

2374

Melbourne 2030 Audit

General Submissions Template

This **General Submissions Template** has been prepared to guide individuals and community organisations in making submissions. The independent Audit Expert Group has requested submissions be succinct and no more than 6-8 A4 pages long.

Use of the **General Submissions Template** will help to ensure that your submission is analysed quickly and considered in a timely fashion by the Audit Expert Group.

The Melbourne 2030 audit will focus on fine-tuning *Melbourne 2030* and taking stock of the *Melbourne 2030* implementation. Specifically the audit is addressing three key questions

- **Is the new development on the ground reflecting the policy intent of *Melbourne 2030*?**
- **Have the initial implementation plans been completed and have they been effective?**
- **What initiatives need to be completed over the next five years to continue to effectively implement the plan?**

In preparing your submission please keep in mind the three key Audit questions when addressing the specific topic areas in this Template. Submissions should also be within the Terms of Reference established by the Minister for Planning for the Audit Expert Group.

The closing date for submissions is 5:00pm, Monday 24 September 2007. Submissions received after this time may not be considered.

Once you have completed your submission please submit via email:

Audit.submissions@dse.vic.gov.au

OR

Post a hard copy to:

Metropolitan Planning Audit

Department of Planning and Community Development

PO Box 500

East Melbourne 3002

Note: If you wish to provide more detailed comments and information relating to specific *Melbourne 2030* implementation and Directions, please use the **Submissions Online Tool** via www.melbourne2030.vic.gov.au

Name	
Organisation	Private landowner
Address	
Suburb	
Postcode	
Phone	

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Please provide a summary of the key issues and themes raised in your submission.

(insert text here)

We were made aware that our property was locked into the Hume Green Wedge in 2002, when we applied to Hume City Council to build a second dwelling on this 40 acre (16 hectares) property which has been owned by our family for in excess of 50 years. We are now retired and wished to have our son residing nearby. Due to zoning regulations we were only permitted to build a "granny flat". Also in 2004 an investor made an offer to purchase this property for an agreed price. It was anticipated by the investor that the Green Wedge boundary was going to be adjusted to Mickleham Road. This did not happen and the proposed purchase then requested an "eight" year settlement. We believe it is an imposition on property owners to find that your property cannot be used as you wish.

There is a small group of properties on the north eastern boundary of the Hume Green Wedge who are affected similarly to us. Property owners who border onto quickly developing suburbs, such as, Craigieburn Roxburgh Park, Greenvale are very disadvantaged. We have increased volumes of traffic on a minor road due to these developments.

We do not receive compensation from Government or Council for what we are told is the privilege of maintaining this Green Wedge.

The area to Melbourne's north has "natural Green Wedges", for instance:

Tullamarine International Airport and surrounds

The Deep Creek between Bulla and Sunbury, this area is not suitable for residential development and would make a wonderful National Park.

Woodlands National Park – which is a significant open area with native flora and fauna.

The Greenvale Reservoir and surrounds.

Outline what has worked well in relation to implementation of *Melbourne 2030*?

(insert text here)

Recent community meetings held by the Hume City Council, were mainly attended by residents who feel as we do. Not very much positive was forthcoming – however most people felt that developing National Parks and compensating landowners accordingly was one way of protecting open areas around Melbourne.

What do you consider to be the biggest challenges in implementing *Melbourne 2030*?

(insert text here)

Treating landowners who find themselves locked into a Green Wedge situation with due consideration. LONG TERM landowners must be compensated in some way. We now find ourselves on the Age Pension, when we always considered this to be our superannuation. We would have lived our old age as self funded retirees, not needing to be supported by the Government. Now who knows when this may be able to happen.

Outline which aspects of *Melbourne 2030* implementation you consider to be vital for Government and/or Councils to focus on in the next five years.

(insert text here)

Governments and or Councils need to have respect for residents who are impacted on negatively by the Melbourne 2030 Plan. Green Wedges seem to be creating the biggest headache. If people buy into an area knowing the situation, then that is their responsibility, however if like ourselves, and most of our adjoining neighbours, our property was owned by our family many years before the Green Wedge was ever thought about. We need to have our rates subsidised by the State Government, either directly, or by the Council. There has been a steady increase in our rates over the past 5 years. It is difficult for pensioners to accommodate this increase on a yearly basis.

Are there any issues particular to your local area relevant the Audit of *Melbourne 2030* that you wish to highlight?

(insert text here)

We find the situation of the northern part of the eastern boundary of the Hume Green Wedge rather amazing. It meanders through rural land when just 1 or 2 kilometres to the west is Mickleham Road. This would be a significant boundary and easily understood by all.

Mickleham Road is a main northern access road from the Tullamarine Freeway. Most of traffic turns east off Mickleham Road as this is the direction of the fast developing areas, Greenvale, Roxburgh Park, Craigieburn and to a lesser extent Mickleham. We live on Craigieburn Road, just east of Mickleham Road. The amount of traffic that now needs to access Craigieburn via Craigieburn Road is growing "daily".

This was once a quiet rural area, we now border on a bustling and growing suburb, we can see and hear the development as it comes ever closer. Yet we are told by the Government that we are not entitled to be a part of it.

Is there anything else you would like to add in relation to implementation of *Melbourne 2030*?

Include attachments if required.

(insert text here)

If the State Government and local Councils are serious about keeping the "lungs of the city" green, they need consider the price, both economic and personal, being paid by landowners who find themselves trapped in Green Wedges at the Governments pleasure.

Compensation to landowners, either as ongoing payments, or the Government offering to purchase land outright, at an appropriate price, to maintain open spaces needs to be high on the list of considerations when reviewing the Melbourne 2030 Plan