mount Eliza (former Melbourne Business School, Mount Eliza Campus) to Green Wedge Zone – Schedule 3 (GWZ3).

I believe the proposed rezoning of 60-70 Kunyung Road, Mt Eliza is inappropriate for the following reasons:

- The property is already extensively developed with a 42-room mansion, accommodation blocks, employee housing, storage buildings and internal roads. Rezoning the site will not make it green wedge in any practical sense.
- Rezoning the site will not turn it into a public space for the community, as it is privately owned.
- The historic Moondah Mansion will cost millions of dollars to restore – and the restoration will no longer be commercially viable if the land is rezoned.

Rezoning the site to green wedge will simply consign Moondah Mansion and all the other buildings on the site to long-term decay and would deliver a very poor outcome for our community.

Accordingly, I believe that 60-70 Kunyung Road, Mt Eliza should be excluded from Amendment C270morn and allowed to retain its current zoning.

If the Amendment proceeds, it will prevent the use of the site as a retirement and aged care village, as currently proposed by Ryman Healthcare.

I am supportive of Ryman Healthcare's proposal as it will:

- Allow residents of Mt Eliza to remain in their community, close to family and friends, as their housing and lifestyle needs change
- Deliver much needed aged care beds on the Mornington Peninsula, which has a rapidly ageing population
- Provide jobs and ongoing economic opportunities for our community
- Ensure that the historic Moondah Mansion is restored and its long-term future guaranteed.

Thank you for considering my submission. Please keep me informed as the planning process progresses.

Yours sincerely,



[REDACTED]

---

**Sent:** Saturday, 2 April 2022 11:44 AM  
**To:** Strategic Admin  
**Subject:** Rezoning C270morn  
**Attachments:** Form submission to Amendment C270morn (Mt Eliza)-2.pages

Dear Sir/Madam

Please find attached our submission re the rezoning of C270morn.

We feel very strongly against this rezoning proposal, as aged care is urgently needed in Mt Eliza.

Yours sincerely

[REDACTED]

[REDACTED]

**Team Leader, Strategic Planning**

**Re: Amendment C270morn – submission**

**Via email: [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au)**

To whom it may concern,

I am writing to oppose Amendment C270morn – specifically the proposal to rezone 60-70 Kunyung Road, Mount Eliza (former Melbourne Business School, Mount Eliza Campus) to Green Wedge Zone – Schedule 3 (GWZ3).

I believe the proposed rezoning of 60-70 Kunyung Road, Mt Eliza is inappropriate for the following reasons:

- The property is already extensively developed with a 42-room mansion, accommodation blocks, employee housing, storage buildings and internal roads. Rezoning the site will not make it green wedge in any practical sense.
- Rezoning the site will not turn it into a public space for the community, as it is privately owned.
- The historic Moondah Mansion will cost millions of dollars to restore – and the restoration will no longer be commercially viable if the land is rezoned.

Rezoning the site to green wedge will simply consign Moondah Mansion and all the other buildings on the site to long-term decay and would deliver a very poor outcome for our community.

Accordingly, I believe that 60-70 Kunyung Road, Mt Eliza should be excluded from Amendment C270morn and allowed to retain its current zoning.

**[Optional – include if desired]**

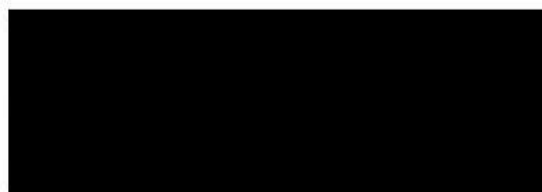
If the Amendment proceeds, it will prevent the use of the site as a retirement and aged care village, as currently proposed by Ryman Healthcare.

I am supportive of Ryman Healthcare's proposal as it will:

- Allow residents of Mt Eliza to remain in their community, close to family and friends, as their housing and lifestyle needs change
- Deliver much needed aged care beds on the Mornington Peninsula, which has a rapidly ageing population
- Provide jobs and ongoing economic opportunities for our community
- Ensure that the historic Moondah Mansion is restored and its long-term future guaranteed.

Thank you for considering my submission. Please keep me informed as the planning process progresses.

Yours sincerely,



**Sent:** Thursday, 7 April 2022 3:18 PM  
**To:** Strategic Admin  
**Subject:** Re: Amendment C270morn

Hi [REDACTED]

My apologies, I misunderstood the intent of the amendment and do not oppose.

I strongly support the amendment.

Thank you for the follow up

On Wed, 6 Apr 2022 at 11:36 am, Strategic Admin <[strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au)> wrote:

Good morning [REDACTED],

Thank you for providing your submission to Amendment C270morn last Saturday (2/4/22). I'm sending this follow up email to ask if you could confirm if you are opposing or supporting the amendment? I note that your submission mentions that you "strongly appose" the amendment which I believe might be a typo/error?

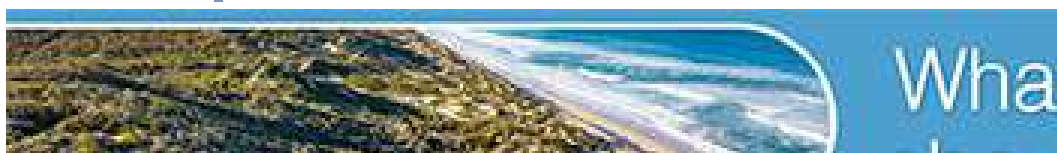
Please also note that the Amendment is seeking to provide greater protection for the Mornington Peninsula's Green Wedge by rezoning several sites from Special Use Zone - Schedule 2 (SUZ2) to Green Wedge Zone (GWZ). The GWZ is a more appropriate zone for these sites as they are classified as 'green wedge land' because they are located outside of the Urban Growth Boundary. This change in zoning will assist in protecting these sites from inappropriate uses, development and subdivision.

If you have any further questions regarding the amendment or your submission, please contact the Strategic Planning team by emailing [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au) or calling 5950 1003.

