

**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Sunday, 23 March 2025 2:33 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission Planning Scheme Amendment C103moor

**Categories:** [REDACTED]

Sent from [REDACTED]

Good Afternoon,  
I hope your planning for the scheme is better than your spelling in Figure 1 as in the Moorabool News on 21/03/25.

Just wondering what sort of meters the 500 are, are they gas, water or something else?

The measurement spelling for metre in Australia is metre, not meter.

Regards,

[REDACTED]

Sent from [REDACTED]

**Amy Gloury**

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**From:** Heritage Victoria (DTP) [REDACTED]  
**Sent:** Thursday, 20 March 2025 2:36 PM  
**To:** Strategic Planning Admin  
**Subject:** RE: Moorabool Planning Scheme Amendment C103moor - Hopetoun Park North - Exhibition

Good Afternoon,

Thank you for your email,

Heritage Victoria has no concerns with Planning Scheme Amendment C103moor - Hopetoun Park North as our records currently indicate that the subject area does not contain any Victorian Heritage Inventory sites or places in the Victorian Heritage Register.

Please note, the Heritage Act 2017 provides blanket protection for all historical archaeological sites in Victoria. If archaeological remains or artefacts are identified at any stage during works, all works must cease immediately, and this office must be contacted.

Kind Regards,

[REDACTED]  
 Statutory Support Officer | Heritage Victoria  
 Planning and Land Services | Department of Transport and Planning

*Heritage Victoria currently has reduced capacity. This may mean we will take longer than usual to respond to your enquiry. Thanks for your patience.*

*For administrative reasons Heritage Victoria no longer accepts pre-application requests via email. To make a pre-application request, please use the form on [Heritage Desk](#).*

For Heritage Victoria's Wiki Page click here:



My typical flexible working arrangements are:

M	T	W	T	F
Home	Home	Office	Unavailable	Unavailable



*I acknowledge the Traditional Aboriginal Owners of Country throughout Victoria and pay my respect to Elders past and present, and to the ongoing living culture of Aboriginal people. I am sending you this email from the land of the Wurundjeri People.*

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**From:** Strategic Planning Admin <SSDAdmin@moorabool.vic.gov.au>  
**Sent:** Thursday, March 20, 2025 10:23 AM  
**Subject:** Moorabool Planning Scheme Amendment C103moor - Hopetoun Park North - Exhibition

Good morning,



## Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C103moor

Submitted By : [REDACTED]

Submitted On : 2025-03-27 08:55:19

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below**

A. No one wants you to build in Hopten park leave it the way it is before you turn the place into a dump and ruin it like use have in Bacchus marsh already and melton

**Q.2 Please upload your prepared submission document here.**

A.

**Q.3 Please provide your postal address:**

A.

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C103, if different from your postal address:**

A. [REDACTED]

## Amy Gloury

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**From:** AgVic Planning (DEECA) [REDACTED]  
**Sent:** Thursday, 10 April 2025 4:11 PM  
**To:** Moorabool Info  
**Subject:** OFFICIAL: Submission Planning Scheme Amendment C103moor

**Categories:** [REDACTED]

Dear Strategic Planning Team,

Re: *Moorabool Planning Scheme Amendment C103moor - Hopetoun Park North.*

Thank you for the opportunity to provide comment.

Agriculture Victoria notes:

*This amendment rezones approximately 62 hectares of land from the Farming Zone to the Neighbourhood Residential Zone and applies and removes various Overlays to facilitate the future subdivision and residential development of land in Hopetoun Park North.*

*The subject land has been identified as forming part of a growth precinct in the Planning Scheme at Clauses 02.03-1 (Settlement) and 11.01-1L-02 (Bacchus Marsh), and in the Bacchus Marsh Urban Growth Framework.*

*The planned residential development would consist of approximately 400 dwellings on minimum size lots between 800m and 1500m, active open space, community facilities, a local retail centre, local parks and shared trails.*

*The land is identified for residential development at Clause 11.01-1L-02 of the Moorabool Planning Scheme as Hopetoun Park North: Future lower density residential focussed growth precinct.*

The average block size equates to 1,150m<sup>2</sup> which approximates the traditional ¼ acre block.  
62 hectares for 400 houses equates a land requirement of 1,550m<sup>2</sup> per house.

Questions arise as to the Amendment's precedent for a broader impact across the shire regards Map 4: Regional Local Government Area Housing Targets: <https://www.planning.vic.gov.au/planforvictoria/housing-for-all-victorians/housing-targets> ; Central highlands, Moorabool 20,000. Based on the above averages, 20,000 houses equate to a net loss of 3,100 hectares of agricultural land in Moorabool Shire, based on a detached residential housing profile, plus any land required for amenity buffers to agricultural land uses.

Questions arise as to any discussion on the limitation of the land requirement per house through the investigation of higher density housing and alignment with the following strategic statements of the Moorabool Planning Scheme:

*Moorabool Planning Scheme Clause 02.01 Context:*

- *Moorabool Shire is a fast-growing peri-urban municipality located along the major road and rail transport corridors between Melbourne and Ballarat (and ultimately Adelaide).*
- *Identified as a growth area in Plan Melbourne and the Central Highlands Regional Growth Strategy, the municipality is set to undergo significant growth and change, particularly in Bacchus Marsh and Ballan. There*

are opportunities for further growth in Gordon, and some small towns and settlements, including Bungaree and Wallace. The population of the Shire is estimated to increase by 76 per cent between 2021 and 2041, from 36,344 to 63,831.

- Agriculture is a major sector in Moorabool's economy which also contributes to the rural landscape setting that typifies the Shire. Agricultural production is predominantly broad acre cropping and grazing with horticulture on irrigated land around Bacchus Marsh.

*Moorabool Planning Scheme Clause 02.03-4 Natural resource management:*

- Agriculture is the major land use in the Shire and a significant component of the economy. The Shire is committed to facilitating sustainable agriculture and protecting the long-term supply of productive agricultural and horticultural land.
- The Shire's horticultural land resources are important economically in supporting tourism and the lifestyle appeal of the area.
- The Shire's agricultural base and attractive rural setting are important drivers in attracting people to live in Moorabool.
- Council seeks to:
  - Protect good quality agricultural land and support the productivity and sustainability of existing and future agricultural and horticultural activities.
  - Increase productivity and investment associated with the Bacchus Marsh Irrigation District.
  - Ensure that subdivision and dwellings in rural areas will result in increased agricultural productivity.
  - Minimise the potential for farm production to be adversely impacted by land use conflicts.

*Moorabool Planning Scheme Clause 02.03-6 Housing:*

- A diversity of housing types is required throughout the Shire to meet the needs of existing and future residents. This is particularly important due to the ageing population and decreasing household sizes, and the likely increased demand for smaller, affordable, low-maintenance and adaptable dwellings.
- Council seeks to:
  - Improve the diversity of housing stock within the municipality.
  - Design housing to be adaptable for use by smaller households, older people and people with disabilities.

Regards,

[Redacted]  
Agriculture Victoria Planning and Advisory Service  
Agriculture Sector Development and Services  
Department of Energy, Environment and Climate Action  
Agriculture Victoria  
[Redacted]

Please direct agricultural planning enquiries and planning permit referrals to: [agvic.planning@agriculture.vic.gov.au](mailto:agvic.planning@agriculture.vic.gov.au)



We acknowledge Victorian Traditional Owners and their Elders past and present as the original custodians of Victoria's land and waters and commit to genuinely partnering with them and Victoria's Aboriginal community to progress their aspirations.

**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Tuesday, 29 April 2025 9:58 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission Planning Scheme Amendment C103moor

**Categories:** [REDACTED]

To Whom it May Concern,

I write this email correspondence in relation to the proposed development of Hopetoun Park North and more particularly in relation to Planning Scheme Amendment C103moor.

I reside at and own [REDACTED], which is directly affected by the proposed development.

Following review of the proposal and the relevant documentation provided to date, I strongly object to same.

Not only are the block sizes too small compared to all surrounding properties and more particularly those existing properties directly backing onto the proposed blocks, the amount of traffic that the volume of lots will bring the area is ridiculous.

The current roads are not equipped, and residents moved here and purchased their homes with the intent to live in a peaceful and quiet area that is semi-rural. Majority of residents who live in Hopetoun Park enjoy the wildlife and serenity and this will all be taken away with the proposed development.

The proposal does not have or include suitable entry and exit points for the new development and having one road in and out with such an extreme amount of traffic is just not feasible.

It is also not ideal for the existing 3 acre blocks to be facing and backing onto 3-4 neighbouring properties.

The properties and blocks proposed should be inline with the already existing developments and be a minimum of 1 acre blocks, with larger 2 to 3 acre blocks on the surrounding with NO double story properties allowed.

[REDACTED]

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**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Tuesday, 29 April 2025 10:36 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** : Objection to the Proposed Development of Hopetoun Park North

**Categories:** [REDACTED]

Dear Moorabool Shire,

I am writing to formally express my strong opposition to the proposed development of Hopetoun Park North.

As a resident of the local community at Hopetoun Park, I am deeply concerned about the significant and irreversible impact this development will have on our environment, local wildlife, and the rural character of our area.

The proposed development threatens to destroy valuable green space that currently serves as a vital habitat for native flora and fauna. The area is home to a variety of bird species, marsupials, and other wildlife, all of which rely on the existing natural environment for their survival. Urban development will fragment these habitats, increase pollution, and place immense pressure on already vulnerable species. Of particular note, the Werribee River around Hopetoun Park is known to be home to platypus, a unique and protected species whose habitat would be severely affected by increased development and human activity.

