



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.

26/3/25

Planning & Development
City of Melbourne

**OBJECTION - TP-2023-602
29-43 BARRETT / BRUCE STS, KENSINGTON**

The Friends of Moonee Ponds Creek is a long-standing organisation (established 1989) with similarly long-standing interest and involvement in planning, open space, the waterway and environmental and other matters relating to the Moonee Ponds Creek corridor.

Our objective is as written above:

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

The proposed development directly abuts the Creek corridor, so it is important that the development respects the setting and complies with the relevant planning provisions. These include the Significant Landscape Overlay (SLO) and Amendment C417 to the Melbourne Planning Scheme. The latter will be subject to consideration by Council mid-year and potential referral to an independent planning panel; it therefore constitutes “a seriously considered document” in relation to the proposed development.

Amendment C417

The proposed development is part of the Chelmsford Precinct, Schedule 77 to Clause 43.02 Design and Development Overlay (DDO770).

The proposed development does not meet the preferred Building Height of 6 storeys along the eastern/Creek frontage, as specified under AmC417. It is effectively 8 storeys and 9 storeys. There are no setbacks of upper storeys. The development does not meet the Building Mass Design Outcome whereby the visual impact and perception of building bulk should be reduced from both rear views and from afar. The development also is not consistent with the Significant Landscape Overlay SLO2 objective “*to ensure buildings and works are not visually dominant when viewed from the waterway corridor*”.

Noise mitigation measures need to be specified for the east-facing residential units because the elevated CityLink structure, directly opposite, does not have noise barriers. It is known

that CityLink noise levels exceeded the permitted 63dBA at the apartments at 18 Bent Street, Kensington and noise barriers had to be retrospectively fitted to CityLink some years ago.

Being the agent of change, the development at Barrett/Bruce Sts should consider increased glazing thickness as a type of measure to mitigate obtrusive road traffic noise from CityLink.

Significant Landscape Overlay (SLO2)

Schedule 1 to Clause 42.03 of the Melbourne Planning Scheme
Reach 1 – Docklands to Mount Alexander Rd, Flemington

The Moonee Ponds Creek Corridor Environs is covered under SLO2, where the landscape objectives are:

2.0
16/12/2022
VC201

Landscape character objectives to be achieved

To enhance the continuous riparian corridor landscape.

To retain indigenous riparian vegetation and canopy trees as a dominant landscape feature.

To encourage the revegetation of the waterway, ensuring it responds to the bushfire risk of a location, including planting of new indigenous vegetation throughout and adjacent to waterway corridor.

To ensure buildings and works are not visually dominant when viewed from the waterway corridor.

To ensure rear boundary fencing facing the waterway corridor is visually transparent

To meet these objectives, the Friends of Moonee Ponds Creek asks that the landscape plan for the public plaza at the eastern side of the development, that abuts the Creek corridor, uses indigenous plant species consistent with the planting guidelines for the Creek, namely “Moonee Ponds Creek Corridor Revegetation Guidelines” by David Chynoweth (2000) – see attached copy.

In particular, this would be to ‘*enhance the continuous riparian corridor landscape*’. Abutting the development site is the so-called ‘Kensington Embankment’, with established vegetation. By using indigenous plant species consistent with the ‘Revegetation Guidelines’, the biodiversity and habitat values of the Creek corridor would be enhanced.

The Friends of Moonee Ponds Creek, having been involved in the revegetation of the Kensington Embankment since 2003, would be happy to provide relevant advice for the subject development.

Yours sincerely,
Kaye Oddie
Member (former secretary)
Friends of Moonee Ponds Creek Inc.