Kind regards,



[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



Mornington Peninsula Shire acknowledges and pays respect to the Bunurong/Boon Wurrung people, the Traditional Custodians of these lands and waters.

We are committed to carbon neutrality.

[REDACTED]

**Sent:** Saturday, 2 April 2022 12:04 PM

**To:** Strategic Admin <[strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au)>

**Subject:** Amendment C270morn

DISCLAIMER: This email (and attachments) is for the intended recipient only and may contain privileged, confidential or copyright information. If received in error, please notify sender immediately and delete. Any other use is prohibited. Shire accepts no liability for damage caused by this email (and attachments) due to viruses, corruption, delay, interruption, unauthorised access or use. Views expressed are those of the individual and not necessarily Shire. Shire will only collect personal information from you with your prior consent, use it for the purpose collected or as reasonably expected and not disclose without consent, except if required by law/regulation. For further information see our privacy policy:

[mornpen.vic.gov.au/privacystatement](https://mornpen.vic.gov.au/privacystatement)

The Shire would like you to consider the environment before printing this email 

# Submission to Mornington Peninsula Planning Scheme Amendment C270morn



Please note that a submission may be made without using this form.  
Please print clearly in **black** pen and read all notes on the form before completing.

**Mornington Peninsula Planning Scheme Amendment C270morn**

Full Name [Redacted]

Organisation [Redacted]

Postal address [Redacted]

Email [Redacted]

Phone number/s [Redacted]

Do you represent other people? Yes  / No

If yes, who? [Redacted]

Have you attached written consent from these people for you to represent them? Yes  / No

How would the proposal affect you?

I am a neighbour  I visit the area

I own land affected by the amendment  Other (please detail below)

In summary, my comments are

I strongly appose this amendment on the basis of the following:  
I have lived in Mount Martha for 7 years and have noticed a decline in wildlife.  
When we first moved down here, there were always koalas outside my bedroom window, and sadly, I don't remember the last time I saw/heard a koala in Mount Martha.  
Secondly, large scale development and changes to the parklands will cause greater stress on an already stressed infrastructure, making road so much busier and almost impossible to find a car park.

# Submission to Mornington Peninsula Planning Scheme Amendment C270morn



I have provided detailed comments on attached sheets		Yes <input type="checkbox"/> / No <input type="checkbox"/>
Signature	<div style="background-color: black; width: 100px; height: 20px;"></div>	Date

**The closing date for submissions is: 5pm, Friday, 8 April 2022**

Please send the completed submission to Manager, Strategic Planning – Mornington Peninsula Shire, Private Bag 1000, Rosebud VIC 3939, or email [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au). Please use *Amendment C270morn – submission* in the email subject line.

### Information Privacy Declaration

The information you provide on this form is collected by the Shire in accordance with the *Privacy and Data Protection Act 2014* for the purpose of considering your submission and notifying you of the opportunity to attend council meetings and any public hearing held to consider submissions. Your submission will be used and disclosed in the public process of a panel hearing if one is required. You may view the Shire's Privacy Policy at [mornpen.vic.gov.au](http://mornpen.vic.gov.au) for more information.

Please be aware that under Section 21(2) of the *Planning and Environment Act 1987*, every submission must be made available at the Shire's office for any person to inspect until two months after the amendment comes into operation or lapses.

Council may also make copies of this submission available on Council's website and provide copies of this submission to interested parties. Should this occur, personal information will be removed.

For Office Use Only		
File No:	Submission No:	Date Received:

**Bag 1000, Rosebud VIC 3939 | Phone 03 5950 1003**  
**Email [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au) | Website [mornpen.vic.gov.au](http://mornpen.vic.gov.au)**

**Mornington Peninsular Shire Council**

**Team Leader, Strategic Planning**

**Re: Amendment C270morn – submission**

**Via email: [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au)**

**2<sup>nd</sup> April 2022**

To whom it may concern,

I am writing to oppose Amendment C270morn – specifically the proposal to rezone 60-70 Kunyung Road, Mount Eliza (former Melbourne Business School, Mount Eliza Campus) to Green Wedge Zone – Schedule 3 (GWZ3).

I believe the proposed rezoning of 60-70 Kunyung Road, Mt Eliza is inappropriate for the following reasons:

- The property is already extensively developed with a 42-room mansion, accommodation blocks, employee housing, storage buildings and internal roads. Rezoning the site will not make it green wedge in any practical sense.
- Rezoning the site will not turn it into a public space for the community, as it is privately owned.
- The historic Moondah Mansion will cost millions of dollars to restore – and the restoration will no longer be commercially viable if the land is rezoned.

Rezoning the site to green wedge will simply consign Moondah Mansion and all the other buildings on the site to long-term decay and would deliver a very poor outcome for our community.

Accordingly, I believe that 60-70 Kunyung Road, Mt Eliza should be excluded from Amendment C270morn and allowed to retain its current zoning.

If the Amendment proceeds, it will prevent the use of the site as a retirement and aged care village, as currently proposed by Ryman Healthcare.

I am supportive of Ryman Healthcare's proposal as it will:

- Allow residents of Mt Eliza to remain in their community, close to family and friends, as their housing and lifestyle needs change
- Deliver much needed aged care beds on the Mornington Peninsula, which has a rapidly ageing population
- Provide jobs and ongoing economic opportunities for our community
- Ensure that the historic Moondah Mansion is restored and its long-term future guaranteed.

Thank you for considering my submission. Please keep me informed as the planning process progresses.

Yours sincerely,

\_\_\_\_\_

\_\_\_\_\_



[REDACTED]

---

**To:** Strategic Admin  
**Subject:** C270morn

We, [REDACTED] support C270Morn amendment because:

It will retain and protect existing non-urban breaks and uses between coastal settlements

Open spaces should be protected for future generations, NOT exploited for profit

We value Green Wedge spaces and the protection this amendment will provide them

Open, green spaces increase livability and amenity for humans and animals alike.