Hopetoun Park is known for its rural lifestyle, with many residents keeping horses and other pets. The introduction of high-density housing and increased traffic will not only disrupt the peaceful environment but also pose safety risks for both animals and their owners. The loss of open space will make it increasingly difficult for residents to continue their equestrian and agricultural activities, which are integral to the identity and heritage of the area.

The current infrastructure is not equipped to handle a significant increase in population. In particular, there is no entry ramp to Bacchus Marsh, making access to essential services and commuting extremely difficult. Furthermore, Anthony's Cutting Road, a vital route for residents, has not been repaired for over three years, further highlighting the inadequacy of the existing road infrastructure to support further development. Roads, schools, and medical facilities are already under pressure, and further development will only exacerbate these issues. The unique semi-rural character of Hopetoun Park is what draws people to live here, and large-scale development threatens to erode this sense of community and place.

In an era where sustainability and environmental preservation are more important than ever, it is crucial that we protect our remaining green spaces. Once lost, these natural areas cannot be replaced. I urge the council to consider alternative locations for development that do not compromise our environment, wildlife, and rural way of life.

For these reasons, I respectfully request that the council rejects the proposed development of Hopetoun

Park North.

Thank you for considering my submission.

Regards,

[REDACTED]

[REDACTED]





## Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C103moor

Submitted By : [REDACTED]

Submitted On : 2025-04-30 14:27:56

Organisation Name : N/A

Phone : [REDACTED]

Email : [REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below**

A. A few questions. Will the roads be fully constructed with proper drainage asphalt road surfacing kerb and channel. I suspect that this development will add at least 1200 cars using Hopetoun Park Rd. What provisions is being made for duplication of said road. Unless there is provision made for access to the freeway the traffic will be a nightmare for the existing residents of Hopetoun Park. What will be the supervision standards, will be enforced? Will any provision be made to upgrade the pathetic roundabout at Hopetoun Park Rd. and Riverview Drive. Will the sewerage pumping station in the Avenue of Honour Be able to cope with extra load? How the contractors control the dust during construction? Is any provision being made for the extra water that will be required?

**Q.2 Please upload your prepared submission document here.**

A.

**Q.3 Please provide your postal address:**

A. [REDACTED]

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C103, if different from your postal address:**

A.

**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Wednesday, 30 April 2025 11:22 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Objection to the proposed development of Hopetoun Park North

**Categories:** [REDACTED]

To Whom It May Concern,

We currently reside at [REDACTED], and I am writing to inform you that my family and I firmly oppose Amendment C103moor in its entirety.

Purchasing a property in Hopetoun Park was a significant investment for us. But we chose to move to the suburb because it offered a peaceful rural location, ideal for retirement.

Nestled in between Melton and Bacchus Marsh, our suburb is like a little island housing a close-knit community, with low crime rates, minimal traffic, and an abundance of beautiful wildlife.

The 400 dwellings you are proposing to develop, threaten to destroy everything we love about Hopetoun Park.

There is an abundance of developable land in the Moorabool shire, where small blocks are commonplace. That's where these 400 dwellings belong, not in Hopetoun Park. Perhaps you could consider converting the 62 hectares into seventy-six 2-acre blocks instead?

Please do not give the proposed development of Hopetoun Park North the green light. It will only result in irreparable damage that will force us to reconsider remaining here.

Thank you for your time and consideration.

Kind regards,

[REDACTED]



For these reasons, I respectfully request that the council rejects the proposed development of Hopetoun Park North.

Thank you for considering my submission.

Yours sincerely,

[REDACTED]

[REDACTED]

**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Wednesday, 30 April 2025 11:33 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission Planning Scheme Amendment C103moor

**Categories:** [REDACTED]

[REDACTED]

Planning Department  
Moorabool Shire Council  
PO Box 18  
Ballan Vic 3342

Attention: Manager Growth & Development

Re: Submission Planning Scheme  
Amendment C103moo  
Objection to the Proposed                      Development of Hopetoun Park North

Dear Sir/Madam,

I am writing to formally express my strong opposition to the proposed development of Hopetoun Park North.

As a resident of the local community, and an existing property owner, [REDACTED], we are deeply concerned about the significant and irreversible impact this development will have on our environment, local wildlife, and the rural character of our area, and the opportunity for us to enjoy our lifestyle of our property as stipulated in our section 32, and the provisions it holds under local laws set out by Moorabool Council.

The proposed development threatens to destroy valuable green space that currently serves as a vital habitat for native flora and fauna. The area is home to a variety of bird species, marsupials, and other wildlife, all of which rely on the existing natural environment for their survival. Urban development will fragment these habitats, increase pollution, and place immense pressure on already vulnerable species.

Hopetoun Park is known for its rural lifestyle, with many residents keeping horses and other pets. The introduction of high-density housing and increased traffic will not only disrupt the peaceful environment but also pose safety risks for both animals and their owners. The loss of open space will make it

increasingly difficult for residents to continue their equestrian and agricultural activities, which are integral to the identity and heritage of the area.

At present the land is currently used for agriculture purposes and further development of this space would jeopardise the opportunity for continuing farming, and for local residents to enjoy the surrounding area.

I would like to point out to council recently the residents of Hopetoun Park were issued with an evacuation notice due to a local fire which posed a threat to the community.

As a result of the residents being notified, there were issues with the existing residents being able to protect their properties with the current infrastructure.

The current infrastructure is not equipped to handle a significant increase in population. Roads, schools, and medical facilities are already under pressure, and further development will only exacerbate these issues. The unique semi-rural character of Hopetoun Park is what draws people to live here, and large-scale development threatens to erode this sense of community and place.

In an era where sustainability and environmental preservation are more important than ever, it is crucial that we protect our remaining green spaces. Once lost, these natural areas cannot be replaced. I urge the council to consider alternative locations for development that do not compromise our environment, wildlife, and rural way of life.

For these reasons, I respectfully request that the council rejects the proposed development of Hopetoun Park North.

Thank you for considering my submission.

Yours sincerely,

[Redacted Signature]

**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Thursday, 1 May 2025 4:37 PM  
**To:** Moorabool Info  
**Cc:** [REDACTED]  
**Subject:** Moorabool Planning Scheme Amendment C103moor -Hopetoun Park North

**Categories:** [REDACTED]

Good Afternoon,

The Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation Cultural Heritage Unit Elders have reviewed the proposed amendment to planning scheme C103moor and have requested that I provide you with the following comments:

1. The proposed location of the residential development is in an area of legislated cultural heritage sensitivity. As such, the Elders request that you avoid developing within this area, especially within 200m of Pyrites Creek and near registered Aboriginal places.
2. In addition, it appears that a registered Aboriginal place falls within the proposed location of the residential development.
3. If works do occur at this location, a mandatory Cultural Heritage Management Plan (CHMP) will be required under the Aboriginal Heritage Act (2006) because a residential development is a high impact activity and in a place of cultural heritage sensitivity (as defined in the Aboriginal Heritage Regulations 2018). As such, the requirement for a mandatory CHMP should be included as a condition of the planning scheme amendment.

If you have any further questions, please do not hesitate to contact me.

Kind regards,

[REDACTED]  
**Heritage Advisor**  
**Cultural Heritage Unit**

**Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation**  
675 Victoria Street | Abbotsford VIC 3067 | [wurundjeri.com.au](http://wurundjeri.com.au)  
Reception: 03 9416 2905



Wurundjeri  
Woi-wurrung  
Cultural Heritage  
Aboriginal Corporation



## Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C103moor

Submitted By : [REDACTED]

Submitted On : 2025-05-01 21:11:44

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below**

A. I have been a resident in the Moorabool Shire for approximately [REDACTED]. I have seen a lot of changes to our town in that time. Hopetoun Park is a very unique part of Bacchus Marsh with beautiful 1+acre blocks and wonderful open spaces. We are blessed to have an abundant amount of local flora and fauna including kangaroos, wallabies, echidnas, a vast variety of native birds and platypuses in the river. I believe that the development will have a significant impact on our local wildlife. This will be devastating and irreversible. I am objecting for the proposed development of 800m<sup>2</sup> blocks. They do not comply and will not fit into the existing aesthetic of the area. It will destroy the uniqueness that is Hopetoun Park. The current infrastructure is not well equipped and roads are not maintained to handle the increased traffic and trucks. Our roads are currently in desperate need of repairs. I urge you all to reconsider this development. The environment, wildlife habitat and our rural lifestyle are not being considered. For these reasons, I respectfully request that the council reject the proposed development of Hopetoun Park North. Thank you for your time in considering my submission. Yours sincerely [REDACTED]

**Q.2 Please upload your prepared submission document here.**

A.

**Q.3 Please provide your postal address:**

A. [REDACTED]

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C103, if different from your postal address:**

A. C103MOOR-HOPETOUN PARK NORTH





## Department of Energy, Environment and Climate Action

8 Nicholson Street  
East Melbourne, Victoria 3001  
Email: [pe.assessment@deeca.vic.gov.au](mailto:pe.assessment@deeca.vic.gov.au)  
[deeca.vic.gov.au](http://deeca.vic.gov.au)

Moorabool Shire Council  
PO BOX 18  
Ballan VIC 3342

Via email: [info@moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au)

Dear Madam/Sir

### Moorabool Planning Scheme Amendment C103 – Hopetoun Park North

Thank you for your notification of Moorabool Planning Scheme Amendment C103 (the Amendment) to the Department of Energy, Environment and Climate Action (DEECA) on 20 March 2025. I am responding to you under delegation from the Secretary to DEECA.

