

Land Owners Rights Association Inc

Submission

Re Fresh Plan Melbourne

12 December 2015

Well here we go again. Having another opportunity to have a say and after reading the discussion paper nothing has changed only more and more of the same old jargon as we have read before. Just something to write about for the members of the public only to fall on deaf ears when all is predetermined by those with no hands on experience other than sitting at their desks looking out their windows with vested interests only. Looking back we had Melbourne 2030? Which was so well thought out that it was replaced soon after by Melbourne at 5 million? M2030 had a 25 year vision and was SO visionary that it collapsed within 5 years. And now, the far seeing visionaries want to repeat the failed visions with more visions.

Seems to be more about personal party politics, political gain with high paid jobs leading the way. Facing their own challenges towards the next election and promises to those holding their own ideology based on personal gain and self gratifying control over the unsuspecting members of the community.

Melbourne has been voted the most liveable city in the world but the way it's going with its entire high rise aspect will suffer the consequences in the future if left to continue. Refresh Melbourne will be another disaster as its previous plan if authorities continue to disregard the present system. If you want a change in the right direction then you need to get tough without the left sided resistance to do so.

Melbourne planning progressed satisfactorily for many years until favours had to be made to win votes. And the most ill conceived piece of planning tool brought forward to achieve this is the green wedge legislation in which all members of the community are now paying dearly for.

Today this legislation is outdated. Green Wedge Zoning ALWAYS equalled URBAN HIGHRISE.

We can only sustain the continued cult of high rise, **IF** the government pays attention to the cost of Water, Waste water, Gas and Energy supplies, Energy supply reliability, Transporting people around the city and the disaster which will be the distribution of food and the removal of rubbish. The logistics of providing this engineering solution will be prohibitive and will have to be paid for by the people.

There are insufficient resources available to do what is required. If the engineering is not done, the city and state will suffer by reduced standards of living. Conversely, more housing land at the city fringe would allow more economical development. Infrastructure would be cheaper if it was done in a green field site. We need more land supply to address the many new homes we need for the community at large if the population continues to increase.

Unfortunately for the ALP, and its Green Wedge sledgehammer approach to 'conservation' has made housing unaffordable to those who vote for it. All the vacant land at the fringe is in ALP territory and those

lucky ALP insiders who were able to short circuit the system of planning corruption have had their success. The ALP is captive to its controllers; CFMEU, , the Greens, and the Public service.

This legislation has to be repealed if we are to increase land supply needed for the many benefits and improvements needed when it comes to planning for the future.

Over the years since the introduction of green wedge legislation has given us-

- Lack of affordable housing
- Lack of available land supply (this is achieved only when it suits the UGB to shift)
- No or unsuitable infrastructure in Growth Corridors
- No Employment opportunities
- Environmental uncertainty
- Exploitation of environmentalism
- Fire hazards
- Road congestion
- Unacceptable transportation
- Personal stress
- Further increased congestion on our roads as population increases and high rise takes over
- Increased high rise putting more pressure on current infrastructure
- Green wedge private land sitting idle doing nothing
- Loss of Private Property Rights
- No concern for those living outside the UGB holding onto land with no future with
- No suitable alternative uses. The drought is compounding this situation.
- Banks not willing to lend money to green wedge land-owners, because the land is effectively worthless.

If we are to move forward in making Melbourne a better place, we must repeal the Green Wedge legislation and start utilizing unproductive land closer to the CBD. Most of these green wedges left idle are no more than between 5 to 15 acres at best. This makes them difficult for developers to buy and subdivide due to the 100 acre allowed for subdivision. Changes in the Victorian planning scheme must be made a priority to be successful.

Stop taking more productive land in growth corridors farther away from the CBD use logic and common sense. A good example is the new Costco in Moorabbin which now provides over 300 new jobs to the area.

How ironic is it when we are told to protect agricultural land for future food production when nobody wants to buy it or work it because of lack of water. *The government should be assessing land for its best use and plan accordingly.* The current direction is only to benefit developers and local councils.

Lora suggests and recommends the idea of having Employment Centers (hubs) surrounded by housing along with bike paths (if people want to ride bikes to work or go to the shops) Increase connecting bus services to and from train stations etc...to facilitate employment centers and homes. This would help to relieve congestion on the roads and use of the family car. At the same time creating employment opportunities close to home and services.

Currently most people going to work from any particular growth area spend more than an hour to travel to and from work. Adding the stress and wasted time in their lives that could be better spent with family or doing other needed things in life. Any wonder why depression has increased over the years including the frustration people feel on a daily basis.

By utilizing idle land within green wedges will bring sustainability when it comes to-

- ✓ Affordable housing
- ✓ Land supply
- ✓ Employment opportunities
- ✓ Shopping centers
- ✓ Medical centers
- ✓ Post offices, schools etc...
- ✓ Provision of local schools and kinder gardens near by
- ✓ Going to work and
- ✓ Going home, with many in walking distances
- ✓ Use of public transport etc...
- ✓ Keep pace with population increases and maintain livability
- ✓ Create public access to parks and gardens complimenting residential living
- ✓ Better transportation needs
- ✓ And most importantly enhance the environment by improving the surrounding aesthetics
- ✓ Less congestion on our roads
- ✓ Less stress
- ✓ Re introduce the UIZ (urban interface zone) a rural lifestyle living zone of 1 or half acre lots that would benefit and improve current environmental factors of degradation.

Areas close to Metro Melbourne like Nillumbik, Manningham, Melton, and Kingston, have in the past and present described as non growth areas, but all have the ability and the infrastructure to give the community what it wants and needs.

Lora understands the original concept of the Green Wedges was at the time a product of good planning. From bitter experience, we now know they are only good in theory. This proven also by the Melbourne 2030 failed plan, and now Melbourne at 5 million. The elimination of the unproductive Green Wedges will give strength to better infrastructure, house the growing population, obtain more job opportunities and give its people the continued liveability and a softer development approach in our City.

Federal, State and local governments can still retain some certain Green wedges that need the preservation and conservation by locating its true bio diversity. Governments of the day can show to be serious about green wedges by acquiring this land back to the public domain to be held in perpetuity (at least 99 years). Conservation and preservation at its core value should prevail, not forced on to unwilling private landholders. Planning tools and mechanisms of the day will still be needed to make sure that land is not used to cause a nuisance.

Thank you

Yours Sincerely

(President)

(Secretary)

Committee Members