[REDACTED]

[REDACTED]

---

**Sent:** Saturday, 2 April 2022 1:56 PM  
**To:** Strategic Admin  
**Subject:** C270morn

[REDACTED]

I write in support of the Mornington Peninsula Shire's proposed C270 planning amendment.

I support this (and every) amendment to protect Mornington Peninsula's rural uses and non-urban breaks between coastal settlements.

So-called 'Special Use' zoning can be, and is being, exploited for developments that are inappropriate to the Mornington Peninsula's low-density rural and low-rise residential character. Let high-rise development and urban density stop at Frankston.

The Mornington Peninsula needs *more* Green Wedge areas, not fewer.

The Peninsula's Green Wedge areas supply a surprisingly large percentage of the local fresh produce required for the Peninsula's and metropolitan Melbourne's growing population. This local supply can only be maintained if Green Wedge rural areas are protected, retained and expanded.

The Peninsula has long been regarded as "Melbourne's Playground", providing recreational relief for city dwellers and a desirable destination for overseas visitors. The attractions are its coastal 'village' type settlements with their safe bayside and rugged ocean beaches, and its rolling rural landscapes devoid of city-type housing densities: fresh air, country roads, green vistas, farm-gate produce, stretches of coastal scenery. Melbourne's expanding metropolis needs more of this on its doorstep.

Our Victorian Government, in concert with the Mornington Peninsula Shire, needs to limit and maintain strict urban growth boundaries in order to maintain the Peninsula's rural and scenic non-urban landscape character. Ensuring Green Wedge zones are maintained (and preferably expanded) is the best way to achieve this.

---

[REDACTED]

**Sent:** Saturday, 2 April 2022 2:07 PM  
**To:** Strategic Admin  
**Subject:** C270Morn

To Team Leader Strategic Planning

I support C270Morn amendment because

1. I have lived in Mount Eliza for 56 years and came from Melbourne city to start a new life and "LIVE AMONGST THE GUM TREES" open spaces, and the natural environment and habitat. My family and all who we know have totally loved living in Mt Eliza because there are no multi story buildings and high density developments.
2. Green wedges must be protected and enjoyed for future generations not exploited by developers profits.
3. Even more so now with climate change we must protect green wedges from deforestation and loss of biodiversity.
4. Open spaces increase liveability and amenity for humans and animals and protection of the natural environment.
5. Scientists have proven that green wedges reduce heat areas significantly.
6. The site is outside the urban growth boundary and such a development would not normally be permitted in a non urban area.
7. Finally. The scale of the development is SIGNIFICANT by metropolitan standards and particularly by Mornington Peninsula standards.

SAVE OUR GREEN WEDGE.

[REDACTED]

---

**Sent:** Saturday, 2 April 2022 2:30 PM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.  
I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development... We value open spaces and natural environments for both humans and wildlife.  
We oppose the overdevelopment of open spaces .  
We believe the proposal is a negative one for the the future of the Mornington Peninsula.

**Sent:** Saturday, 2 April 2022 2:34 PM  
**To:** Strategic Admin  
**Subject:** C270morn

I have lived and gone to school in the Mt Eliza/Mornington area for 45years and cannot believe the level of destruction of local amenity and overdevelopment occurring. Especially so the destruction and development of pristine bushland and designated green wedge areas.

I fully support the C270 Amendment because

1. I value Green wedge spaces and the protection this amendment will provide to them
2. It will retain and protect existing non-urban breaks and uses between coastal developments
3. Open spaces should be protected for future generations, not exploited for profit
4. Green wedge land offers valuable habitat for wildlife including Koalas and birds that are now endangered
5. Development of green wedge land contributes to deforestation dilution of biodiversity and climate change
6. Open green spaces increase liability and amenity for humans and animals alike
7. Green wedges reduce heat in an increasingly warming climate.
8. The development of green wedges can never be reversed and their benefits are lost forever and cannot be replaced.

[Redacted]

[Redacted]

[Redacted]

**Sent:** Saturday, 2 April 2022 3:33 PM  
**To:** Strategic Admin  
**Subject:** C270morn

:I support C270Morn amendment because:It will retain and protect existing non-urban breaks and uses between coastal settlements.  
I value Green Wedge spaces and the protection this amendment will provide them.

[Redacted]

[Redacted]

---

[Redacted]

[REDACTED]

---

**Sent:** Saturday, 2 April 2022 3:53 PM  
**To:** Strategic Admin  
**Subject:** Amendment C270morn – submission  
**Attachments:** Amendment\_C270morn\_-\_Submission\_Form\_[REDACTED]

Dear Mornington Peninsula Shire,

please find attached my submission to MP Planning Scheme Amendment C270morn.

Best regards,

[REDACTED]

[REDACTED]

# Submission to Mornington Peninsula Planning Scheme Amendment C270morn



Submission 124

Please note that a submission may be made without using this form.  
Please print clearly in **black** pen and read all notes on the form before completing.

Mornington Peninsula Planning Scheme Amendment C270morn

Full Name [Redacted]

Organisation [Redacted]

Postal address [Redacted]

Email [Redacted]

Phone number/s [Redacted]

Do you represent other people? Yes  / No

If yes, who? [Redacted]

Have you attached written consent from these people for you to represent them? Yes  / No

How would the proposal affect you?

I am a neighbour  I visit the area

I own land affected by the amendment  Other (please detail below)

In summary, my comments are

I support the C270Morn amendment because:

Green Wedge spaces on the Mornington Peninsula are a valuable habitat for wildlife, particularly the Green Wedge land including and around 60-70 Kunyung Road, Mt Eliza, which is the only Green Wedge zone on this side of Melbourne creating a wildlife corridor to the bay.

This amendment will retain and protect existing non-urban breaks and uses between coastal settlements.

Our Green Wedges should be protected for future generations, and not be exploited for profit.