DEECA understands that Moorabool Shire Council (Council) has prepared the Amendment at the request of EMM Consulting, on behalf of Bacchus Marsh Property Group, to facilitate the future residential development of land known as Hopetoun Park North in the Bacchus Marsh Urban Growth Framework Plan. The Amendment proposes to:

- Rezone the subject land from Farming Zone (FZ) to Neighbourhood Residential Zone Schedule 8 (NRZ8)
- Apply the Development Plan Overlay Schedule 7 (DPO7) to the subject land
- Apply the Design and Development Overlay Schedule 17 (DDO17) to the subject land
- Apply the Environmental Significance Overlay Schedule 7 (ESO7) to remnant native vegetation on the subject land; and
- Remove the Design and Development Overlay Schedule 2 (DDO2) and Significant Landscape Overlay Schedule 1 (SLO1) from the subject land.

DEECA has reviewed the documentation for the Amendment and is generally supportive, subject to the following recommended updates / clarifications:

#### DPO7 – Section 4.0, Requirements for development plan:

- Update the requirement for a Land Management Plan to be a standalone requirement for a Conservation Management Plan (CMP), rather than it being a sub-requirement under the Landscape Masterplan. Specifically, the CMP requirement should collate all relevant biodiversity protection and management requirements at Section 4.0 of DPO7 including:
  - actions for retention, management, revegetation and restoration in the conservation areas, and area's integration with adjoining open space reserves, as appropriate
  - the VGED habitat assessment and if required targeted surveys and appropriate mitigation measures
  - how ecological values will be protected within the conservation areas
  - recommendations with regard to management of weeds and pest animals identified by the *Catchment and Land Protection Act 1994* and Council's *Weeds of the Moorabool Shire*
  - the results of targeted surveys for other threatened flora and fauna species including, Diamond Firetail, Matted Flax-lily, SLL and Tussock Skink

## DPO7 – Map 1 (the Concept Plan)

- Update the legend to remove the word potential from 'Potential Conservation Reserve'. To retain the identified native vegetation, it must be contained in a conservation reserve not a potential conservation reserve.
- Remove the bushfire mitigation interface from the conservation area adjoining Hopeton Park Road. Native vegetation cannot be considered retained within the conservation areas if subjected to regular bushfire mitigation activities including slashing.
- Update the legend as the colouring between the Concept Plan and the legend are dissimilar making it difficult to distinguish the land uses.

## Clarification matters

- The status of the 5 metre planting buffer on the southern boundary: The *Flora and Fauna Assessment* (Nature Advisory 2023) identified the potential for encouraging wildlife movement between Djerriwarrah Creek and Pyrite Creek. This buffer was also identified in the *Visual Amenity Assessment Supplementary Report* (Hansen 2023). DEECA has previously advocated for a buffer to support wildlife movement and retaining landscape connectivity across the site. Clarification is needed to confirm that this 5 metre planting buffer is intended to be implemented, since is not currently referenced in DPO7 nor is it clearly marked in the Concept Plan. DEECA notes that the southern boundary appears to have a green line but it is difficult to distinguish and there is no corresponding item in the legend.
- The shared path within the western linear passive open space: It is unclear whether the shared path encroaches in the conservation reserve abutting the stormwater treatment reserve. DEECA recommends that if the shared path is within the conservation reserve, it is relocated outside of the conservation area.
- Residential land located in Area C in the Concept Plan adjacent to the open space and conservation reserve: It is unclear whether this inclusion is a mapping error in the Concept Plan. However, if intentional, it is unclear whether the future development of this land will meet the minimum distance of 15 metres from the trunks of any treed native vegetation, as referenced in the *Flora and Fauna Assessment* (Nature Advisory 2023). If this information is currently unavailable, DEECA recommends that the decision about whether this land could be residential, should be made when preparing the development plan and therefore noted in the Concept Plan / DPO7.

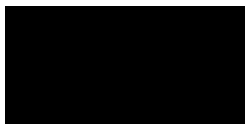
## Additional matters

DEECA provides the following additional matters for Council's consideration:

- Conservation reserve area zoning: DEECA notes that this land is in private ownership and that there is no current intention to rezone it to a public land zone. DEECA encourages Council to consider the longer-term management of these areas for retaining biodiversity values.
- Stormwater treatment ponds: While the *Flora and Fauna Assessment* (Nature Advisory 2023) identifies that Growling Grass Frog (GGF) are unlikely to occur on site, DEECA advises that GGF have been recorded in waterways in the vicinity of the study area. As such, DEECA recommends that Council consider referencing the Growling Grass Frog Habitat Design Standards (DELWP, 2017) at 4.0 of the DPO7 requirements for the Integrated Water Management Plan.

If you require further information in relation to this matter, please contact [REDACTED], Principal Planner Housing Unit at [pe.assessment@deeca.vic.gov.au](mailto:pe.assessment@deeca.vic.gov.au)

Yours sincerely



[REDACTED]  
Acting Senior Manager - Major and State Projects  
Planning and Environment Assessment

02/05/2025

**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Friday, 2 May 2025 11:57 AM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission Planning Scheme Amendment C103moor Objection

**Categories:** [REDACTED]

Attention: Manager Growth and Development

Good Afternoon,

I am a resident of [REDACTED] I object to the proposal. I would like all blocks at least half acre minimum. We didn't buy here to degrade the aesthetic of Hopetoun park.

Hopetoun Park is a very unique part of Bacchus Marsh with beautiful 1+acre blocks and wonderful open spaces. We are blessed to have an abundant amount of local flora and fauna including kangaroos, wallabies echidnas, a vast variety of native birds and platypuses in the river. I believe that the development will have a significant impact on our local wildlife. This will be devastating and irreversible .

I am objecting for the proposed development of 800m2 blocks . They do not comply and will not fit into the existing asthetic of the area. It will destroy the uniqueness that is Hopetoun Park.

The current infrastructure is not well equipped and roads are not maintained to handle the increased traffic and trucks . Our roads are currently in desperate need of repairs.

I urge you all to reconsider this development. The environment, wildlife habitat and our rural lifestyle are not being considered.

For these reasons, I respectfully request that the council reject the proposed development of Hopetoun Park North.

Thank you for your time in considering my submission

Your sincerely

[REDACTED]

8/4/25

MOORABOOL SHIRE COUNCIL  
CENTRAL RECORDS

- 2 MAY 2025

File No. \_\_\_\_\_

Liam Prescott

Senior Strategic Planner

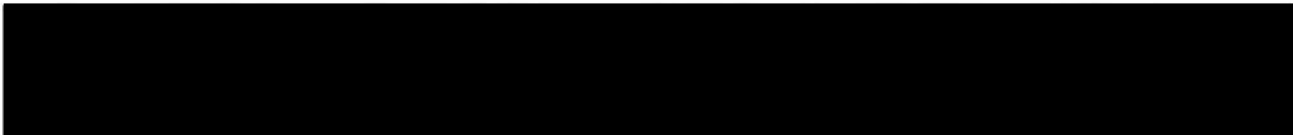
Moorabool Shire Council

PO Box 18

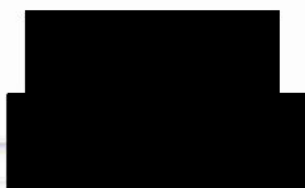
Ballan Vic 3342

Dear Liam,

**Re: Supportive Submission Am C103 Hopetoun Park**



We fully support Amendment C103 which rezones this land from its existing Farming Zone to Neighbourhood Residential. This land has long been identified for future residential growth (since 2018) and we look forward to the rezoning finally being completed.



**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Friday, 2 May 2025 4:53 PM  
**To:** lprescott@moorabool.vic.gov.au; kbarclay@moorabool.vic.gov.au;  
info@moorabool.vic.gov.au  
**Cc:** [REDACTED]  
**Subject:** Submission in respect of Moorabool Planning Scheme Amendment C103moor:  
Hopetoun Park North [NRF-APAC.1066190.4055189.FID3155423]  
**Attachments:** 25-05-02\_Submission by Bacchus Marsh Property Group - Amendment C103moor.pdf  
**Categories:** [REDACTED]

Dear Ms Barclay and Mr Prescott,

We act for Bacchus Marsh Property Group Pty Ltd (BMPG), the Proponent in respect of Moorabool Planning Scheme Amendment C103moor: Hopetoun Park North.

Please see the BMPG submission in respect of Amendment C103moor **attached** for filing.

We look forward to engaging with Council further in this process.

Please contact me on [REDACTED] should you wish to discuss at any time.

