

Planning Scheme Amendment C270 Morn

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

This form must arrive by Friday 8th 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:

*I wish to protect endangered species
and stop over development in our area.*

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

Signature: _____

Date: *25/03/22*

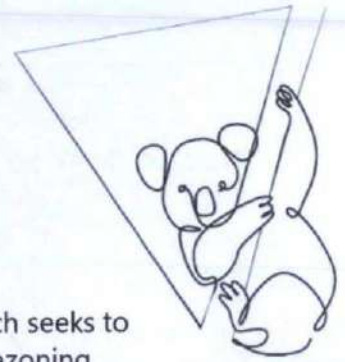
Mornington Peninsula Office Use:

File No.

Submission No.

Date Rcvd.

Mount Martha Needs You!



This is a call out to all residents, visitors, and admirers of Mount Martha and the Mornington Peninsula!

The Mornington Peninsula Shire Council have put forward Amendment C270morn which seeks to protect the Mornington Peninsula Green Wedge from inappropriate development by rezoning several sites across Portsea, Shoreham, Mt Martha and Mt Eliza.

This amendment applies to 10 pockets of land currently zoned 'Special Use' that abut Green Wedge Land. Currently, these sites are at risk of sale and exploitation by Developers, as has happened at Kunyung Road, Mount Eliza, where the Community* has been fighting a high-density development in a 'Special Use' Green Wedge Zone, outside the Urban Growth Boundary.

Call to Action

The exhibition process is now in place. We have until **Friday 8th April** to encourage everyone we can to make a submission in **SUPPORT** of this amendment. Please either:

1. Visit <https://shape.mornpen.vic.gov.au/> and scroll down to projects underway, then click on Amendment C270morn – Rezoning SUZ2 Land outside the UGB to the GWZ3 and click to complete the online submission form. They require your name and contact details and a brief explanation as to why you support the amendment.

OR

2. You can email strategic.admin@mornpen.vic.gov.au with header **C270morn**. Your email **MUST** have your name, address, contact number and your reasons for supporting this amendment.

OR

3. You can fill out the back of this flyer and pop it in the post.

This is a **once in a lifetime opportunity** to have your say and to protect beautiful pieces of land for future generations, such as **Site 3: 50A McGregor Avenue, Mount Martha AND Site 4: 60 Hearn Road, Mount Martha**



Many of these pieces of land are home to endangered species, such as our beloved koalas!

Anyone can fill in the online form – you don't need to be from the Mornington Peninsula, Victorian or even an Australian resident. Let's get this amendment supported in from far and wide and inundate the decision makers with an overwhelming **YES!!**

***Like and follow our campaign on facebook – Save Reg's Wedge Inc**

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This form must arrive by Friday 8th April.

Full name: [REDACTED]

Postal Address: [REDACTED]

Email: [REDACTED]

Phone Number/s: [REDACTED]

How will this proposal affect you?


- | | | | |
|------------------|-------------------------------------|-----------------------|--------------------------|
| I am a neighbour | <input type="checkbox"/> | I own land affected | <input type="checkbox"/> |
| I visit the area | <input checked="" type="checkbox"/> | Other (please detail) | <input type="checkbox"/> |

In summary, I support C270Morn because:

*I value green wedge spaces.
 We must protect them.
 C270 Amendment will protect green wedges.
 We need it for our precious wildlife
 (and humans too !!).*

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

Signature: [REDACTED] Date: 1-4-22

Mornington Peninsula Office Use:		
File No.	Submission No.	Date Rcvd.
		 RECEIVED 07 APR 2022

WE NEED YOU SAVE OUR GREEN WEDGE

Call for submissions by 8/4 to **SAVE OUR GREEN WEDGE**
You CAN make a difference!

After a long community campaign, Planning Minister Richard Wynne has finally heard the Mornington Peninsula's call to protect our Green Wedge land from inappropriate development, and has authorised the C270Morn amendment.

What does this mean?

Council is calling for submissions from the public, to protect land currently zoned 'special use' in the green wedge. This process will remove the 'special use' provisions and reintegrate this land into the surrounding Green Wedge. There are 10 parcels of land across the peninsula, including 60-70 Kuyung Road, Mount Eliza, **currently earmarked for the massive, unprecedented, high density Ryman development.**

With enough support, this land will be protected forever.

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***email** strategic.admin@mornpen.vic.gov.au with subject heading C270morn.

***mail** Team Leader, Strategic Planning
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Rosebud VIC 3939

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URGENT



URGENT

What are our reasons to support this amendment?

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



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Scan to Follow us on Facebook



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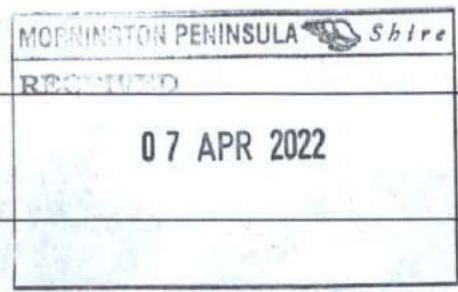
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Postal Address: [REDACTED]

Email: _____

Phone Number/s: [REDACTED]



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- | | | | |
|------------------|-------------------------------------|-----------------------|--------------------------|
| I am a neighbour | <input type="checkbox"/> | I own land affected | <input type="checkbox"/> |
| I visit the area | <input checked="" type="checkbox"/> | Other (please detail) | <input type="checkbox"/> |

In summary, I support C270Morn because:

*Traffic, schools,
we have enough retirement villages in the area.*

(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.

