



Friends of Moonee Ponds Creek Inc

PO Box 1092, MOONEE PONDS, Victoria, 3039

www.mooneepondscreek.org.au

friends@mooneepondscreek.org.au

facebook.com/groups/friendsofmooneepondscreek

A0020337R ABN 92 871 466 322

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

16/3/25

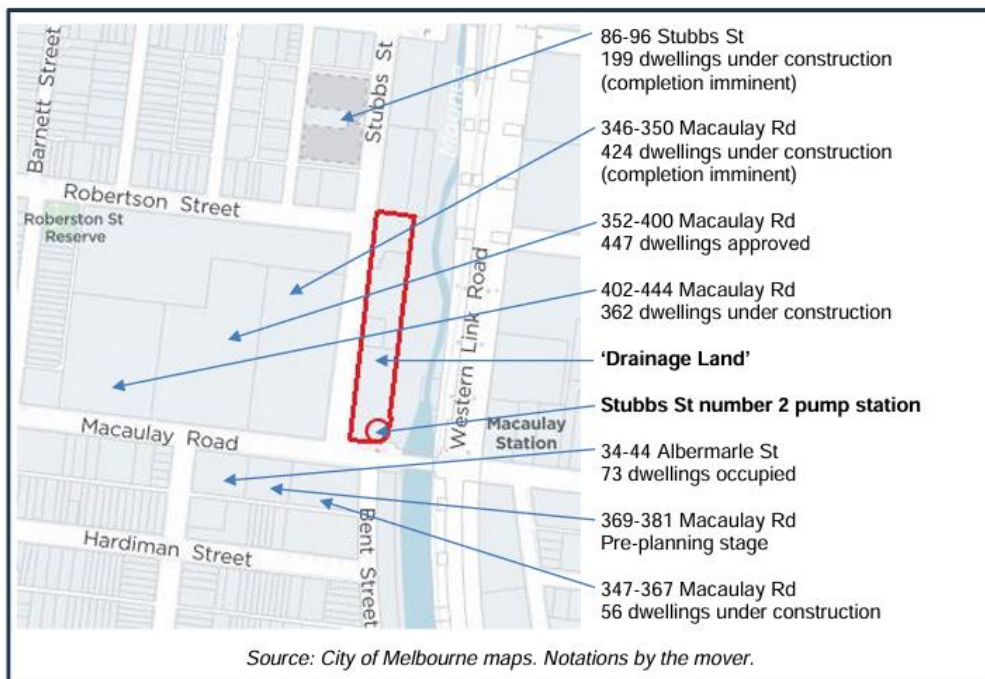
Lord Mayor & Councillors
City of Melbourne

**Future Melbourne Committee
Meeting 18 March 2025**

Agenda Item 6.1 - Update on options to acquire the 'Drainage Land' in the Macaulay Urban Renewal Area

The Friends of Moonee Ponds Creek Inc is a long-standing organisation (established 1989) calling, as one of our aims for the Moonee Ponds Creek, to provide '*significant recreational value.*'

We are at a total loss to understand the rationale behind the Council management report recommending that the City of Melbourne does NOT take the opportunity to purchase the so-called 'Drainage Land' along Stubbs Street, Kensington, abutting the Moonee Ponds Creek at this point in time.



[FMC 9 July 2024, Agenda Item 7.1

Acquisition and upgrade of 'Drainage Land' abutting Moonee Ponds Creek]

The so-called 'Drainage Land' is four parcels of land owned by VicTrack along Stubbs Street, Kensington, directly abutting the Moonee Ponds Creek. It is outlined in red on the above map. The function of the land is three-fold: drainage, flood mitigation and public open space. It has long been 'earmarked' for acquisition for its open space function along the Moonee Ponds Creek corridor to serve the growing community of Kensington, part of the Macaulay urban renewal area.

The misleading management report hides the fact that Council could take the opportunity to acquire/facilitate the acquisition of the 'Drainage Land' NOW and not procrastinate. There is no reason to do so.

The reasons why the 'Drainage Land' **should be** acquired have planning support, including:

- Amendment C417 implements the **Macaulay Structure Plan 2021**, which sets out the vision for the Macaulay precinct as a mixed-use, mid-rise neighbourhood ... and provides a framework for future growth and development including built form and density, **open space** The 'Drainage Land' is explicitly identified to become public open space.
- *"Future growth and development"*: The Macaulay Structure Plan estimates the precinct will be home to **15,000 residents**. Already such growth is under way – 1500 apartments have/are being built along the 'Great Wall of Stubbs St' and the 'Macaulay Rd Canyon' (see above map). Just across the Creek, in North Melbourne, hundreds more are planned as the high public housing towers are replaced with increased numbers of residential units.
- There is thus an accelerating need to provide recreational open space for this increasing population.
- Under the Macaulay Structure Plan's Amendment C417, Council designated the 'Drainage Land' as open space – named '**Macaulay Terraces**' in the diagram below:



[Built form diagram: Stubbs Precinct: Schedule 78 to Clause 43.02 Design & Development Overlay, Melbourne Planning Scheme Am C417]

- The 'Macaulay Terraces' is a key open space project in the Council's **Strategic Opportunities Plan (2019)** for the Moonee Ponds Creek. This Plan is a reference document in both the Arden Structure Plan 2022 and the Macaulay Structure Plan 2021.

KEY STRATEGIC PROJECT

Macaulay Terraces

Shared street

- Raised, shared street with public park/plaza.
- Tree lined, street and park with tables and chairs.

Levee Wall

- Levee wall as dynamic flood gate with integrated grassed berm. Berm to include terrace seating facing plaza.

Stormwater-cleaning terraces

- Terraced landscape as stormwater cleaning system capturing street and bridge water runoff and cleansing before water enters Moonee Ponds Creek.

Picnic terraces

- Terraces with shelter and picnic facilities.



- The 'Moonee Ponds Creek Strategic Opportunities Plan' calls for local communities to have access to public open space - endorsed in a Joint Statement by the Moonee Ponds Creek Stakeholders group, established by the Council, last year.
- Acquisition of the 'Drainage Land' will be funded through the Developer Contributions Plan, an integral part of AmC417, and already significant funds have been collected. More will be expected given the pace of apartment building in the precinct (built, under construction, planned/permitted). Why hasn't the estimate of contributions expected in the near future been made to assist in the determination of this matter?
- It is erroneous to say that acquisition of the land for open space "relies on funding mechanisms for the drainage and flood mitigation aspects of the land". The land is presently underutilised with few significant built structures and could easily be converted to open space now. The acquisition can be undertaken separately from the drainage and flood mitigation functions.
- The planning rationale is well established for the land to become public open space. It is highly unlikely that a AmC417 planning panel will attempt to undo this long-held intention ... in fact, there is no justifiable reason for saying acquisition of the land must wait for the AmC417 to conclude.

In conclusion, the Friends of Moonee Ponds Creek considers that the Council should proactively and responsibly take action to acquire the 'Drainage Land' as part of the provision of open space for the Macaulay urban renewal area NOW while the opportunity presents itself ... and not leave to uncertainty re any future acquisition.

Yours sincerely,



John Kavanagh
President