Yours faithfully

[REDACTED]  
Norton Rose Fulbright Australia  
[REDACTED]

**NORTON ROSE FULBRIGHT**  
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**NORTON ROSE FULBRIGHT**

2 May 2025

By email: [lprescott@moorabool.vic.gov.au](mailto:lprescott@moorabool.vic.gov.au);  
[kbarclay@moorabool.vic.gov.au](mailto:kbarclay@moorabool.vic.gov.au);  
[info@moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au)

Kate Barclay and Liam Prescott  
 Growth & Development  
 Moorabool Shire Council  
 15 Stead Street  
 Ballan VIC 3342

Your reference:  
 C103moor

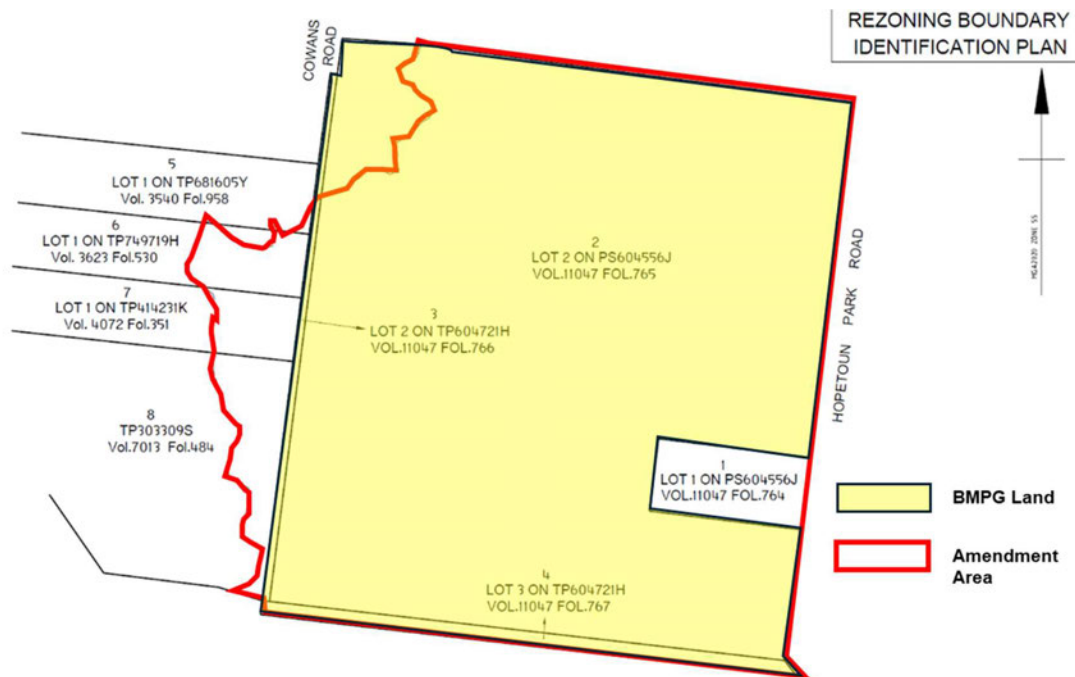
Our reference:

Dear Ms Barclay and Mr Prescott,

**Submission in respect of Moorabool Planning Scheme Amendment C103moor: Hopetoun Park North**

We act for Bacchus Marsh Property Group Pty Ltd (**BMPG**), the Proponent in respect of Moorabool Planning Scheme Amendment C103moor: Hopetoun Park North (**Amendment**).

By way of background, as you will appreciate, the land subject to the Amendment is approximately 62 hectares in area (**Amendment Area**), and approximately 58 hectares of this Amendment Area is owned by BMPG, as shown in yellow in the below plan (**BMPG Land**).



APAC-#312139939-v1



The BMPG Land is comprised of the following parcels:

Reference in map	Certificate of Title	Street Address
2	Volume 11047 Folio 765	124 Hopetoun Park Road, Hopetoun Park
3	Volume 11047 Folio 766	124 Hopetoun Park Road, Hopetoun Park
4	Volume 11047 Folio 767	124 Hopetoun Park Road, Hopetoun Park

BMPG takes this opportunity to commend the Council on its engagement and work to date in respect of the Amendment.

The Amendment is supported by an established strategic planning policy framework, with its genesis being the *Bacchus Marsh Urban Growth Framework Plan 2018 (UGF)*, a policy document and background document in the *Moorabool Planning Scheme* pursuant to clause 72.08. The UGF designates the Amendment Area as part of the *Hopetoun Park North Residential Growth Precinct*.

Building on the strategic planning policy context, the documents currently on public exhibition demonstrate the extensive analysis and technical assessment that underpin this proposed Amendment.

BMPG looks forward to reviewing any submissions made in respect of the Amendment, and will respond to those submissions as appropriate, including through participation in an independent Panel process if necessary.

We look forward to engaging with Council further in this process.

Please contact the undersigned on [REDACTED] should you wish to discuss these matters further.

[REDACTED]

Norton Rose Fulbright Australia



## Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C103moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 17:44:55

Organisation Name :

Phone :

Email : [REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below**

A. There was a young man at the library sessions, who really did not seem to understand Hopetoun Park at all. his stock answer was that the experts had approved this that and the other. If that is so they did not do a good job. 1. a roundabout at the freeway entrance seems a waste, and traffic flow seems to have not be factored properly . 2. the freeway exit is a hazard which in the time i have lived in Hopetoun Park there have been a number of reportable accidents, and many near misses as vehicles, trucks, buses and cars, do not stop to look left before entering Hopetoun Park Rd . if someone did a proper survey they would learn this. Alternatively every resident should be surveyed on this issue. 3. Hopetoun Park rd is supposed to be OK for the extra traffic. If the experts had looked at the actual roadway they would see where many a vehicle had gone over the edge of the tarmac and damaged the vegetation. 4. to say that the roundabout at hopetoun park road and riverview drive is excellent for the traffic is sheer nonsense. I live at [REDACTED] . I see the trucks struggle to get around the roundabout . I see the road edges all round show clearly where MANY vehicles have gone off the tarmac and the ground is not just disturbed, but it is gouged out . 5. this is supposed to be a place where wildlife is encouraged. you do not seem to have considered the kangaroo pathway through the estate. 6.expert opinion, need to be drastically improved

**Q.2 Please upload your prepared submission document here.**

A.

**Q.3 Please provide your postal address:**

A. [REDACTED]

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C103, if different from your postal address:**

A.



Online Submissions: Exhibition of Moorabool Planning Scheme  
Amendment C103moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 20:41:21

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below**

A. A significant yellow gum is currently plotted within the road reserve running down the western edge of the sub-division. This species is an important autumn food source for migratory species such as the swift parrot. The road reserve should be adjusted to avoid this tree and provide a significant buffer.

**Q.2 Please upload your prepared submission document here.**

A.

**Q.3 Please provide your postal address:**

A. [REDACTED]

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C103, if different from your postal address:**

A.



Online Submissions: Exhibition of Moorabool Planning Scheme  
Amendment C103moor

Submitted By : [REDACTED]

Submitted On : 2025-05-03 22:35:32

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below**

A. To whom it may concern, I live below the proposed development and my concern is with the proposed storm water run off [REDACTED] in Figure 27 of the attached Storm water management plan.

**Q.2 Please upload your prepared submission document here.**

A.

**Q.3 Please provide your postal address:**

A. [REDACTED]

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C103, if different from your postal address:**

A.



Online Submissions: Exhibition of Moorabool Planning Scheme  
Amendment C103moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 19:12:39

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below**

A. OBJECTION TO THE PROPOSED DEVELOPMENT OF HOPETOUN PARK NORTH

**Q.2 Please upload your prepared submission document here.**

A. [REDACTED]

**Q.3 Please provide your postal address:**

A. [REDACTED]

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C103, if different from your postal address:**

A.

[REDACTED]  
[REDACTED]  
Planning Department

Moorabool Shire

182 Halletts way,

Darley VIC 3340

Subject: **Objection to the Proposed Development of Hopetoun Park North**

Dear Sir/Madam,

I am writing to formally express my strong opposition to the proposed development of Hopetoun Park North.

As a resident of the local community, I am deeply concerned about the significant and irreversible impact this development will have on our environment, local wildlife, and the rural character of our area.

The proposed development threatens to destroy valuable green space that currently serves as a vital habitat for native flora and fauna. The area is home to a variety of bird species, marsupials, and other wildlife, all of which rely on the existing natural environment for their survival.

Urban development will fragment these habitats, increase pollution, and place immense pressure on already vulnerable species.

Hopetoun Park is known for its rural lifestyle, with many residents keeping horses and other pets.

The introduction of high-density housing and blocks under 1000m<sup>2</sup> and increased traffic will not only disrupt the peaceful environment but also pose safety risks for both animals and their owners. The loss of open space will make it increasingly difficult for residents to continue their equestrian and agricultural activities, which are integral to the identity and heritage of the area.

The current infrastructure is not equipped to handle a significant increase in population. Roads, schools, and medical facilities are already under pressure, and further development will only exacerbate these issues. The unique semi-rural character of Hopetoun Park is what draws people to live here, and large-scale development threatens to erode this sense of community and place.

In an era where sustainability and environmental preservation are more important than ever, it is crucial that we protect our remaining green spaces. Once lost, these natural areas cannot be replaced. I urge the



council to consider alternative locations for development that do not compromise our environment, wildlife, and rural way of life.

Also we as a family are worried in the increased crime and traffic along the escarpment track, how will this be blocked off to stop cars and illegal buggies going down here? who will monitor this?

For these reasons, I respectfully request that the council rejects the proposed development of Hopetoun Park North.

Thank you for considering my submission.

Yours sincerely,





## Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C103moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 19:24:16

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below**

A. [REDACTED] I am in OBJECTION to this proposed development in Hopetoun Park North, this submission is absolutely abhorrent to the local area, we have one road in and out of the estate and a dodgy broken road heading back up Anthonys cutting, so here we are with increased traffic with over 2000+ new resident driving around, no new road widening or off fwy ramps tp Ballarat. We attended the info night as was told that there were to be 1Acre + blocks but the new sneaky planning map dow not indicate this at all,,just crammed up housing blocks , we chose to live here for the freedomg of larger blocks and to live with the abundance of wildlife and birdlife, where are the Eagle and other Birds of Prey to hunt and feed now/ we see daily Many Raptors flying over this planned area which includes the endangered white Bellied Sea Eagle.. Also increased crime and traffic down the back track of Hopetoun Park, we already have illegal buggies & cars using the track, how will this be closed to general public traffic to keep us residence safe.. Fires and one way in out of the Estate- where is our safety So yes, Myself and my family object this awful proposal. keep some green space for the future of our existence and that of our precious wildlife. [REDACTED]

**Q.2 Please upload your prepared submission document here.**

A.