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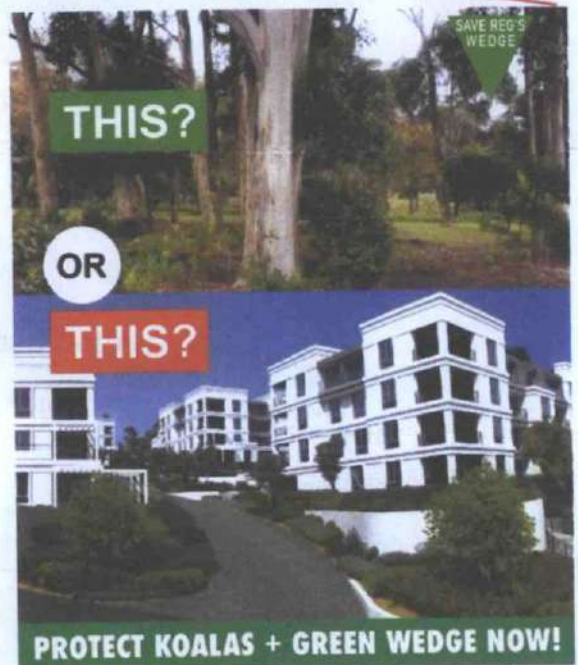
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- I value Green Wedge spaces and the protection this amendment will provide them
- Open spaces should be protected for future generations, not exploited for profit
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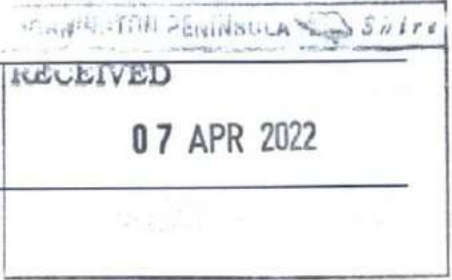
Full name: [REDACTED]

Postal Address: [REDACTED]

[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)

In summary, I support C270Morn because:

GREEN WEDGES PROVIDE A VISUAL SEPARATION FROM URBAN DEVELOPMENT. EG YARRA VALLEY PROVIDING ANIMALS BIRDS AN ENVIRONMENT TO LIVE. PROVIDES AREAS TO REDUCE URBAN HEAT. THE PENINSULA NEEDS TO HOLD ONTO THE GREEN WEDGE AREA - FORESTATION - HABITAT

(if you need more than one sheet of paper)

Signature: [REDACTED]

Date: 4/4/22

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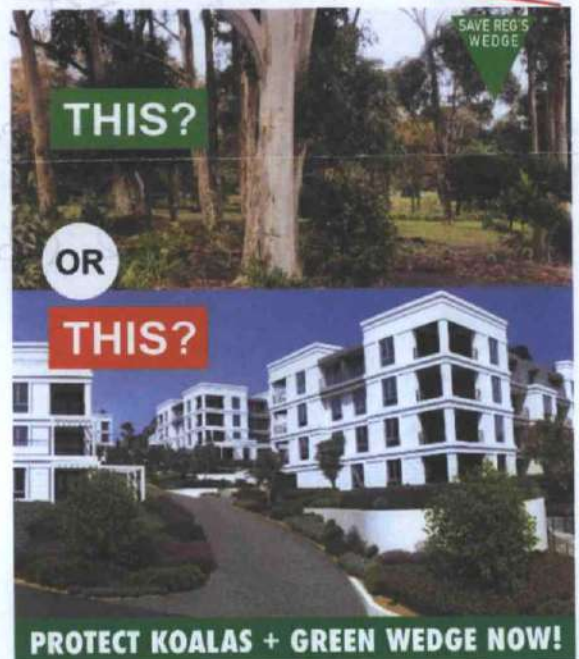
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SCAN ME

Scan to go directly to council's C270morn information and submission page



SCAN ME

Scan to Follow us on Facebook



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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:

OPEN SPACES SHOULD BE PROTECTED FOR

FUTURE GENERATIONS, NOT EXPLOITED FOR PROFIT!

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

Signature: _____

Date: 4-4-22

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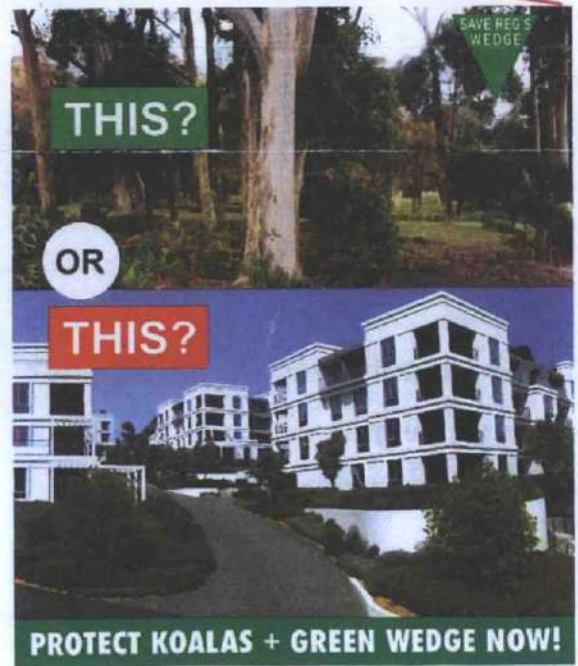
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Full name: [Redacted]

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)

In summary, I support C270Morn because:

I believe it is important to protect green wedge spaces to protect habitat for our flora and fauna and also to provide beautiful natural areas for us all to enjoy

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

Signature: [Redacted]

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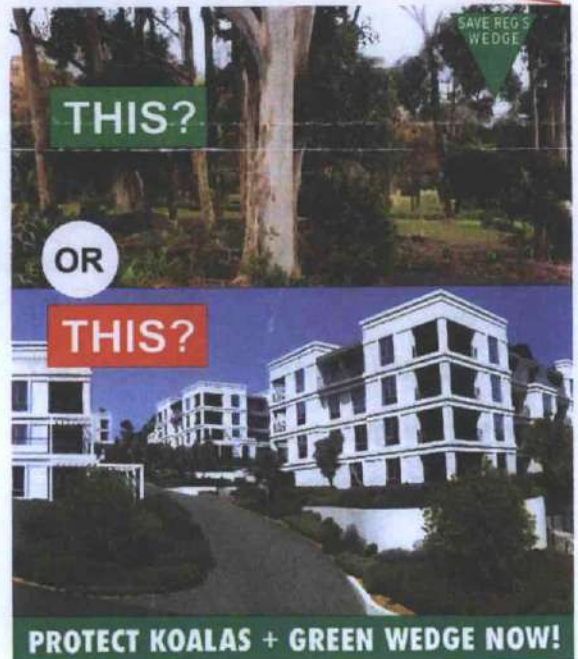
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Full name: _____

Postal Address: _____

Email: _____

Phone Number/s: _____

MORNINGTON PENINSULA Shire
RECEIVED
07 APR 2022

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:

I live locally.