Development of Green Wedge land contributes to deforestation, loss of biodiversity, and climate change. Green Wedge reduces heat areas in an increasingly warming climate. Protecting the Green Wedge plays therefore a vital part to fulfill the Mornington Peninsula Shires' Climate Emergency Plan targets.

Private Bag 1000, Rosebud VIC 3939 | Phone 03 5950 1003  
Email [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au) | Website [mornpen.vic.gov.au](http://mornpen.vic.gov.au)

# Submission to Mornington Peninsula Planning Scheme Amendment C270morn



Open, green spaces increase livability and amenity for humans and animals alike.

I have provided

attached sheets

Yes  / No

Signature

Date

2/4/2022

The closing date for submissions is: 5pm, Friday, 8 April 2022

Please send the completed submission to Manager, Strategic Planning – Mornington Peninsula Shire, Private Bag 1000, Rosebud VIC 3939, or email [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au). Please use *Amendment C270morn – submission* in the email subject line.

## Information Privacy Declaration

The information you provide on this form is collected by the Shire in accordance with the *Privacy and Data Protection Act 2014* for the purpose of considering your submission and notifying you of the opportunity to attend council meetings and any public hearing held to consider submissions. Your submission will be used and disclosed in the public process of a panel hearing if one is required. You may view the Shire's Privacy Policy at [mornpen.vic.gov.au](http://mornpen.vic.gov.au) for more information.

Please be aware that under Section 21(2) of the *Planning and Environment Act 1987*, every submission must be made available at the Shire's office for any person to inspect until two months after the amendment comes into operation or lapses.

Council may also make copies of this submission available on Council's website and provide copies of this submission to interested parties. Should this occur, personal information will be removed.

## For Office Use Only

File No:

Submission No:

Date Received:

Private Bag 1000, Rosebud VIC 3939 | Phone 03 5950 1003  
Email [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au) | Website [mornpen.vic.gov.au](http://mornpen.vic.gov.au)

**Sent:** Saturday, 2 April 2022 3:53 PM  
**To:** Strategic Admin  
**Subject:** C270morn

Hello,

My name is [REDACTED]

I support the C270Morn amendment because:

- It will retain and protect existing non-urban breaks and uses between coastal settlements.
- I value Green Wedge spaces and the protection this amendment will provide them.
- Open spaces should be protected for future generations, not exploited for profit.
- Green wedge land offers valuable habitat for wildlife, including koalas, who are now endangered.
- Development of Green Wedge land contributes to deforestation, loss of biodiversity and climate change.
- Open, green spaces increase liveability and amenity for humans and animals alike.
- Green wedge reduces heat areas in an increasingly warming climate.

Kind regards,  
[REDACTED]

[Redacted]

[Redacted]

[Redacted]

**Sent:** Saturday, 2 April 2022 5:12 PM  
**To:** Strategic Admin  
**Subject:** Amendment C270morn

As a local Mt Eliza resident for over 50 years I support Amendment C270morn. This amendment will protect the Green Wedge spaces which I highly value and believe should be protected from inappropriate development and maintained for future generations.

[Redacted]

[Redacted]

[Redacted]

**Sent:** Sunday, 3 April 2022 1:47 AM  
**To:** Strategic Admin  
**Subject:** C270morn

Hello,

My name is [REDACTED]  
My phone number is [REDACTED]

I am writing to **SUPPORT** the C270Morn amendment, because I live nearby to Kunyung Road, Mount Eliza, and regularly walk past the location that is ear marked for development. It is a beautiful area and we are so lucky to have such a close connection with the local wildlife, for which this land provides an excellent habitat. To loose this wonderful area would be devastating to the animals that live in this area.

The C270 amendment is very necessary to keep the green wedge and protect existing non- urban breaks between costal settlements. I value the Green Wedge spaces and the protection this amendment will provide them. The green wedge keeps important trees and vegetation and assists to reduce heat in an increasingly warm climate. Open spaces should be protected for future generations.

We must protect these areas.

Thank you for your assistance in this matter.

[REDACTED]

[REDACTED]

[REDACTED]

**Sent:** Sunday, 3 April 2022 9:31 AM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.  
I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development open spaces should be protected for future generations not exploited for profit , it will retain and protect existing non urban breaks and uses between coastal settlements, green wedge reduces heat areas in an increasingly warming climate

[REDACTED]

[REDACTED]

**Sent:** Sunday, 3 April 2022 11:04 AM  
**To:** Strategic Admin  
**Subject:** Amendment C270morn-submission  
**Attachments:** C270.pdf

Please find attached submission.  
Do note your online submission form appears to be not working as I could not enter data.

Sincerely

# Submission to Mornington Peninsula Planning Scheme Amendment C270morn



Submission 129

## Mornington Peninsula Planning Scheme Amendment C270morn

Full Name

[REDACTED]

Organisation

RESIDENT

Postal address

[REDACTED]

Email

[REDACTED]

Phone number/s

[REDACTED]

Do you represent other people?

Yes  / No

If yes, who?

[REDACTED]

Have you attached written consent from these people for you to represent them?

Yes  / No

How would the proposal affect you?