**Q.3 Please provide your postal address:**

A. [REDACTED]

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C103, if different from your postal address:**

A.





Online Submissions: Exhibition of Moorabool Planning Scheme  
Amendment C103moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 20:30:19

Organisation Name :

Phone : [REDACTED]

Email : [REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below**

A. I oppose this development, residents in Hopetoun Park chose to live in the area for the simple reason that there is nothing here, it's a small piece that we call our paradise, this small place that is quite and calm, a place that is hidden away from shops, high density living etc, this would be so devastating if this plan were to go ahead, it almost feels the cash grab. Please leave our lifestyle alone, I really do foresee this having a negative impact on our local community in so many different ways. In this little community that we call home would be destroyed, many people moved here with the clear intention of being away from normal living this would absolutely destroy the dreams, hard work and financial commitment that residents have poured into their properties with intention of this area staying the way it is. Our children love living here and having the freedom of exploring and feeling safe in our community.

**Q.2 Please upload your prepared submission document here.**

A.

**Q.3 Please provide your postal address:**

A. [REDACTED]

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C103, if different from your postal address:**

A. C103MOOR - Hopetoun Park North



## Online Submissions: Exhibition of Moorabool Planning Scheme Amendment C103moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 20:59:28

Organisation Name :

Phone :

Email : [REDACTED]

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below**

A.

**Q.2 Please upload your prepared submission document here.**

A.

**Q.3 Please provide your postal address:**

A.

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C103, if different from your postal address:**

A.

[REDACTED]

**Subject: Objection to C103 Hopetoun Park North Planning Scheme Amendment**

Dear Moorabool Shire Council,

I am writing to formally object to the proposed C103 Hopetoun Park North Planning Scheme Amendment.

As residents of Hopetoun Park, we live on acreage properties that are central to the character and lifestyle of our community, with block sizes typically ranging between 1 and 3 acres. The proposed development, which includes blocks between 800sqm and 1500sqm, is completely out of step with the existing low-density nature of the area.

If Council is to consider growth in this region, a minimum block size of 2000sqm would be more appropriate and respectful of the established character of Hopetoun Park. Anything less risks changing the very identity of our community and undermines the values and expectations of those who chose to live here for its open space and semi-rural environment.

Additionally, this development will place further strain on already overstretched local infrastructure and services. [REDACTED]

[REDACTED] fall outside the designated school zone. It is unacceptable that new homes in this proposed development would fall within the school zone while established local families are excluded. This highlights the lack of planning and capacity within our local schooling system.

Beyond schools, essential services in Bacchus Marsh—such as roads, healthcare, and utilities—are already struggling to meet current demand. Introducing a significant number of new residents without appropriate upgrades will only worsen these pressures.

For these reasons, I strongly object to the C103 amendment in its current form.

Sincerely,  
[REDACTED]



Online Submissions: Exhibition of Moorabool Planning Scheme  
Amendment C103moor

Submitted By : [REDACTED]

Submitted On : 2025-05-04 21:04:18

Organisation Name :

Phone :

Email :

**Q.1 Please either provide your submission in this box (1,500 character limit) or attach a prepared submission document below**

A.

**Q.2 Please upload your prepared submission document here.**

A.

**Q.3 Please provide your postal address:**

A.

**Q.4 Please provide the address of the property affected by Moorabool Planning Scheme Amendment C103, if different from your postal address:**

A.

03/05/2025

To the Councillors of Moorabool Shire Council,

**Subject: Objection to C103 Hopetoun Park North Planning Scheme Amendment**

I am writing to formally object to the proposed development of 400 medium-density dwellings in Hopetoun Park. My family and I, like many other residents, moved to this semi-rural area specifically for its quiet charm, open space, and natural surroundings. It is precisely this semi-rural lifestyle that drew us here, and it is this lifestyle that will be irrevocably lost if this development proceeds in its current form.

Currently, there are approximately 217 dwellings and 917 residents in Hopetoun Park. What is being proposed would more than double our population and radically alter the character of our community. This is not smart growth. It's an unsustainable expansion that the area is not equipped to handle.

Medium-density development may work in urban areas, but it is not appropriate for a semi-rural community like Hopetoun Park. If development must occur, I urge the Council to consider limiting lot sizes to a minimum of 1 acre blocks to retain our rural character while still accommodating growth. This would allow for increased rates without sacrificing the lifestyle that existing residents value so deeply. Current block sizes in Hopetoun park range between 1 to 3 acres. If you were to continue with the current semi-rural nature of Hopetoun Park and develop 1 acre blocks, well over 100 new homes could be built within the 62 hectares of land.

As current homeowners in Hopetoun Park, we take immense pride in the upkeep and appearance of our properties. Our larger blocks allow for well-maintained gardens, spacious yards, and beautiful, personal homes. This pride in ownership translates into a strong sense of community and a well-kept neighbourhood that enhances property values and the overall aesthetic appeal of the area. In contrast, medium-density living, which often includes a higher proportion of rental properties, risks changing the

character of our estate. Rental properties typically have a higher turnover rate and, in many cases, lack the same level of care and long-term investment that homeowners bring to their properties. This could result in a decline in the general upkeep of the area, with unkempt lawns, poorly maintained fences, and a general reduction in the neighbourhood's aesthetic value.

We do not want to see our beautiful community lose its charm and upkeep as it becomes overcrowded with rental properties where residents may not share the same long-term commitment to the neighbourhood. A well-maintained, beautiful environment benefits all residents, both in terms of quality of life and property value, and should be a top priority in any development plans.

There is also the issue of increased crime associated with medium density living. Areas like Darley, Bacchus Marsh, and Maddingley with medium to high density housing have seen spikes in vehicle break-ins and youth crime, often stemming from under-stimulated, unsupported young people. We do not want Hopetoun Park to become another statistic in this pattern. Safety, both in terms of crime and physical hazards, is a genuine concern for our community.

This development would also threaten the safety of livestock, pedestrians, and cyclists along Hopetoun Park Road, where people still walk horses and enjoy the peace and quiet. The increased traffic of potentially 800+ new vehicles, would pose significant risks. Noise, light pollution, and congestion will forever change the landscape and mood of our suburb.

Our local wildlife, including kangaroos, platypus, and other native species, would also suffer as a result of this development. For example, the semi-rural environment of Hopetoun Park provides critical habitat for kangaroos, which rely on open space, native vegetation, and a connected landscape for grazing, shelter, and breeding.

Currently, we already see a number of animals killed on Hopetoun park Rd and Anthony's Cutting due to increased human activity. Expanding human presence further into their habitat will only exacerbate this problem, leading to even more wildlife fatalities as animals are forced to cross busy roads in search of food and shelter. With more buildings, roads, and infrastructure, the natural habitat of these kangaroos will be destroyed, and their ability to roam freely, breed, and find food will be severely restricted.

As traffic, noise, and human activity increase, these kangaroos will also experience greater stress, which negatively impacts their health and breeding success. This will have long-term consequences on the biodiversity of the area, impacting not just kangaroos, but a whole host of species that rely on the same habitats.

The strain on existing infrastructure must also be considered. Medical appointments are already hard to secure, and our high school is stretched to the limit. Hopetoun Park North students are zoned to Bacchus Marsh College, which is reportedly already at capacity, with staff shortages and overcrowded classrooms. Adding hundreds of new families to this area will only worsen an already untenable situation. This is a critical issue for the Department of Education, yes but Council has a responsibility to consider the impact before approving such developments.

Traffic congestion will also worsen, particularly on Anthony's Cutting during school hours. The intersection will become increasingly overwhelmed. Bacchus Marsh's main streets are already choking with vehicles, and this proposal will only exacerbate the problem. Adding over 800 new cars (not to mention all the other cars that would be a result of the new estates popping up around Maddingley and Darley) the congestion around Bacchus Marsh will be an absolute nightmare.

Finally, we in Hopetoun Park already feel like a forgotten part of the Moorabool Shire Council. Council services here are minimal. Rubbish collection is consistent, but requests for essential maintenance such as grass cutting to mitigate snake risk and fire hazard often go ignored without repeated follow-ups. Our roads are poorly maintained and when they do come out, they fill sections with gravel patches that create hazards for children riding bikes and scooters. We have long made do with subpar recreational facilities, and it's only now, with development approval on the line, that any attempt is being made to upgrade them. This sudden attention feels disingenuous.

In a time, when green spaces are increasingly scarce, we should be preserving, not destroying, what little we have left. Sustainable development means protecting natural assets while planning responsibly for growth. Hopetoun Park deserves better than to be sacrificed for short-term financial gain.

I respectfully urge Council to reject this proposal or, at the very least, require a revised plan with larger lot sizes, better community integration, and safeguards to protect our local wildlife.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.



**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Saturday, 3 May 2025 10:16 AM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Submission planning scheme amendment c103moor

**Categories:** [REDACTED]



Attention: Manager Growth and development  
Planning Department  
Moorabool shire

Subject: Objection to the Proposed Development of Hopetoun Park North

Dear Sir/Madam,

I am writing to formally express my strong opposition to the proposed development of Hopetoun Park North.