*The proposed development is totally unsuited to the
neighbourhood and destroys the native habitats.*

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

Signature: _____

Date: *4/4/22*

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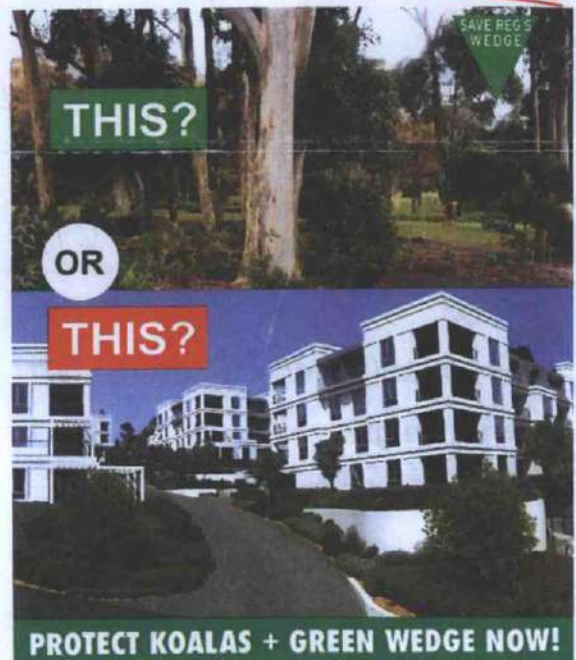
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MORNINGTON PENINSULA Shire

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SAVE REG'S WEDGE

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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:

*Green wedge spaces are important to our wildlife
& future generations.*

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

Signature _____


Date: 5.4.21

Mornington Peninsula Office Use:

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Date Rcvd. _____

MORNINGTON PENINSULA  Shire

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Other (please detail)

In summary, I support C270Morn because:

There is not enough room here to list the benefits of the green wedge. Once its gone we cannot get it back. It needs to be left as it is and not eroded further than it has

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

Signature _____

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Email: [REDACTED]

Phone Number/s: [REDACTED]



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I am a neighbour

I own land affected

I visit the area

Other (please detail)

MPSC ratepayer.

In summary, I support C270Morn because:

① Green wedge allocations are VITAL for our community.

② 'Big money' CANNOT be allowed by Vic Govt to dictate terms against the wishes of the people. MPSC has to take concerted action in this area to prevent "thin end of the wedge" development.

③ C270 would prevent further unnecessary & unprecedented damage.

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

Signature: [REDACTED]

Date: *5 Apr 22*

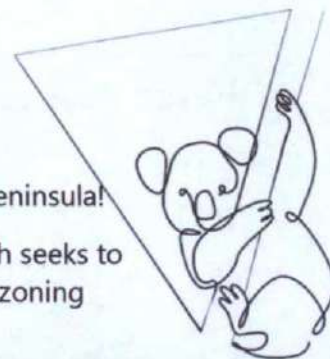
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OR
3. You can fill out the back of this flyer and pop it in the post.

This is a **once in a lifetime opportunity** to have your say and to protect beautiful pieces of land for future generations, such as **Site 6: 46 London Bridge Road, Portsea (Portsea Golf Course) AND Site 8: 3875 Point Nepean Road (Point Nepean National Park)**



Many of these pieces of land are home to endangered species, such as our beloved koalas!

Anyone can fill in the online form – you don't need to be from the Mornington Peninsula, Victorian or even an Australian resident. Let's get this amendment supported in from far and wide and inundate the decision makers with an overwhelming **YES!!**

***Like and follow our campaign on facebook – Save Reg's Wedge Inc**

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Other (please detail)

In summary, I support C270Morn because:

I do not want to see excessive urban development in my backyard, especially given that I moved to this area for exactly that reason.

I want peace & quiet, a friendly neighbourhood & I am concerned that these proposed developments will destroy all this

I also walk extensively in this area and this should not be destroyed.

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

Signature: _____

Date: 07-04-22

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File No. _____

Submission No. _____

Date Rcvd. _____

[Redacted]

[Redacted]

[Redacted] AM

To:

Strategic Admin

[Redacted]

[Redacted]

Subject:

C270morn

I support C270 Morn Open spaces should be protected for future generations not exploited for profit

Signed [Redacted]

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I own land affected

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Other (please detail)

In summary, I support C270Morn because:

*The proposal to build on this scale in such
one area set aside for the future is outrageous
and constitutes an existential threat to the
wild heritage ambience of Mount Eliza.*

(if you need _____ other sheet of paper)

Signature: _____

Date: *7-4-2022*

Mornington Peninsula Office Use:

File No. _____

Submission No. _____

MORNINGTON PENINSULA Shire
Date Rcvd. _____

RECEIVED

11 APR 2022

HAND DELIVERED MAIL *M*

WE NEED YOU SAVE OUR GREEN WEDGE

Call for submissions by 8/4 to **SAVE OUR GREEN WEDGE**
You CAN make a difference!