I am a neighbour

I visit the area

I own land affected by the amendment

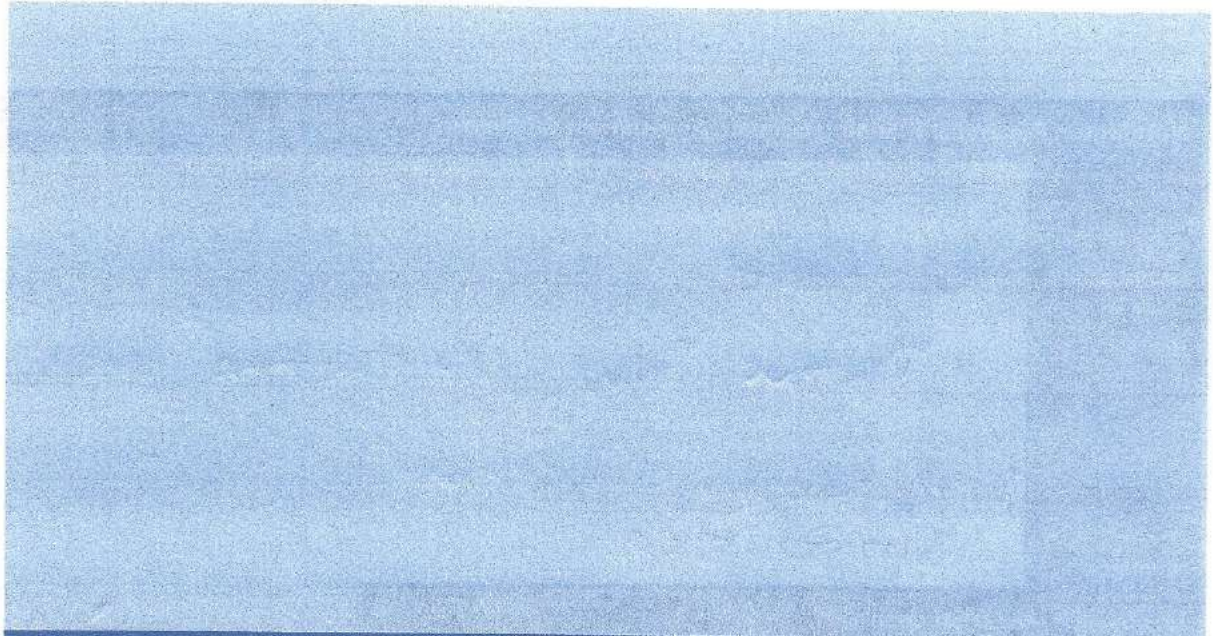
Other (please detail below)

In summary, my comments are


THE GREEN SPACES NEED TO BE PRESERVED AND PROTECTED. SINCE THE 90'S WE HAVE WATCHED THE GRADUAL BUILDUP OF RESIDENCES IN PREVIOUS PLANTATION AND OPEN SPACES. WE NEED OXYGEN GENERATING TREES AND PLANTS FOR PEOPLE AND HABITAT FOR WILDLIFE, PARTICULARLY BIRDS. ALSO WE SUPPORT ORGANISATIONS, SUCH AS SCOUTING, HAVING ACCESS TO CAMPING WITHIN THE OF MEOUBOURNE, AND SITE ON HETTON ROAD SHOULD BE PRESERVED FOR THIS FUNCTION

[strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au)

# Submission to Mornington Peninsula Planning Scheme Amendment C270morn



I have provided drawings attached sheets Yes  / No

Signature  Date 2-4-22

The closing date for submissions is: 5pm, Friday, 8 April 2022

[strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au)

[mornpen.vic.gov.au](http://mornpen.vic.gov.au)

## For Office Use Only

File No: Submission No: Date Received:

[strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au)

[REDACTED]

---

**Sent:** Sunday, 3 April 2022 11:17 AM  
**To:** Strategic Admin  
**Subject:** C270Morn amendment

Dear Sir / Madam

I am writing to let you know that i support C270Morn amendment.

My reasons for supporting this amendment are as follows:

1. It will retain and protect existing non-urban breaks and uses between coastal settlements.
2. I value Green Wedge spaces and the protections this amendment will provide.
3. Development of green wedge land contributes to deforestation and loss of habitat for wildlife.

My details are as follows:

[REDACTED]

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Sent:** Sunday, 3 April 2022 11:45 AM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.  
I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development... (type reasons here)

[REDACTED]

**Sent:** Sunday, 3 April 2022 12:05 PM  
**To:** Strategic Admin  
**Subject:** Re: Amendment C270morn – submission  
**Attachments:** Form submission to Amendment C270morn (Mt Eliza) 2022.04.03.pdf

**Team Leader, Strategic Planning**

I am submitting ( in the attached ) to oppose Amendment C270morn – specifically the proposal to rezone 60-70 Konyung Road, Mount Eliza (former Melbourne Business School, Mount Eliza Campus) to Green Wedge Zone – Schedule 3 (GWZ3).

I hope my views and that of others in the community to **oppose** the proposed rezoning of 60-70 Konyung Road, Mt Eliza are taken seriously and we look forward to receiving further updates via email on the progress of the reviewing the rezoning.

Thank you.

kind regards,  
[Redacted]

## Team Leader, Strategic Planning

Re: Amendment C270morn – submission

Via email: [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au)

### To whom it may concern,

I am writing to oppose Amendment C270morn – specifically the proposal to rezone 60-70 Kunyung Road, Mount Eliza (former Melbourne Business School, Mount Eliza Campus) to Green Wedge Zone – Schedule 3 (GWZ3).

I believe the proposed rezoning of 60-70 Kunyung Road, Mt Eliza is **inappropriate** for the following key reasons:

- The property is already extensively developed with a 42-room mansion, accommodation blocks, employee housing, storage buildings and internal roads. Rezoning the site will not make it green wedge in any practical sense.
- Rezoning the site will not turn it into a public space for the community, as it is privately owned.
- The historic Moondah Mansion will cost millions of dollars to restore – and the restoration will no longer be commercially viable if the land is rezoned.

Rezoning the site to green wedge will simply consign Moondah Mansion and all the other buildings on the site to long-term decay and would deliver a very poor outcome for our community.

Accordingly, I believe that 60-70 Kunyung Road, Mt Eliza should be excluded from Amendment C270morn and allowed to retain its current zoning.

If the Amendment proceeds, it will prevent the use of the site as a retirement and aged care village, as currently proposed by Ryman Healthcare.

I am supportive of Ryman Healthcare's proposal as it will:

- Allow residents of Mt Eliza to remain in their community, close to family and friends, as their housing and lifestyle needs change
- Deliver much needed aged care beds on the Mornington Peninsula, which has a rapidly ageing population
- Provide jobs and ongoing economic opportunities for our community
- Ensure that the historic Moondah Mansion is restored and its long-term future guaranteed.