As a resident of the local community, I am deeply concerned about the significant and irreversible impact this development will have on our environment, local wildlife, and the rural character of our area.

The proposed development threatens to destroy valuable green space that currently serves as a vital habitat for native flora and fauna. The area is home to a variety of bird species, marsupials, and other wildlife, all of which rely on the existing natural environment for their survival. Urban development will fragment these habitats, increase pollution, and place immense pressure on already vulnerable species.

Hopetoun Park is known for its rural lifestyle, with many residents keeping horses and other pets. The introduction of high-density housing and increased traffic will not only disrupt the peaceful environment but also pose safety risks for both animals and their owners. The loss of open space will make it increasingly difficult for residents to continue their equestrian and agricultural activities, which are integral to the identity and heritage of the area.

The current infrastructure is not equipped to handle a significant increase in population. Roads, schools, and medical facilities are already under pressure, and further development will only exacerbate these issues. The unique semi-rural character of Hopetoun Park is what draws people to live here, and large-scale development threatens to erode this sense of community and place.

In an era where sustainability and environmental preservation are more important than ever, it is crucial that we protect our remaining green spaces. Once lost, these natural areas cannot be replaced. I urge the council to consider alternative locations for development that do not compromise our environment, wildlife, and rural way of life.

For these reasons, I respectfully request that the council rejects the proposed development of Hopetoun Park North.

Thank you for considering my submission.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Saturday, 3 May 2025 11:37 AM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Destroying Hopetoun Park North

**Categories:** [REDACTED]

[REDACTED]

Planning Department  
Moorabool Shire Council

**Subject:** Objection to the Proposed Development of Hopetoun Park North

Dear Sir/Madam,

I am writing to formally express my strong opposition to the proposed development of Hopetoun Park North.

As a resident of the local community, I am deeply concerned about the significant and irreversible impact this development will have on our environment, local wildlife, and the rural character of our area.

The proposed development threatens to destroy valuable green space that currently serves as a vital habitat for native flora and fauna. The area is home to a variety of bird species, marsupials, and other wildlife, all of which rely on the existing natural environment for their survival. Urban development will fragment these habitats, increase pollution, and place immense pressure on already vulnerable species.

Hopetoun Park is known for its rural lifestyle, with many residents keeping horses and other pets. The introduction of high-density housing and increased traffic will not only disrupt the peaceful environment but also pose safety risks for both animals and their owners. The loss of open space will make it increasingly difficult for residents to continue their equestrian and agricultural activities, which are integral to the identity and heritage of the area.

The current infrastructure is not equipped to handle a significant increase in population. Roads, schools, and medical facilities are already under pressure, and further development will only exacerbate these issues. The unique semi-rural character of Hopetoun Park is what draws people to live here, and large-scale development threatens to erode this sense of community and place.

In an era where sustainability and environmental preservation are more important than ever, it is crucial that we protect our remaining green spaces. Once lost, these natural areas cannot be replaced. I urge the council to consider alternative locations for development that do not compromise our environment, wildlife, and rural way of life.

I moved here to get away from the suburbia, and to live in safer, quieter community. With the rise of crime in the surrounding areas I'm concerned for our safety and from being targets of thieves if this development goes ahead.

Also 400 new homes! Most families have 2 cars, that's most likely another 800 cars at the roundabout, chaos right there. How on earth is our poor road going to handle the extra traffic.  
No off ramp west bound? How's the old highway going to cope. I see ore accidents and a lot more near misses.

PLEASE DON'T DESTROY HOPETOUN PARK

For these reasons, I respectfully request that the council rejects the proposed development of Hopetoun Park North.

Thank you for considering my submission.

Yours sincerely,



Sent from my iPad

**Amy Gloury**

---

**From:** [REDACTED]  
**Sent:** Saturday, 3 May 2025 6:41 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** re: Submission Planning Scheme Amendment C103moor

**Categories:** [REDACTED]

[REDACTED]

2/5/2025

**To:**  
Kate Barclay/Moorabool Shire Council  
Manager Growth and Development  
Moorabool Shire Council

**Subject: Formal Objection to Submission Planning Scheme Amendment C103moor**

Dear Kate,

I am writing to formally object to the proposed development of housing in the area at Hopetoun Park north with is being rezoned farmland at:

- 124 Hopetoun Park Road comprising Lot 2 PS604556J; Lot 2 TP604721H; Lot 3 TP604721H;
- 150 Hopetoun Park Road: Lot 1 Ps604556J
- Cowans Road comprising the eastern portion of lots: Lot 1 TP681605Y; Lot 1 TP749719H; Lot 1 PT414231K; TP303309S

I have been a resident in Hopetoun Park [REDACTED]. The proposed development appears fundamentally flawed and unsuitable in its current form with high density and particular concern are the traffic safety and managing bushfire risk and risk to local wildlife populations.

When I moved to Hopetoun Park it was zoned semi-rural, and this was an area people moved to appreciate a rural lifestyle. There had to be minimum square house footage. I can not see most houses in Hopetoun Park fitting in the new designated 800sq blocks on the map in the new development that was shown at consultation meetings. Hopetoun Park is lacking already in infrastructure (no footpaths for walking on; lack of playgrounds, no transport options; terrible roads that are full of pot holes or the

asphalt so rippled you feel like you are on a ride at a theme park- drive down Mia Bella Drive ) with one road in out, no freeway on ramp bacchus marsh/ballarat bound.

This development raises serious concerns on several grounds:

**Access and Traffic Safety:** The proposal in the existing area of Hopetoun Park allows for only one road in and out of the development. This is wholly inadequate for a high-density residential area and presents a significant risk during emergencies, especially in a bushfire-prone region. The lack of alternative access routes could endanger lives during evacuations or hinder emergency services from reaching the site quickly. There is a lack of infrastructure with no on ramp into bacchus marsh from Hopetoun Park, and existing roads are compromised due the landslide at Anthony's Cutting which has yet to be repaired.

### **Impact on Local Wildlife – Kangaroo Habitat**

The proposed development is located in an area known for its high kangaroo population. This region serves as a habitat and movement corridor for kangaroos and other native species- particularly Hopetoun Park Road heading into Bacchus Marsh, where large numbers of Kangaroos are frequently by the road. Increased urban development fragments their environment, reduces access to food and water, and heightens the risk of wildlife-vehicle collisions. The development will inevitably increase the number of vehicles on local roads, many of which already experience congestion during peak hours. This added traffic volume raises serious safety concerns, especially in an area where kangaroos frequently cross roads. Wildlife-vehicle collisions not only harm animals but also pose serious risks to human safety. No evidence has been provided to show that appropriate traffic management or wildlife mitigation strategies (such as wildlife crossings, speed controls, or protective fencing) will be implemented.

**Bushfire Risk:** The area is bushfire-prone, and high-density housing in such a zone presents a dangerous mismatch between population density and evacuation capabilities. Increasing the number of residents in a high-risk area without robust fire management strategies is irresponsible and potentially disastrous. The area has had streets that have had to evacuate and watch and act in place over numerous periods in recent months, this is a real ongoing threat.

**Lack of Infrastructure:** The development plan fails to account for the necessary infrastructure to support an expanded population. The development seeks to build a suburban environment in a RURAL AREA. Creating high density areas on smaller blocks would require further infrastructure to accommodate residents including things such as medical facilities, stormwater management and transports to access essential services, playgrounds and sporting areas. Without clear, funded infrastructure plans, this development risks overburdening existing systems and reducing quality of life for both new and current residents.

**No Public Transport Options:** The proposed development does not include or appear to consider access to public transport. The area is highly reliant on private vehicles to either leave the estate or have deliveries (as there are no shops or convenience stores in Hopetoun Park). This new development will further exacerbate traffic congestion and increasing carbon emissions, contrary to sustainability goals. The 400 proposed homes will conservatively have more than one car per home, placing over 800-1000+ additional vehicles accessing the one road in and out of not only the new area of Hopetoun Park north however the existing area which only has one road in and one road out.

**Absence of Green or Communal Spaces:** On the map provided at the community meeting which outlines where the houses and future streets would be there appeared to be no provision for parks, green spaces, or communal areas within the proposed plans. This is a fundamental oversight in any modern residential planning, especially for high-density developments, which rely on communal spaces to maintain livability, promote social cohesion, and support mental and physical health. The existing area of Hopetoun Park Gardens is already lacking in local parks and extremely disappointed no spaces for playgrounds and parks appear to be included, particularly with such reduction in sizes of blocks compared to the other areas of Hopetoun Park.

I urge the council to reject the current application and require significant revisions that address the issues above in a meaningful and enforceable manner, including increasing the block sizes from the majority of 800sq blocks to in keeping with cuurent sized blocks in both Hooetoun Park and Hopetoun Park Gardens; significant changes to roads (freeway on ramp towards Bacchus Marsh, fix the road at Anthony's cutting landslide and explore alternative roads and access into Hopetoun Park and Hopetoun Park North. To simply rezone an area does not increase capacity or mitigate risks associated with traffic, bushfire risk, access to essential amenities for a growing population and risks to wildlife populations. To look at any future development in Hopetoun Park and any new areas should maintain the semi rural area that it is rather than the suburban sprawl not fitting with the area that does not have the capacity, roads, services or green spaces to accommodate high density housing without significant changes to roads and infrastructure.

Thank you for considering this objection.

Yours sincerely,

[Redacted signature]

[Redacted signature]

**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Saturday, 3 May 2025 10:24 PM  
**To:** Info  
**Subject:** Submission Planning Scheme Amendment C103moor

**Categories:** [REDACTED]

Dear Mayor, Councillors and Growth Developers,

We are writing to formally object to Planning Scheme Amendment C103moor and to raise several significant concerns about its impact on the liveability, safety, environmental integrity, and rural identity of Hopetoun Park North.