After a long community campaign, Planning Minister Richard Wynne has finally heard the Mornington Peninsula's call to protect our Green Wedge land from inappropriate development, and has authorised the C270Morn amendment.

What does this mean?

Council is calling for submissions from the public, to protect land currently zoned 'special use' in the green wedge. This process will remove the 'special use' provisions and reintegrate this land into the surrounding Green Wedge. There are 10 parcels of land across the peninsula, including 60-70 Kuyung Road, Mount Eliza, **currently earmarked for the massive, unprecedented, high density Ryman development.**

With enough support, this land will be protected forever.

We have until Friday 8th April to encourage everyone we can to make a submission in SUPPORT of this amendment. The process is on the Council Website OR

***email** strategic.admin@mornpen.vic.gov.au with subject heading C270morn.

***mail** Team Leader, Strategic Planning
Re: Amendment C270morn - submission
Mornington Peninsula Shire
Private Bag 1000
Rosebud VIC 3939

*Emails and letters **MUST** have name, address, contact number and your reasons for supporting this amendment. Anyone can contribute – you don't need to be a Mornington Peninsula, Victorian or Australian resident.

This is our best chance to protect the Moondah Estate, to stop the massive Ryman development, and protect the 9 other valuable and sensitive parcels listed, forever.

URGENT



What are our reasons to support this amendment?

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

URGENT



[REDACTED]

Sent: Thursday, 7 April 2022 11:09 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 for the following reasons -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
- green wedge land offers valuable habitat for wildlife, including koalas , who are now endangered.
- open , green spaces increase livability and amenity for humans and animals alike .

Sent from my iPhone

Planning Scheme Amendment C270 Morn

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

This form must arrive by Friday 8th 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:

This is the wrong location for a development of this scale & nature. We need to preserve green wedge & wildlife for future generations AND for the overall quality of life of residents & visitors. There must be more suitable locations for such a development if the development is warranted. ? The visual impact from the aspect of the bay (if you need more space, please attach another sheet of paper) & neighbouring residences will detract from the ethos & culture of the peninsula.

Signature: _____

Date: 7/4/22

Mornington Peninsula Office Use:

File No. _____

Submission No. _____

Date Rcvd. _____

Additionally, the development would cause severe traffic & traffic safety issues at Nepean Hwy. Turning out of Kungung Rd is already dangerous. U-turns are made here too which increases the danger.

Sent: Thursday, 7 April 2022 11:33 AM
To: Strategic Admin
Subject: C270morn

I support C270morn because: It will have a huge impact on Mount Eliza, The infra-structure is at breaking point now.

them with two units has contributed The knocking down of older houses and replacing

hundred residents and possibly another one hundred and fifty to this problem. To add another two

cars, would make Mt Eliza unliveable. Our medical services would not be able to cope.

Green Wedge. It is so important

I agree with every that has been said regarding the to retain these wonderful areas of natural bush.

Road should remain as it is.

The Mount Eliza Business School site in Kunyung

Yours sincerely

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

07.04.2022

Sent: Thursday, 7 April 2022 11:42 AM
To: Strategic Admin
Subject: C270morn

I support C270Morn amendment because:

I love living in this area of greenery and sea

I value Green Wedge spaces and the protection of wildlife

Open spaces should be protected for future generations

Development of green wedge land contributes to deforestation, loss of bio diversity and climate change

We do not NEED a retirement village of 4 storey buildings with the accompaniment of traffic in the area where there is already a school and traffic of its own

The unattractive high density development should not be built and mar the beauty of Mt Eliza . We value our environment more than the money that such a development will provide for some

Sincerely

[Redacted signature]

Sent: Thursday, 7 April 2022 11:46 AM
To: Strategic Admin
Subject: C270morn

I wish to 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 protections this amendment will provide them
- Open spaces should be protected for future generations, including my grandchildren, not exploited for profit
- Green wedge land offers valuable habitat for wildlife including koalas which 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

- If we are to continue to attract tourists to the Mornington Peninsula then we must maintain the green wedge spaces.

- Given the investment in the Peninsula Trail by all levels of government including the Shire, it would be a tragedy if this amendment were not passed.

Thank you

[REDACTED]
Sent: Thursday, 7 April 2022 12:32 PM
To: Strategic Admin
Subject: C270morn.

[REDACTED]
[REDACTED]
[REDACTED]

I strongly support the amendment because:

1. I value Green Wedge spaces and the protection this amendment will provide them.
2. Open spaces should be protected for future generations, not exploited by for profit.
3. Green Wedge reduces heat areas in an increasingly warming climate.
4. It will retain and protect existing non-urban breaks and uses between settlements.
5. Green Wedge offers valuable habitat for wildlife, including endangered koalas.

Thank you for this opportunity to speak up for this amendment.

[REDACTED]

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] Submission 375
Organisation	[Redacted]
Postal address	[Redacted]
Email	[Redacted]
Phone number/s	[Redacted]
Do you represent other people?	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
If yes, who?	[Redacted]
Have you attached written consent from these people for you to represent them?	Yes <input checked="" type="checkbox"/> / No <input type="checkbox"/>
How would the proposal affect you?	
I am a neighbour <input type="checkbox"/>	I visit the area <input type="checkbox"/>
I own land affected by the amendment <input type="checkbox"/>	Other (please detail below) <input checked="" type="checkbox"/>
In summary, my comments are	
[Redacted] I wish to a note a response to the aforementioned planning scheme amendment on behalf of [Redacted].	
1: New Green Wedge planning scheme will limit patronage to no more people than 150 people for function room & restaurant combined. We currently have an existing liquor licence for 500 patrons. As such we seek an exemption on this from a clause relating to 'existing use rights' dating back more than 15 years. As such, we seek to execute our existing use rights to retain this capacity. Our current use of our clubhouse in its current format dates back longer than 50 years. In addition this component of our club's operations is critical to its financial viability.	