Thank you for considering my submission to **oppose** the proposed rezoning of 60-70 Kunyung Road, Mt Eliza. Please keep me informed as the planning process progresses.

Yours sincerely,

[Redacted signature]

[Redacted contact information]

[Redacted contact information]

[Redacted contact information]

[Redacted contact information]

[REDACTED]

[REDACTED]

[REDACTED]

**Sent:** Sunday, 3 April 2022 12:20 PM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.  
I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development... (type reasons here)

Think of the koalas.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Sent:** Sunday, 3 April 2022 12:25 PM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.  
I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development... (type reasons here)

[REDACTED]

[REDACTED]

---

**Sent:** Sunday, 3 April 2022 12:32 PM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.  
I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development. Mount Eliza and Mornington have enough retirement villages and accommodation spaces, we don't need more. The green wedge is an important environmental corridor for local wildlife with increasing shrinking habitat. And Moondah beach doesn't need additional access.

**Sent:** Sunday, 3 April 2022 12:55 PM  
**To:** Strategic Admin  
**Subject:** protest re Ryman's proposal for 60-70 Kunyung Rd Mt Eliza

My name is [REDACTED] and I live at [REDACTED] My e-mail address is [REDACTED]

I strongly support C270Morn amendment for the following reasons:

- I live nearby and walk past this land nearly every day. I strongly believe we have a responsibility to preserve as much open land as possible to provide suitable and accessible land for our native wild life. I value the Green Wedge and believe it should be expanded and protected so that future generations can benefit. These area are gradually being eroded by over development in residential areas.
- I strongly believe we need to have open spaces , to halt deforestation and to plant more trees to improve our atmosphere and provide safe places for endangered animals such as the koala.
- If this land was part of a Green Wedge extending down the Peninsula all living things would benefit. The trees and plants would help to combat global warming as well as contributing to better mental health for people who live in Mt Eliza and visitors.
- Mornington Peninsula is already being over developed. It needs to stop now, to retain its natural beauty, before it is too late.

Sincerely,

[REDACTED]

[REDACTED]

---

**Sent:** Sunday, 3 April 2022 1:16 PM  
**To:** Strategic Admin  
**Subject:** Green Wedge - Support for C270 Morn

My name is [REDACTED] and I live at [REDACTED]. I particularly do not want building to take place on the Green wedge and for it to remain protected as special use for the sake of the local environment. 60 -70 Kunyung Road is a very sensitive area and offers valuable habitat for wildlife as do all the other parcels of land protected as valuable and sensitive.

My contact number is [REDACTED]  
Kind regards  
[REDACTED]

**Sent:** Sunday, 3 April 2022 1:41 PM  
**To:** Strategic Admin  
**Subject:** C270morn.

I support the C270Morn amendment as I am stridently opposed to the proposed application for a retirement village, Kuyung Road, Mount Eliza because I believe it will destroy the character of Mount Eliza.

I have been a resident of Mount Eliza for over sixty years and have enjoyed it's unique combination of seaside and bushland which provide an ideal environment in which to live and raise a family.

I believe the scale of the proposed development to include three and four storey buildings threatens to destroy the character of Mount Eliza and the the green break between Mount Eliza and Mornington. If this development were to go ahead, I believe it will also set a precedent for other multi storey developments further destroying the charm and character that I and fellow Mount Eliza residents currently enjoy.

I wish to formally object to the high density Ryan development and any similar developments which may be proposed.

Yours sincerely,

[Redacted signature]

[REDACTED]

---

**Sent:** Sunday, 3 April 2022 1:50 PM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.  
I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development because it will ruin the green wedge. Once you develop this land you can never get it back.  
It's not about what the development is, it's where it is.  
Lastly the development is not greatly different to the last proposal, which was rejected. Only window dressing.

Thanks  
[REDACTED]

[REDACTED]

---

[REDACTED]

**Sent:** Sunday, 3 April 2022 2:40 PM  
**To:** Strategic Admin  
**Subject:** We object to council proposal. We agree with so many others that the aged care facility should go ahead

[REDACTED]

Thank you

[REDACTED]

---

**Sent:** Sunday, 3 April 2022 2:48 PM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.  
I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development... I value green wedge spaces and the protection this amendment will provide them.  
It will retain and protect existing non - urban breaks and uses between coastal settlements.  
Green wedge land offers valuable habitat for wildlife, including koalas, who are now endangered.

Thanks for your attention.

**Sent:** Sunday, 3 April 2022 3:32 PM  
**To:** Strategic Admin  
**Subject:** Planning Scheme Amendment C270morn

To whom it may concern,

I am writing to oppose Amendment C270morn – specifically the proposal to rezone 60-70 Kunyung Road, Mount Eliza (former Melbourne Business School, Mount Eliza Campus) to Green Wedge Zone – Schedule 3 (GWZ3).

I believe the proposed rezoning of 60-70 Kunyung Road, Mt Eliza is inappropriate for the following reasons:

- The property is already extensively developed with a 42-room mansion, accommodation blocks, employee housing, storage buildings and internal roads. Rezoning the site will not make it green wedge in any practical sense.
- Rezoning the site will not turn it into a public space for the community, as it is privately owned.
- The historic Moondah Mansion will cost millions of dollars to restore – and the restoration will no longer be commercially viable if the land is rezoned.

Rezoning the site to green wedge will simply consign Moondah Mansion and all the other buildings on the site to long-term decay and would deliver a very poor outcome for our community.

Accordingly, I believe that 60-70 Kunyung Road, Mt Eliza should be excluded from Amendment C270morn and allowed to retain its current zoning.

If the Amendment proceeds, it will prevent the use of the site as a retirement and aged care village, as currently proposed by Ryman Healthcare.

I am supportive of Ryman Healthcare’s proposal as it will:

- Allow residents of Mt Eliza to remain in their community, close to family and friends, as their housing and lifestyle needs change
- Deliver much needed aged care beds on the Mornington Peninsula, which has a rapidly ageing population
- Provide jobs and ongoing economic opportunities for our community
- Ensure that the historic Moondah Mansion is restored and its long-term future guaranteed.