## Our Key Concerns

### 1. Privacy and Security Risks

[REDACTED] one of the primary reasons we chose to build a life here. Public access near the escarpment also increases the risk of trespassing, illegal dumping, and unfamiliar individuals in close proximity to our home.

### 2. Child Safety and Public Risk

The escarpment serves as a natural barrier between private properties and open space. Increased public access — particularly without proper fencing — poses serious risks to both our children and to members of the public. The terrain is steep, unstable in sections, and unsuitable for unsupervised access. Without restrictions and fencing, this creates a clear public safety liability.

### 3. Environmental and Wildlife Impact

The escarpment forms part of a sensitive habitat supporting native wildlife, including swamp wallabies, lizards, snakes and the majestic wedge-tailed eagles — all protected species. The current plan does not safeguard this habitat from human disturbance, noise, light pollution, or vegetation removal. Once displaced, these species may not return, resulting in permanent ecological loss.

### 4. Slope Instability and Property Damage

Construction activity near the escarpment brings significant risk of erosion, landslips, and falling debris. The natural slope requires protection — not disturbance. If the escarpment is compromised, our [REDACTED], for which Council would bear responsibility.

### 5. Loss of Rural Character

This proposal undermines the rural lifestyle that drew residents here. High-density housing, traffic increase, and the removal of mature vegetation conflict with the values and zoning expectations of a farming and lifestyle-focused area.



## 6. Noise and Amenity During Development

We are also concerned about extended construction noise and disruption. Without proper restrictions, the quiet enjoyment of our property — including the safety, rest, and wellbeing of our children — will be compromised.

## 7. Traffic, Safety and Roadway Design

The addition of over 400 new residents will significantly strain local roads. We are particularly concerned about the stretch of road located directly above our property along the western boundary, which has the potential for out-of-control vehicles exiting the road and entering the slope. This must be addressed immediately.

We are also concerned about how the increased population will affect our family's ability to safely enter and exit the Old Western Highway, especially considering current traffic conditions, which remain unresolved.

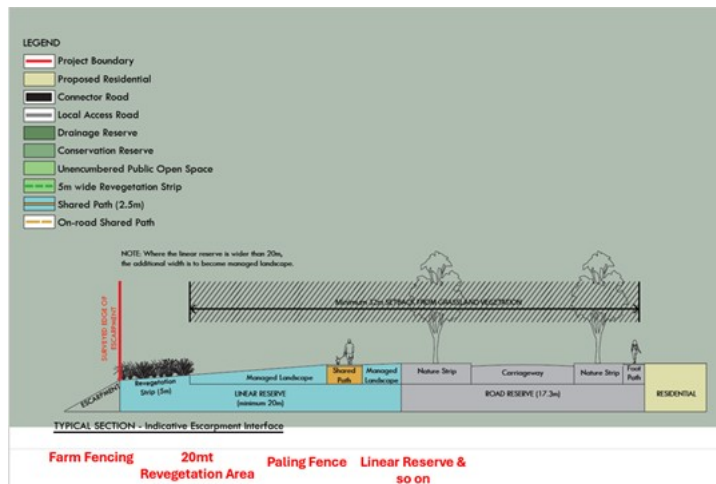
## 8. Our Property Has Been Overlooked

It is evident that the unique positioning of our home has not been considered in this planning process. This is deeply disappointing, and we note that no engagement has occurred with us as directly impacted residents.

## Our Requests and Proposals

In light of these serious concerns, we propose the following actions before any development is considered:

\*please use the below image as reference for order of request eg farm fencing, then reveg area, then fence & so on



1. Extend the revegetation buffer from 5 metres to a minimum of 20 metres (towards the development — not down the escarpment), and reclassify this space as a conservation reserve (this is separate from any linear reserve allocation).
2. Install a solid 5.2 ft+ paling fence between the newly proposed revegetation zone and the planned linear reserve. This will prevent public access, reduce trespassing and illegal dumping, and increase safety & protection of native flora and fauna. A solid fence is critical to prevent domestic/wild animals, such as dogs, from entering our property and threatening our animals/livestock and family.
3. Install a secondary farm-style fence along the edge of the escarpment, serving as an additional safety and wildlife boundary.
4. Revegetate the requested 20m revegetation zone/reserve with native trees and dense bushland (minimum 2 metres high) to serve as a visual, ecological, and wildlife protection buffer.

5. Install engineered road barriers along the western boundary, particularly on the road running above Cowans Road, to prevent vehicle run-offs down the escarpment.
6. Include a new freeway entrance near Hopetoun Park Road, prior to the Old Western Highway, to accommodate future traffic volumes and reduce congestion along the Old Western Highway and Avenue of Honour.
7. Restrict construction work hours to weekdays between 8:00am and 4:00pm, with no weekend or evening work permitted.

These measures are reasonable, safety-focused, and aligned with both community values and environmental protection. If development is to proceed, it must be done responsibly — with respect for current residents and the unique landscape we call home.

We urge Moorabool Shire Council to reconsider Amendment C103moor in its current form. The proposed 30-metre setback is insufficient and has already caused considerable stress and uncertainty for us.

The risks to safety, privacy, wildlife, and the rural identity of our community are simply too great to ignore. We understand and appreciate the need for future growth, and simply ask that it be approached in a way that considers existing residents, protects the environment, and upholds the character of our community. Thank you again for your consideration.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

**Amy Gloury**

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**From:** [REDACTED]  
**Sent:** Saturday, 3 May 2025 9:34 PM  
**To:** info@moorabool.vic.gov.au  
**Subject:** Objection to proposed Hopetoun Park North development

**Categories:** [REDACTED]

[REDACTED]

[REDACTED]

Strategic Planning Department  
Moorabool Shire Council  
182 Halletts Way Darley, Vic 3340

Dear Sir/Madam

I am writing to formally express my strong opposition to the proposed development of Hopetoun Park North.

As a neighboring property I have many concerns. With the likelihood of having 3 properties sharing our back fence, which is presently a rural paddock housing our horses, the direct impacts I am concerned about include:

1. Losing the rural feel of our property
2. Proximity of housing/suburban-style residents to our animals (horses, chickens, etc)
3. The extra noise, loss of privacy, and increased pollution
4. Irreversible damage to the flora and fauna
5. Conflicts between old residents / new owners
6. Little to no added value from the developer for existing residents
7. Losing our view.

The proposal of approximately 400 homes on 800-1500sqm blocks does not mirror the surrounding area. There are no other standard residential homes within the approximate 5km radius.

With the surrounding areas being a green zone, this development will have a severe impact on the surrounding flora and fauna, along with the promised rural/regional lifestyle that so many existing Hopetoun Park residents moved here for. With so many new homes we will likely see more cats in the area which would be detrimental to the birds, small mammals, reptiles, and frogs. Snakes and lizards will likely be pushed onto neighboring properties and Moorabool shire does not currently offer a free snake catcher if this causes a problem. It will also have a damaging effect on Bats and other nocturnal animals with so many more lights on in the evenings. I also hold grave concerns for the nearby populations of wedge tailed eagles that soar over Hopetoun Park, and what this means for their increasingly endangered population.

There will also likely be great impact to flora along the river, with more people wanting to walk dogs, go fishing, and kayak. Plants will be crushed, and trees damaged (Werribee Blue Box are already under

threat) and of course, there is the overarching likelihood of more people dumping rubbish.

Hopetoun Park is known for its rural lifestyle with many residents keeping horses and other pets. the Introduction of suburban housing and increased traffic will not only disrupt the peaceful environment but also pose a safety risk for both domestic animals and their owners. There is also a likelihood of ongoing conflict and tension between the nature of rural and suburban style housing, and in turn the expectations of residents within the respective properties.

The current Infrastructure of Moorabool Shire is not equipped to handle a significant increase in population. Roads, schools, police and medical facilities are already under strain with many residents already having to send their children out of the Shire for high school.

Hopetoun park is a relatively isolated area and by adding more homes and making people aware of the larger properties with sheds, horse floats and caravans ect all in view with farm fencing the crime is likely to increase. Not to mention that Council has not to date demonstrated any duty of care towards Hopetoun Park residents, considering the volume of rubbish, and weed infested road reserves that we encounter, after we pass the Avenue of Honour and drive towards Hopetoun park.

Water pressure is already low during peak times and power supply often drops out, and this is without adding more homes.

Based on proposed block sizes, the anticipated new home owners will not be coming to Hopetoun Park North for a rural feel. There is a strong likelihood they will complain about noise, dust, and rural-lifestyle aromas coming from the surrounding acreage with motorbikes, trucks, animals, and backyard firepits. If this is the case, will residents of Hopetoun Park then be forced to apply and even pay for permits to continue with their current lifestyle?

It is proposed that properties backing onto existing acreage such as my own, will have 5 meters of trees planted (height not mentioned) along the boundary, and will also be allowed to build double story houses. This will also impact our view, and the general rural/regional feel to the surrounds of Bacchus Marsh. The proposed density of trees in proximity to our property would add a considerable fire risk, and if any level of development were to be considered, there should be a significant buffer between existing rural lifestyle housing, and the proposed newer blocks. A vast buffer zone could be considered for use as conservation zone, wildlife corridor, and should be of a size and distance to prevent conflicts between the different types of housing, and to protect the best interests of existing residents and their pets, particularly horses. It would also help to maintain the privacy and rural outlook currently enjoyed by the existing Hopetoun Park population.