Submission to Mornington Peninsula Planning Scheme Amendment C270morn



2: We seek to amend the current local planning scheme to amend 'SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE' to allow general residential use to within the title boundary that abuts Tallis Drive by 50m approximately. In lieu of the current provisions.

OR

Seek the right to subdivide for general residential purposes.

3: Seek exemption from Cl 51.02 Metropolitan Green Wedge Land Core Planning Provisions



I have provided detailed comments on attached sheets

Yes / No

Signature



Date

7th April 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. 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 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:

[Redacted]

[Redacted]

[Redacted]

Sent: Thursday, 7 April 2022 1:06 PM
To: Strategic Admin
Subject: C27morn - submission

I support C270Morn amendment because green wedge land offers valuable habitat for wildlife including koalas, who are now endangered and i value Green wedge spaces and the protection this amendment will provide them and open green spaces increase livability and amenity for humans and animals alike.

regards

[Redacted signature]

and

[Redacted signature]

--

[REDACTED]
Sent: Thursday, 7 April 2022 1:11 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 as I live very close to this area and believe it is vital that we protect this open space for future generations, as well as protecting the wildlife that would be endangered by development. This goes to the heart of our way of life and decision to live in Mt Eliza. We have a responsibility to protect this green wedge space and this amendment is a key means we can achieve this.

Many thanks
[REDACTED]

Sent from my iPhone

Sent: Thursday, 7 April 2022 1:12 PM
To: Strategic Admin
Subject: Uphold c270Morn Amendment

To whom it may concern,

I am a passionate advocate of upholding c270Morn Amendment and protecting our ever-increasingly fragmented green wedge.

These green corridors are crucial to the sustainability and survival of vulnerable flora, fauna and marine life, as well as acting as an important fire break in the face of the increasing threat of major bushfires. Any large-scale development on the site of the partially-heritage listed Moondah Estate would be a monumental travesty for everyone besides those wishing to cash in at the expense of the environment and community, who have vehemently and steadfastly united in opposition against a corporation with far deeper pockets than any of us combined.

Yours sincerely

A black rectangular redaction box covering the signature of the sender.

[REDACTED]

[REDACTED] >
Sent: Thursday, 7 April 2022 1:18 PM
To: Strategic Admin
Subject: C270morn

To whom it may concern,
I support C270 because:

It will retain and protect existing non-suburban 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 warm climate.

From:

[REDACTED]

Sent: Thursday, 7 April 2022 1:26 PM
To: Strategic Admin
Subject: C270Morn

Dear Sir/Madam --

I am writing in support of the above Amendment as I believe 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, as open spaces should be protected for future generations, not exploited for profit.

Green Wedge land offers valuable habitat for wildlife, including koalas. As well, Green Wedge development of land contributes to deforestation, loss of biodiversity and climate change.

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

Finally, Green Wedge reduces heat areas in an increasingly warming climate.

Thanking you,

[Redacted signature]

Submission to Mornington Peninsula Planning Scheme Amendment C270morn



v Submission 381

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 N/a

Postal address [REDACTED],
[REDACTED]

Email [REDACTED]

Phone number/s

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 say YES to upholding the Planning Scheme Amendment C270morn that seeks to protect the Peninsula's highly valued Green Wedge from inappropriate development by rezoning eight parcels of land outside the Urban Growth Boundary and fixing irregularities in the Mornington Peninsula Planning Scheme. The amendment affects a total of ten sites across Mornington, Mount Eliza, Mount Martha, Portsea and Shoreham.

Specifically, the amendment proposes the following changes:

Rezone Site 1, 3, 4, 5 and 6 (listed below) from Special Use Zone – Schedule 2 (SUZ2) to the Green Wedge Zone - Schedule 3 (GWZ3)

Rezone Site 7 from the Special Use Zone – Schedule 2 (SUZ2) to Public Park and Recreation Zone (PPRZ).

Rezone Site 2 and 8 from the Special Use Zone - Schedule 2 (SUZ2) to Public Conservation and Resource Zone (PCRZ).)

Delete Site 1, 7, 9 and 10 from the Schedule to Clause 51.02 (Metropolitan Green Wedge Land: Core Planning Provisions) as they are located inside the Urban Growth Boundary.

Save our peninsula green wedges by upholding C270morn. Thank you!

Private Bag 1000, Rosebud VIC 3939 | Phone 03 5950 1003
Email strategic.admin@mornpen.vic.gov.au | Website mornpen.vic.gov.au

Submission to Mornington Peninsula Planning Scheme Amendment C270morn



I have provided detailed comments on attached sheets		Yes <input type="checkbox"/> / No <input checked="" type="checkbox"/>
Signature	<div style="background-color: black; width: 100px; height: 20px;"></div>	Date
		7.4.22

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. Please use *Amendment C270morn – submission* in the email subject line.

Information Privacy Declaration

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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:

Planning Scheme Amendment C270 Morn

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

This form must arrive by Friday 8th 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:

Open spaces should be protected for future generations, not exploited for profit. I value the Green wedge areas for the ^{lasting} benefit this provides for the environment and the community.

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

Signature: _____

Date: 7/4/22

Mornington Peninsula Office Use:

File No.

Submission No.

Date Rcvd.

Planning Scheme Amendment C270 Morn

I write to support the Planning Scheme Amendment C270 Morn that seeks to rezone land parcels from Special Use Zone to Green Wedge Zone, which affords better protection for landscape values, biodiversity and very importantly protects the land from overdevelopment.