Thank you for considering my submission. Please keep me informed as the planning process progresses.

Yours sincerely,

[Redacted signature block]

[REDACTED]

---

**Sent:** Sunday, 3 April 2022 3:35 PM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development because societies become great when old men plant trees the shade of which they will never sit in.

The built environment is temporary. Trees take lifetimes to grow and support communities in the development of culture.

Australia is a young country with a still forming identity. To build over the top of the animals and trees that underpin it's character will forever sacrifice its capacity to evolve in it's capacity to sustain creativity, intelligence and happiness.

[REDACTED]

[REDACTED]

---

**Sent:** Sunday, 3 April 2022 12:39 PM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE  
**Attachments:** 20220403\_123423.heic

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.  
I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development.  
See attached for reasons to protect eg green WEDGE land offers valuable habitat for wildlife, including koalas, who are now endangered; I value green WEDGE spaces and the protection this amendment will provide them.

[REDACTED]

---

**Sent:** Sunday, 3 April 2022 6:28 PM  
**To:** Strategic Admin  
**Subject:** C270morn

Hello , My wife and I would like to formally state that we fully support amendment C270morn. The main reason is we want to preserve the Parkland and nature reserves under the amendment for future generations to enjoy. We must protect our wildlife too.

My name is [REDACTED] and my [REDACTED] my wife's name is [REDACTED]  
Thankyou [REDACTED]

# Submission to Mornington Peninsula Planning Scheme Amendment C270morn



Submission 146

Please note that a submission may be made without using this form.  
Please print clearly in **black** pen and read all notes on the form before completing.

**Mornington Peninsula Planning Scheme Amendment C270morn**

Full Name

Organisation

Postal address

Email

Phone number/s

Do you represent  Yes  / No

If yes, who?

Have you attached written consent from these people for you to represent them? Yes  / No

How would the proposal affect you?

I am a neighbour  I visit the area

I own land affected by the amendment  Other (please detail below)

In summary, my comments are

I support this amendment so we can leave this unique part of Victoria for future generations. Retaining green wedge zones is critical to ensuring our development is planned for most appropriate zones, not at the expense of habitat and amenity.

# Submission to Mornington Peninsula Planning Scheme Amendment C270morn



I have provided	_____ sheets	Yes <input type="checkbox"/> / No <input type="checkbox"/>
Signature	<div style="background-color: black; width: 200px; height: 40px;"></div>	Date

**The closing date for submissions is: 5pm, Friday, 8 April 2022**

Please send the completed submission to Manager, Strategic Planning – Mornington Peninsula Shire, Private Bag 1000, Rosebud VIC 3939, or email [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au). Please use *Amendment C270morn – submission* in the email subject line.

### Information Privacy Declaration

The information you provide on this form is collected by the Shire in accordance with the *Privacy and Data Protection Act 2014* for the purpose of considering your submission and notifying you of the opportunity to attend council meetings and any public hearing held to consider submissions. Your submission will be used and disclosed in the public process of a panel hearing if one is required. You may view the Shire's Privacy Policy at [mornpen.vic.gov.au](http://mornpen.vic.gov.au) for more information.

Please be aware that under Section 21(2) of the *Planning and Environment Act 1987*, every submission must be made available at the Shire's office for any person to inspect until two months after the amendment comes into operation or lapses.

Council may also make copies of this submission available on Council's website and provide copies of this submission to interested parties. Should this occur, personal information will be removed.

For Office Use Only		
File No:	Submission No:	Date Received:

**Private Bag 1000, Rosebud VIC 3939 | Phone 03 5950 1003**  
**Email [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au) | Website [mornpen.vic.gov.au](http://mornpen.vic.gov.au)**

[REDACTED]

---

**Sent:** Sunday, 3 April 2022 9:12 PM  
**To:** Strategic Admin  
**Subject:** Amendment C270morn – submission  
**Attachments:** Amendment\_C270morn\_-\_Submission\_SSRW.pdf

Dear Mornington Peninsula Shire,

please find attached my submission to MP Planning Scheme Amendment C270morn.

Best regards,

[REDACTED]

[REDACTED]

## Planning Scheme Amendment C270 Morn

**Please post to Mornington Peninsula Shire, Locked Bag 1000, Rosebud 3939**

**This form must arrive by Friday 8<sup>th</sup> April.**

Full name: \_\_\_\_\_

Postal Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone Number/s: \_\_\_\_\_

How will this proposal affect you?

I am a neighbour

I own land affected

I visit the area

Other (please detail)

In summary, I support C270Morn because:

- It will retain and protect existing non-urban breaks and uses between coastal settlements
- I value Green Wedge spaces and the protection this amendment will provide them
- Open spaces should be protected for future generations, not exploited for profit

- Green wedge land offers valuable habitat for wildlife, including koalas, who are now endangered
- ~~Development of green wedge land contributes to deforestation, loss of biodiversity and climate change~~
- Open, green spaces increase livability and amenity for humans and animals alike
- Green wedge reduces heat areas in an increasingly warming climate

(if you need more space, please attach another sheet of paper)

Signature: \_\_\_\_\_

Date: 03/04/2022

**Mornington Peninsula Office Use:**

File No.

Submission No.

Date Rcvd.

[Redacted]

---

[Redacted]

**To:** Strategic Admin  
**Subject:** Amendment C270morn – submission  
**Attachments:** Amendment\_C270morr [Redacted]

Dear Mornington Peninsula Shire,

please find attached my submission to MP Planning Scheme Amendment C270morn.

Best regards,  
[Redacted]

[Redacted]

# Submission to Mornington Peninsula Planning Scheme Amendment C270morn



Submission 148

Please note that a submission may be made without using this form.  
Please print clearly in **black** pen and read all notes on the form before completing.

