



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

IMPORTANT INFORMATION ABOUT THE LIONSVILLE DEVELOPMENT APPLICATION

The planning application (MV/269/2022) by Ryman Health for the former Lionsville site (on the corner of Pascoe Vale Rd. and Moreland Rd.) will go before Moonee Valley Council on **September 12th**.

During the advertising period last December many members took the time and effort to raise their concerns and submitted formal objections. Thank you to those people. All registered objectors should receive formal notice and an invitation to the Council Meeting.

Also the Friends of Moonee Ponds Creek Inc. submitted a formal objection, after it was endorsed at the December meeting last year.

The main points of our objection were:

- The built-form of buildings B01C, B01D, B02A and B02B and their lack of sensitivity to their interfaces with both the Moonee Ponds and Five Mile Creeks
- Buildings B02A and B02B run along the eastern boundary of the site, as close as 13 metres from the site boundary and only a few metres further to the Moonee Ponds Creek
- The upper levels of B02A and B02B are titled 'Level 3' and so one would assume that it is a three level building but it includes a basement level car park, a Lower Ground, Ground, Level 1, Level 2 and Level 3: six levels, including the basement car parking. A massive height of 39.55 metres, within metres of the Moonee Ponds Creek and the walking and bike paths.
- Buildings B01C and B01D are on the northern boundary of the site, adjacent to the junction of Five Mile Creek and Moonee Ponds Creek, at a height of 42.95 metres. At its closest point building B01D sits only 2.45 metres from the northern boundary.
- Overshadowing of the heavily used walking and bicycle track, overshadowing of native flora and the creeks themselves and the impact the loss of sunlight will have on the creek and its users.
- Deliberately confusing 'aged care' and 'retirement village'. The care bed count is 61 and 50 assisted living suites. Added to this a further 161 Independent Living Units are proposed. It seems that 'aged care' is used by the applicant when it suits their purposes but when restrictions are required due to being 'aged care', including important height restrictions, then the application is conveniently referred to as a retirement facility. Which is the case?
- Documents contain no Aboriginal Cultural Heritage Study, this in an area immediately adjacent to the creeks where Aboriginal artefacts have been found.

- Issues raised by other objectors included:
 - Limited access to emergency vehicles
 - Potential destruction of the embankment and impact on the integrity of the creek
 - Lack of green space on the site

We were pleased that following a Council Meeting in January, Merri-Bek Council (formally Moreland) submitted their objection to Moonee Valley Council.

Since the original application was lodged some minor amendments have been made. These changes did not require re-advertising and the changes have failed to address our major concerns.

The amended plans can be seen at the online link below (note this is a large file):

https://mooneevalley-my.sharepoint.com/:f:/g/person/aherath_mvcc_vic_gov_au/EiiLERit4XFDsY4Yztl5BUBCPDbjpgod6NmFQ0g5CmZqA?e=oFmbKN

however, three of the key plans are attached that show the site plan, the east elevation buildings facing the Moonee Ponds Creek and the north elevation buildings facing Five Mile Creek.

So, the next three weeks are critical. As a former Mayor, I am fully aware of the impact of making contact with our local Councillors can make. I believe we have strong grounds for refusal. I strongly encourage you to contact our Councillors so they are fully aware of our position. You do not have to be a planning expert, just outline your concerns.

I have listed below both their email addresses and their phone numbers.

Councillor	Email	Telephone
Pierce Tyson (Mayor)	ptyson@mvcc.vic.gov.au	0405 844 564
Samantha Byrne (Deputy Mayor)	sbyrne@mvcc.vic.gov.au	0437 329 146
John Sipek	jsipek@mvcc.vic.gov.au	0423 776 740
Katrina Hodgson	khodgson@mvcc.vic.gov.au	0492 452 726
Jacob Bettio	jbettio@mvcc.vic.gov.au	0429 491 275
Rose Iser	riser@mvcc.vic.gov.au	0428 326 431
Cam Nation (Buckley Ward Councillor)	cnation@mvcc.vic.gov.au	0402 222 378
Narelle Sharpe (Buckley Ward Councillor)	nsharpe@mvcc.vic.gov.au	0429 977 171
Ava Adams (Buckley Ward Councillor)	aadams@mvcc.vic.gov.au	0417 551 110

It is vitally important that Moonee Valley Council reject this application. Even if Ryman Health then appeal to the Victorian Civil and Administrative Tribunal, a refusal by Council will mean that all of Council's resources will be used to defend their refusal decision.

Feel free to email me with any queries at johnmichaelkavanagh@gmail.com.

Sincerely
John Kavanagh OAM
President of the Friends of Moonee Ponds Creek Inc.