My reasons are as follows:

1. Melbourne's 'green wedge' areas have been recognised in planning policy for over 40 years yet have still been slowly diminished by rezonings, as seen throughout the Mornington Peninsula.
2. The parcels of land currently zoned as 'Special Use Zone' are thought of by communities as being a part of the green wedge as they directly abut the Green Wedge Zone and are outside of the Urban Growth Boundary.
3. The Strategic Directions of the MPSC Municipal Planning Strategy clearly seeks to: *'Protect green wedge land, maintain the Urban Growth Boundary and protect the 'green break' between the Peninsula and metropolitan Melbourne.'* Any development outside of the Urban Growth Boundary is contrary to Council's Strategic Directions.
4. The Special Use Zone identifies strategic sites that contain 'recreational, religious, health or educational facilities that perform a significant community function'. This zone therefore allows for intensive development and use of land, as seen by recent application for large scale and high-density retirement villages under the guise of a 'place of worship'.
5. The Green Wedge Zone is the only appropriate zone to protect, conserve and enhance Greater Melbourne's cultural heritage significance and the character of open rural and scenic non-urban landscapes.
6. The Green Wedge Zone also affords protection of the environment and biodiversity. The Special Use Zone does not.
7. The Green Wedge Zone is the only appropriate mechanism, to protect from overdevelopment, while ensuring that agriculture, tourism and recreation can still function on these parcels.
8. Without the rezoning of the parcels from Special Use Zone to Green Wedge Zone, metropolitan Melbourne's urban sprawl will continue beyond the Urban Growth Boundary.

One of the land parcels that would be rezoned in this Amendment is the land at 60-70 Kunyung Road. I want this land to be protected in the future as Green wedge for the long-lasting benefit of our environment and community. As such I am strongly opposed to the currently ear-marked high-density development that is proposed on this site.

I trust that you will approve Amendment C270 Morn, thereby protecting all of our green wedge areas for the lasting benefit of our environment and the habitat, livability and amenity of this area for future generations.

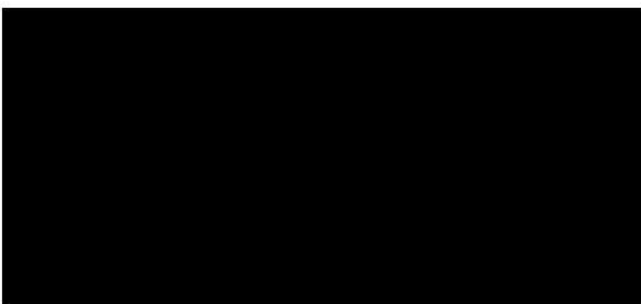
Yours sincerely,

A large black rectangular redaction box covers the signature and name of the sender. The redaction consists of two overlapping black shapes: a larger one on top and a smaller one below it, both obscuring the text underneath.

Sent: Thursday, 7 April 2022 1:45 PM
To: Strategic Admin
Subject: C270morn

Follow Up Flag: Follow up
Flag Status: Flagged

I am a neighbour and I SUPPORT THE AMENDMENT TO C270 morn



[REDACTED]

Sent: Thursday, 7 April 2022 2:24 PM
To: Strategic Admin
Subject: C270morn

I support the C270Morn amendment because green wedge land offers valuable habitat for wildlife, including koalas, which are now endangered and because open, green spaces increase livability for humans and animals alike.

I also believe that development of green wedge land contributes to deforestation, loss of biodiversity and climate change.

[REDACTED]

Sent from my iPad

Sent: Thursday, 7 April 2022 2:26 PM
To: Strategic Admin
Subject: Amendment C270morn

To the Team Leader of Strategic Planning,

Re: Amendment C270morn - Green Wedge Rezoning @ 60-70 Kunyung Road, Mount Eliza, 3930

In reference to the above property, I am in support of the amendment C270morn to rezone existing 'special use' land to become 'green wedge', thus protecting the land and habitat at this location and its vicinity.

As you're aware, there is a planning submission to develop a retirement village (Mornington Shire Council (P21/1949)) on this zoned 'special use' land. As a neighbour in the surrounding community I have grave concerns about this proposed development and the precedent it may set. I have objected directly through Council Planning however I won't monopolise your time with the detail of my concerns. The one point that does relate to yourself and your department is the Green Wedge zone running between Mount Eliza and Mornington townships which the above property is on the perimeter of.

Currently, between Point Nepean to the south and Point Cook to the north, nearly the entire stretch of Port Phillip Bay coastline is urban zoned. The Mount Eliza / Mornington Green Wedge land is the only exception to urban planning along this vast stretch of coastline. The green wedge zoning subsequently provides a critical corridor for wildlife habitat. Further it contributes to the natural 'leafy' landscape that Mount Eliza and Mornington are proudly renowned for and which is appreciated both from the land and the bay.

As known, [REDACTED] is seeking to develop a retirement village at 60-70 Kunyung Road, Mount Eliza. The property is on the perimeter of the existing Green Wedge zone. The two adjacent properties – 72-110 Kunyung Road (old Ansett property) & 1225 Nepean Highway (old Myer property) – cover a large portion of the existing Green Wedge zone. The owner of these two properties is also associated with retirement villages. The owner is local to the Mornington Peninsula and has no current plans of development. However should the application by Ryman Healthcare at 60-70 Kunyung Road be successful there is a genuine concern of the precedent it may set for these two adjacent properties. I.e. Ryman could be the first domino to fall, putting in action a much greater risk to the existing green zone area.

Granted the [REDACTED] property is currently 'special use' and the other properties mentioned are already 'green wedge' zoned, however the concern is that if [REDACTED] is successful with their application then it could provide a foundation from which to launch development for these adjacent properties in the future. It may be a remote possibility, but given the severe consequences I don't believe it's a risk even worth entertaining by giving [REDACTED] that opportunity. By rezoning the special use land to green wedge and preventing this development it will demonstrate

your strong intention to uphold both the area's character and recognise the critical importance of this natural habitat.

Thank you for your time, understanding and consideration.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 7 April 2022 2:36 PM
To: Strategic Admin
Subject: C270morn

Importance: High

This submission is from :

[REDACTED]

This proposal affects me as a neighbour.

In summary I support C270Morn because . . .