**Mornington Peninsula Planning Scheme Amendment C270morn**

Full Name [REDACTED]

Organisation [REDACTED]

Postal address [REDACTED]

Email [REDACTED]

Phone number/s [REDACTED]

Do you represent other people? Yes  / No

If yes, who? [REDACTED]

Have you attached written consent from these people for you to represent them? Yes  / No

How would the proposal affect you?

I am a neighbour  I visit the area

I own land affected by the amendment  Other (please detail below)

In summary, my comments are

I support C270morn because:

- It will retain and protect existing non-urban breaks and uses between coastal settlements
- I value Green Wedge spaces and the protection this amendment will provide them
- Open spaces should be protected for future generations, not exploited for profit
- Green wedge land offers valuable habitat for wildlife, including koalas, who are now endangered
- Development of green wedge land contributes to deforestation, loss of biodiversity and climate change
- Open, green spaces increase livability and amenity for humans and animals alike
- Green wedge reduces heat areas in an increasingly warming climate

Private Bag 1000, Rosebud VIC 3939 | Phone 03 5950 1003  
Email [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au) | Website [mornpen.vic.gov.au](http://mornpen.vic.gov.au)

# Submission to Mornington Peninsula Planning Scheme Amendment C270morn



[Large empty light blue area for providing detailed comments on attached sheets]

I have provided detailed comments on attached sheets		Yes <input type="checkbox"/> / No <input checked="" type="checkbox"/>
Signature	[Redacted]	Date
		03/04/2022

The closing date for submissions is: 5pm, Friday, 8 April 2022

Please send the completed submission to Manager, Strategic Planning – Mornington Peninsula Shire, Private Bag 1000, Rosebud VIC 3939, or email [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au). Please use *Amendment C270morn – submission* in the email subject line.

### Information Privacy Declaration

The information you provide on this form is collected by the Shire in accordance with the *Privacy and Data Protection Act 2014* for the purpose of considering your submission and notifying you of the opportunity to attend council meetings and any public hearing held to consider submissions. Your submission will be used and disclosed in the public process of a panel hearing if one is required. You may view the Shire's Privacy Policy at [mornpen.vic.gov.au](http://mornpen.vic.gov.au) for more information.

Please be aware that under Section 21(2) of the *Planning and Environment Act 1987*, every submission must be made available at the Shire's office for any person to inspect until two months after the amendment comes into operation or lapses.

Council may also make copies of this submission available on Council's website and provide copies of this submission to interested parties. Should this occur, personal information will be removed.

For Office Use Only		
File No:	Submission No:	Date Received:

Private Bag 1000, Rosebud VIC 3939 | Phone 03 5950 1003  
Email [strategic.admin@mornpen.vic.gov.au](mailto:strategic.admin@mornpen.vic.gov.au) | Website [mornpen.vic.gov.au](http://mornpen.vic.gov.au)

[REDACTED]

---

**Sent:** Monday, 4 April 2022 7:29 AM  
**To:** Strategic Admin  
**Subject:** FW: C270mon  
**Attachments:** IMG\_7085.jpg

Hi  
Attached form

Regards,  
[REDACTED]



[REDACTED]

---

**Sent:** Monday, 4 April 2022 7:27 AM  
[REDACTED]  
**Subject:** C270mon

[REDACTED]

**Planning Scheme Amendment C270 Morn**

Please post to Mornington Peninsula Shire, Locked Bag 1000, Rosebud 3939

This form must arrive by Friday 8<sup>th</sup> April.

Full name: [REDACTED]

Postal Address: [REDACTED]

[REDACTED]

Em [REDACTED]

Phone Number/s: [REDACTED]

How will this proposal affect you?

- I am a neighbour  I own land affected
- I visit the area  Other (please detail)

In summary, I support C270Morn because:

TRAFFIC problems on KUNJUNG Rd  
EYE SORE  
I have problems already with  
traffic from the school it  
will only get worse.

(if you need more space, please attach another sheet of paper)

Signature: [REDACTED] Date: 4-4-2022

Mornington Peninsula Office Use:		
File No.	Submission No.	Date Rcvd.

[REDACTED]

---

**Sent:** Monday, 4 April 2022 8:03 AM  
**To:** Strategic Admin  
**Subject:** Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

Protect GREEN WEDGE and Moondah beach NOW and FOREVER.  
I support C270morn amendment to save GREEN WEDGE LAND from inappropriate development.

## Planning Scheme Amendment C270 Morn

**Please post to Mornington Peninsula Shire, Locked Bag 1000, Rosebud 3939**

**This form must arrive by Friday 8<sup>th</sup> April.**

Full name:

[REDACTED]

Postal Address:

[REDACTED]

[REDACTED]

Email:

[REDACTED]

Phone Number/s:

[REDACTED]

How will this proposal affect you:

I am a neighbour

I own land affected

I visit the area

Other (please detail)

*LIVE  
IN AREA*

In summary, I support C270Morn because:

*There are not many green wedges left + the ones that we do have should be safeguarded + loved for future generations. Also all the reasons you're mentioned over the page of this paper.*

(if you need more space, please attach another sheet of paper)

Signature:

[REDACTED]

Date:

*1. 7. 22.*

**Mornington Peninsula Office Use:**

File No.

Submission No.

Date Rcvd.

**Sent:** Monday, 4 April 2022 9:56 AM  
**To:** Strategic Admin  
**Subject:** C270Morn

We support C270Morn amendment because:

- \* It will retain and protect existing non-urban breaks and uses between coastal settlements.
- \* We value Green Wedge spaces and the protection this amendment will provide them.
- \* Open spaces should be protected for future generations and not surrendered to other use and exploited for profit.
- \* Green wedge land offers valuable habitat for wildlife, including endangered species.
- \* Development of green wedge land land contributes to loss of biodiversity and climate change.
- \* Open green spaces increase livability and amenity.
- \* All the above reasons and others were the basis for the original long-sighted reservation by the then Government of Victoria and they apply today even more than that did at that time. Nothing has changed except that the need for protection has increased significantly.