

ATTACHMENT TO STATEMENT OF GROUNDS (BY SAVE THE GLENFERN GREEN WEDGE GROUP)

VCAT Ref. No P433/2011

- 1. We disagree with the Applicant, Hellier McFarland Cityplan, that the proposal is consistent with the relevant planning controls i.e. State Planning Policy, Knox Planning Scheme, Local Planning Policy Framework, and the Municipal Strategic Statement.**

Specifically, the application does not meet objectives of:

- State Planning Policy Framework Clause 12.01 – Protection of Habitat
- State Planning Policy Framework Clauses 1.1. 1.3, 2.1, 2.2 etc. relating to maintaining growth within the urban boundaries, near activity centres, and close to public transport
- Local Planning Policy Framework Clause 21.02-2 – Protect landscape and environmental sensitivities
- Local Planning Policy Framework Clause 22.01– Dandenong Foothills Policy
- Vegetation Protection Overlay – Schedule 1 – Clause 42.02
- Significant Landscape Overlay – Schedule 1 – Clause 42.03
- Proposed Amendment C49 to the Knox Planning Scheme – Sites of Biological Significance
- Clause 57 – Metropolitan Green Wedge Land (Core Planning Provisions)
- Green Wedge Zone Schedule 2 Clause 35.04 – Protect and enhance biodiversity

The application does not meet the objectives of the Victorian Royal Bushfire Commission Recommendations 40 & 41.

- 2. We disagree with the Applicant’s objection that the proposed subdivision represents an appropriate response to the site and is supported by relevant professional opinion.**

- The proposed subdivision represents inappropriate use of the site, a view which is supported by Council, councillors (who voted unanimously), residents, and relevant professional opinion and documentation.
- Numerous scientific studies and available data demonstrate that the planned subdivision would propose a significant threat to flora & fauna including rare and threatened species of both local and state significance.
- The proposal threatens the condition of Ferny Creek and environmental surrounds by inappropriate management of on-site effluent disposal.
- The proposal has adverse implications for flooding of Ferny Creek and the residents at the western boundary of the property, who are prone to dangerous levels of flooding.
- The proposed subdivision fails to take into account the high conservation value of the land in question. Its unique status is recognised in special classifications by Knox Council, the National Trust, and Aboriginal Heritage Victoria.
- Given the proximity to Dandenong Ranges National Park and the role of the area as a major tourist attraction, we believe the subdivision has far-reaching implications of state significance.

- 3. We disagree with the Applicant’s argument that the proposal provides an appropriate transition at the rural residential interface whilst respecting the environmental, landscape, cultural, and other qualities associated with the site.**

- There is already ample transition at the rural/residential interface, including large domestic dwellings on land south of Glenfern Road. Development along the northern edge of Rowville has squeezed the previously uninterrupted Green Wedge to a narrow strip. By increasing the “residential interface” at the expense of natural Green Wedge designated landscape, the subdivision will destroy an important wildlife corridor and buffer to the Dandenong Ranges.
- The proposal threatens the visual amenity, environmental, landscape, as well as cultural heritage (aboriginal as well as more recent historical) qualities of the site.
- Many residents are concerned about issues of privacy and also traffic safety on the narrow, single-lane roads that provide a thoroughfare from the north.
- A significant proportion of the community are disturbed by the proposal as demonstrated by a 1100 signature petition to Knox City Council (objecting to the development).