It seeks to protect and preserve important wildlife habitat, including but not limited to koalas, black cockatoos, blue tongued lizards, cockatoos, kookaburras as well as a variety of native vegetation.

Sent: Thursday, 7 April 2022 2:46 PM
To: Strategic Admin
Subject: C270morn

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: C270

We 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 and 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 de-forestation, loss of bio-diversity and climate change
- Open, green spaces increase livability and amenity for humans and animals alike
- Green wedge reduces heat areas in an increasing warming climate

In addition, the site is outside the urban growth boundary, and such a development would not normally be permitted in a non-urban area.

The scale of the development is significant by metropolitan standards and particularly so by Mornington Peninsula standards.

Should the proposal proceed it will have a significant on the scale and character of both Mt Eliza itself and particularly on the green break between Mt Eliza and Mornington.

We are specifically concerned by the potential significant increase in traffic in the area of Kunyung Primary School and the safety of the children.

[Redacted]

[Redacted]

[Redacted]

Planning Scheme Amendment C270 Morn

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

This form must arrive by Friday 8th 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:

There is no allowance for the amount of increased traffic, such as a development would cause. Surely a school already on a road which only goes to the foreshore of the Bay, is already enough.

(if you need _____ her sheet of paper)

Signature: _____

Date: *7.4.2022*

Mornington Peninsula Office Use:

File No.

Submission No.

Date Rcvd.

Planning Scheme Amendment C270 Morn

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

This form must arrive by Friday 8th April.

Full name: [Redacted]

Postal Address: [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)

In summary, I support C270Morn because:

I value green wedge spaces & the protection this amendment will provide it.

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

Signature: [Redacted] Date: 7/4/22

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

From: [REDACTED]
Sent: Thursday, 7 April 2022 3:02 PM
To: Strategic Admin
Subject: In support of the C270Morn amendment

The reasons I support the C270Morn amendment are as follows:

I support the C270Morn amendment as the Green Wedge is an integral and important habitat for wildlife. Loss of the Green Wedge leads to climate change. Trees contribute to a better lifestyle for humans and animals. Green Wedges are few and far between, these areas need our protection now so as to ensure they remain for future generations. Animals and future generations are relying on us to make the right decisions for them as they don't have a voice.

[REDACTED]

[REDACTED]

Sent: Thursday, 7 April 2022 3:09 PM
To: Strategic Admin
Subject: C270morn

To whom it may concerns

This [REDACTED]

I support c270morn amendment because

- it helps to protect precious and endangered wildlife
- nature is our true home. Without it we become even more disconnected from ourselves than we already are
- we need to protect this green wedges for future generations to enjoy, not for short term profiteering.

Thank you and please be on the right side of history when deciding a decision that will affect our future generations

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

Sent:
To:
Subject:

[REDACTED]

Thursday, 7 April 2022 3:40 PM
Strategic Admin
C270morn

[REDACTED]

We are concerned about the high density development of the Moondah Estate.
If green wedge areas can be developed like this we wonder how long before we lose our green zoned area to development!

Sent: Thursday, 7 April 2022 3:56 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 development... (type reasons here)

Sent from my iPhone

[REDACTED]

Sent: Thursday, 7 April 2022 4:00 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... BECAUS ei love the local beach

Sent from my iPhone

Sent: Wednesday, 6 April 2022 6:20 PM
To: Strategic Admin
Subject: C270morn.

I Support C270Morn Amendment because-

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

Yours sincerely-

Sent from my iPad

[REDACTED]

Sent: Thursday, 7 April 2022 7:55 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)

Sent from my iPhone

[REDACTED]

[REDACTED]

[REDACTED]

Sent: Thursday, 7 April 2022 8:00 AM
To: Strategic Admin
Subject: Uphold 270morn amendment - PROTECT GREEN WEDGE

[REDACTED]

[REDACTED]

[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: Thursday, 7 April 2022 4:19 PM
To: Strategic Admin
Subject: Submission to Team Leader, Strategic Planning Re 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 [REDACTED] 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]
[REDACTED]
[REDACTED]

SUBMISSION

TO: THE MORNINGTON PENINSULA SHIRE PROPOSED PLANNING SCHEME
AMENDMENT C270morn

AMENDMENT PROPOSAL: PROVISION OF SIMPLER AND MORE CONSISTENT PLANNING CONTROLS OVER TEN PARCELS OF LAND WITHIN THE GWZ AND ASSURANCE THAT THE MORNINGTON PENINSULA SHIRE'S GREEN WEDGE IS PROTECTED FROM FUTURE INAPPROPRIATE DEVELOPMENT.

LAND AFFECTED BY THE AMENDMENT:

Site 1 – 60 – 70 Kunyung Road Mt Eliza

Site 2 – Sunnyside Beach off Sunnyside Rd Mt Eliza

Site 3 – 50A McGregor Avenue, Mt Martha (SE Water easement)

Site 4 – 60 Hearn Rd Mt Martha (Scout camp)

Site 5 – 19 Tallis Drive, Mornington (Mornington Golf Course)

Site 6 – 46 London Bridge Rd Portsea (Portsea Golf Course)

Site 7 – 35 Sunnyside Rd Mt Eliza (Manyung Recreation camp)

Site 8 – 3875 Pt Nepean Rd (Pt Nepean National Park)

Site 9 – 74 – 76 Marine Parade, Shoreham (Mentone Grammar School)

Site 10 – 62 Oakbank Road, Mornington (Padua Catholic College)

SUBMISSION:

supports the proposed amendment for the following reasons:

The purpose of the amendment is to correct anomalies that have arisen with the introduction of the Mornington Peninsula Shire Green Wedge Zone (GWZ) AND Urban Growth Boundary (UGB). Prior to the GWZ & UGB being established properties were situated within what is now the Urban Growth Boundary but now are outside same. The Special Use Zones were introduced to facilitate a land use for those properties at the time. This is considered 'legacy' zoning. As most properties in question now lie outside the UGB and are aligned to significant Green Wedge Parcels the Special Use Zone of many years ago poses a threat to the proper protection of the Peninsula Green Wedges.