The traffic report suggests that if this development is to go ahead, that most of the new residents will be traveling towards Melton/ Melbourne for school, work, and shopping requirements. If this is the case new residents will not be benefiting the Moorabool community by supporting shops, local sports teams or restaurants in the area. It appears Council is simply seeking to add disengaged ratepayers who live within the Shire, but are not expected to be engaged as residents or custodians of our existing regional/rural lifestyle. Surely any new residents choosing Hopetoun Park over other developments in nearby Melton would be seeking an affiliation with Bacchus Marsh? And if this is the case, then the traffic heading into Bacchus Marsh will significantly increase, placing the Avenue of honour under increased stress, along with increasing litter along Bacchus Marsh Road (between Hopetoun Park and the eastern overpass), along with making school zones and crossing areas more dangerous.

The suggested community services will offer little benefit to Hopetoun park residents. With most residents already traveling into town on a daily basis the need for a convenience centre is not heavily required. And residents zoned to Bacchus Marsh for school are still likely to send their children to a kinder in Bacchus Marsh so they can form friendships before school.

While I understand that there has been a huge push from the State government to approve all planning applications. I strongly feel that this development does not fit the character of Hopetoun Park and If a development is to go ahead I urge you to please have it amended for blocks between 1 and 3 acres to mirror the surrounding areas and keep the rural feel of Hopetoun park.

Thank you for considering my submission.

Regards

[Redacted Signature]

2 May 2025

Jillian McQuade  
Coordinator Strategic Planning  
Moorabool Shire Council  
PO Box 18  
Ballan VIC 3342

Email: [jmcquade@moorabool.vic.gov.au](mailto:jmcquade@moorabool.vic.gov.au)

Dear Jillian,

<b>Proposal:</b>	<b>Planning Scheme Amendment</b>
<b>Site Location:</b>	<b>Hopetoun Park Precinct</b>
<b>Amendment number:</b>	<b>C103mor</b>
<b>MW Reference:</b>	<b>MWA-1350405</b>

Thank you for your referral received on 20 March 2025 in regard to the draft planning scheme amendment to facilitate a master-planned residential development of approximately 62 hectares of land. The land is identified for residential development at Clause 11.01-1L-02 of the Moorabool Planning Scheme.

**1. Documents reviewed:**

- a. Black Geotechnical, Hopetoun Park North Residential Development Geotechnical Investigation for Hopetoun Park Road, May 2023
- b. Afflux, Stormwater Management Plan, May 2023
- c. Geomorphic Settings for Development (attached to Afflux report)
- d. Flora and Fauna

**2. Asset Ownership**

Melbourne Water understands this submission is in relation to the 62ha parcel named the western portion of the site in the Stormwater Management Strategy prepared by Afflux Consulting dated 12 May 2023. As per this report we understand the site has two catchments, one of 9.9ha and another of 50.9ha. As the catchment sizes are <60ha, all assets are to be owned and maintained by the local municipality.



#### 4. Stormwater management

A separate Stormwater Management Strategy application is to be submitted to Melbourne Water. This must consider/demonstrate:

- a. The proposed development must have no impact on the flood levels on the surrounding properties.
- b. **Hydrology and Climate Change:**
  - i. Understanding the stormwater retardation objective and whether it is being achieved with the current drainage strategy requires more study. Referring to Geomorphic Settings for Development, attached to Afflux report, "It will be important that flows from the north-west portions of the catchment be diverted to the south-west corner as the ability to establish a large outfall in the north-west corner of Property 1 appears problematic. Under this scenario, all flows will be subject to retardation back to existing rural flows in a Retarding Basin located adjacent to the south-west corner of the property with discharge being down the escarpment along the old road reserve to discharge at Lerderderg River" (Pages 15 and 16). Therefore, more investigation is required in the stormwater management plan to confirm retardation in the south-west corner will be achieved.
  - ii. A climate change sensitivity analysis may be helpful to determine the designed assets can manage the peak 1% AEP based on the latest Australian Rainfall and Runoff (ARR) guideline. Australian Rainfall and Runoff Guidelines (Version 4.2) were only recently released with a number of Shared Socioeconomic Pathways (SSPs) as climate change scenarios (from very low to very high). A sensitivity check with the new guideline will ensure that the peak flood levels are consistent with the drainage footprints.
  - iii. In Afflux Stormwater Management Plan (May 2023), the developed catchment area in Table 1 is not consistent with Table 5 (and Figure 4).

- c. **Water Quality:**

- i. According to Afflux Stormwater Management Plan (May 2023), for designing the south-west sediment basin, the 19.3 years (20 years) of clean out frequency may require a modification. It is recommended to consider a clean out frequency of every 5 years in Fair and Geyer calculations.
- ii. According to the Afflux Stormwater Management Plan (May 2023), 1 year ARI flow is considered for the sediment pond and therefore the sediment pond is relatively large compared to the wetland.

#### 5. Stormwater Connection to Coimandai Creek

- a. While we note Melton Reservoir's water authority is Southern Rural Water, the stormwater connection to the Coimandai Creek will need to be assessed and approved by Melbourne Water. This was communicated with Moorabool Shire Council in October 2023.

#### 6. Escarpment:

- a. The escarpment setback distance is less than the setback required by Melbourne Water for projects with similar characteristics, particularly sodic soils. For example, in Merrimu PSP, a minimum 50m setback is considered appropriate from break of slope.

In Hopetoun Park North – Western Catchments (Afflux 2023), Page 28, the escarpment setback is defined as a combination of Linear Reserve (20 m) and Road Reserve (17.3 m) which is an overall setback of 37.3 m from residential areas.

However, in Merrimu PSP, a map was produced to show the high risk areas based on available information and in relation to future infrastructure. The goal was to have the land capability and geotechnical component formally linked in the geotechnical assessment to understand potential development risk. According to WSP (2023), erosion risk is highest along the escarpment. This assessment recommended a setback from break of slope of at least 50m.

Given our investigations for Merrimu and the comparable conditions of Hopetoun Park North, we advise more investigation is conducted by a suitably qualified engineer and risk assessment to confirm the minimum setback selected is appropriate.

## **7. Geotechnical study and Sodic Soil:**

- a. A sodic soil study is recommended to understand the impacts of development on the area. According to Geomorphic Settings for Development, attached to Afflux report, the soil of the area has salinity and sodic characteristic (page 10). Also, this is an area of active ongoing erosion (page 11), and erosion processes include mass movement, subaerial erosion and fluvial erosion in the gullies. The western escarpment is at high risk of accelerated erosion if disturbed, due to the steep slopes and underlying geology (page 11). Therefore, a sodic soil study is recommended to understand the impacts of development on the western catchment.

Referring to Black Geotechnical investigation (May 2023), the Borehole Location Plan (page 21) shows 9 locations while some engineering logs of the boreholes (specifically boreholes 8 and 9) on the outfall of south-west are missing in Appendix A. As the outfall location of south-west is on the escarpment, a sound understanding of the logs is recommended.

## **8. Cultural Heritage**

We note within the subject site at a minimum there are:

- a. sections of the site within areas of cultural significance buffer relating to the waterway;
- b. registered cultural heritage sites;
- c. sites overlooking waterway confluences; and
- d. escarpments which have presented high cultural heritage sensitivity in surrounding areas.

These features may be of significance, and we advise consultation with Wurundjeri Woi Wurrung.

## **9. Flora**

- a. Melbourne Water note the Yellow Gum (tree #72 in the Flora and Fauna Report, location: -37.689690, 144.492858) is of significance and should be incorporated into the open space reserve. This native tree is currently connected to the escarpment area and must be protected. Georeferencing development images



shows that this Yellow Gum is proposed to be located in the road reserve which Melbourne Water cannot accept.

Should you have any questions regarding this referral response, please contact [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]  
**Manager Strategic Planning**

Project No: [REDACTED]  
Your Reference: Planning Scheme Amendment C103moor

4 May 2025

Moorabool Shire Council  
PO Box 18  
BALLAN VIC 3342  
Attention: Manager Growth and Development

Dear Moorabool Shire Council

**Re: Submission Planning Scheme Amendment C103moor**

Urban Design and Management acts on behalf of the landholders of [REDACTED]

We write in support of Planning Scheme Amendment C103moor, which proposes to rezone land west of Hopetoun Park Road to the Neighbourhood Residential Zone and apply the Development Plan Overlay and Design and Development Overlay.

Having reviewed the exhibited material, we are satisfied that the Amendment is underpinned by thorough strategic and technical work. The proposed zoning and overlays are appropriate and will facilitate a well-planned residential community that includes conservation areas, open space, community infrastructure, and stormwater management solutions. The introduction of a Development Plan Overlay ensures a coordinated approach to future subdivision and development.

While our clients land is not included in this Amendment, we note that it shares similar locational and physical characteristics with the subject site, including proximity to existing infrastructure and integration potential with the proposed development. Given this, it would be logical and strategically consistent for our client's land to be considered for rezoning in the future under similar planning provisions. We have been engaged to assist our clients in preparing a rezoning proposal for their land, commencing with a detailed biodiversity assessment to inform future planning work. Amendment C103moor reinforces the broader planning intent for this area and helps ensure a coordinated and logical approach to future urban growth that can accommodate additional residential development in a sustainable manner.

We do not seek to be heard at any future Planning Panel but would appreciate being kept informed as the Amendment progresses.

Yours sincerely



[REDACTED]  
Principal Planner

Urban Design and Management Pty Ltd