The amendment also implements the objectives of planning in Victoria (Planning and Environment Act 1987) by proposed provision of 'fair, orderly, economic, and sustainable use and development of land, and balance the present and future interests of all Victorians'. It also upholds the intent of Mornington Peninsula's Green Wedges to protect the Peninsula from inappropriate development outside the Urban Growth Boundary (UGB).

Whilst most of the affected properties are impacted by the *Metropolitan Green Wedge Land: Core Planning provisions* – which applies rules that in some cases contradict what is otherwise allowed under the SUZ2 leaving the door open for possible 'loop-holes' to occur. The purpose of the Metropolitan Green Wedge Land: Core Planning provisions is to

1. Protect metropolitan green wedge land from uses and development that would diminish its agricultural, environmental, cultural heritage, conservation, landscape natural resource or recreation values.
2. Protect productive agricultural land from incompatible uses and development.
3. To ensure that the scale of use is compatible with the non-urban character of metropolitan green wedge land.

With four of the properties currently exempt from this control the amendment, by proposing the removal of the exemption from the four sites (by deleting them from the Schedule to clause 51.02) will give assurance that Green Wedge land is protected from inappropriate development. The Branch sees these changes as bringing into line a clear and concise condition of use and a beneficial outcome for the Peninsula's Green Wedge areas which lie outside the Urban Growth Boundary (UGB).

The UGB and Green Wedges are designated by the State Government to stop the spread of urban areas into sensitive agricultural and environmental land and is significant to the Peninsula. It is, shall we say, the line in the sand where urban development definitely stops and nature, agriculture and environmental values persist.

As the sites affected by the amendment are diverse in their current uses, [REDACTED] accepts that the proposed changes address these uses with a view to be bringing more consistency into the Mornington Peninsula Planning Scheme, making it fairer for all, by:

1. Deleting the reference Schedule Clause 51.02 to four properties (Sites 1,7,9 & 10) to remove current exemptions.
2. Rezoning Sites 1,3,4,5 & 6 from Special Use Zone Schedule 2 (SUZ2) to the Green Wedge Zone Schedule 3 (GWZ3) will ensure consistency within the GWZ.

From: [REDACTED]
Sent: Thursday, 7 April 2022 10:19 AM
To: Strategic Admin
Subject: Amendment C270morn

I support this amendment for the following reasons:

1. Green Wedge zones should be protected for future generations and not exploited for financial gain.
2. Green Wedge open spaces are an environmental resource which provide corridors and valuable habitat for our native and endangered wild life.
3. This Green Wedge land increases the amenity and liveability of our community.
4. Green Wedge areas are valued and must be protected which hopefully this amendment will do.
5. Any development of Green Wedge land contributes to deforestation thereby having an effect on climate change.

Yours sincerely,

[REDACTED]

[REDACTED]

Planning Scheme Amendment C270 Morn

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

This form must arrive by Friday 8th 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:

I do not want to see excessive urban development in my backyard, especially given that I moved to this area for exactly that reason.

I want peace & quiet, a friendly neighbourhood & I am concerned that these proposed developments will destroy all this

I also walk extensively in this area and this should not be destroyed.

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

Signature _____

Date: 07-04-22

Mornington Peninsula Office Use:

File No. _____

Submission No. _____

Date Rcvd. _____

Planning Scheme Amendment C270 Morn

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

This form must arrive by Friday 8th 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)

*My granddchildren go/will go to
KUNYUNG Primary school.*

In summary, I support C270Morn because:

*Green space not housing. Traffic around the school is
bad enough already. Green wedges should be green.*

*Green areas provide: shade, fauna and flora - make much
less runoff so reduce infrastructure drainage - are aesthetically
pleasing. We have enough development.*

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

Signature: _____

Date: *6/4/22*

Mornington Peninsula Office Use:

File No.

Submission No.

Date Rcvd.

Sent: Thursday, 7 April 2022 11:44 AM
To: Strategic Admin
Subject: C270morn

Hello

I live in Mount Eliza and I support the C270Morn amendment because:

The scale of the proposed development is very large by metropolitan standards, let alone Mornington Peninsula standards. I do not want to see four storey buildings and 104 apartments on this beautiful green land so close to Moondah Beach.

What's more...

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

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 the climate crisis

Open green spaces increase livability and amenity for people and animals

Green wedge reduces heat areas in an increasingly warming climate.

Yours sincerely

[Redacted signature]

[Redacted contact information]

[Redacted contact information]

[Redacted contact information]

Sent: Thursday, 7 April 2022 11:46 AM
To: Strategic Admin
Subject: C270morn

Hi,

I'm writing to support the C270Morn amendment. I support it because I value green, open spaces and it offers valuable habitat for wildlife, as well as increasing liveability and amenity for humans and animals alike.

Thanks,

[Redacted signature]

[REDACTED]
Sent: Thursday, 7 April 2022 11:57 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.

Sent: Thursday, 7 April 2022 1:46 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 development... (type reasons here)1. it will retain and protect existing non- urban breaks and uses between coastal settlements 2.I value Green Wedges and the protection this amendment will provide them 3. Open spaces should be protected for future generations, not exploited for profit.

4. Green wedges land offers valuable habitat , including koala,s which are now endangered 5.Children at adjacent school would be endangered both during an extensive period of development, and afterwards with the addition of many more cars driven by elderly people. The traffic in this area is, at times , at capacity

6. Green wedge reduces heat areas in an increasingly warming climate

[REDACTED]

Sent: Thursday, 7 April 2022 4:07 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 as doing so supports the loss of biodiversity and impacts on climate change.