



"sergio simoni"
<serg.simoni@optusnet.com.au>
11/10/2009 10:19 PM

To <osisdc@parliament.vic.gov.au>
cc
bcc
Subject Re: Submission against the Urban Growth Boundary Extension

11th October 2009

Mr Sean Coley, Executive Officer
Outer Suburban/Interface Services & Development Committee
Parliament of Victoria
Parliament House, Spring Street
East Melbourne Vic 3002



Dear Sir,

I wish to object to the proposed change to the Urban Growth Boundary. My name is Sergio Simoni and I am 56 years old and have lived on my 4 hectare property in Mount Cottrell for the past 20 years. I chose to buy here for the lifestyle and paid high interest rates of 13.5% on my mortgage not like it is today at 5-6%. Our family has lived here without all the services available in suburbia such as sewerage, town water, made roads, street lighting, footpaths, a power supply that fails constantly and a telephone line that has constant static in it. However we accepted the lack of services for the lifestyle, that is my sons being able to ride horses, have a motor bike, learn to drive in the back paddock and to go yabbing in the dams before the drought hit.

We are zoned Green Wedge and were told this would stay in place until the year 2030.

We then find out by way of a flyer in the letterbox that the Planning Minister is proposing to extend the urban growth boundary and my property is to be included. Most of my neighbors are of European background, some cannot read or write English, many are much older than I and they have lived here 30 years or more. They threw this flyer out not realizing the importance of it. We were not officially told by the government until we received a letter addressed to the landowner dated 18th June'09.

If our property is rezoned to residential, our local council rates will rise by ten fold, as Wyndham Council have done this to property owners on Ballan Rd, Wyndhamvale, some 4-5 years ago when their properties were rezoned. These property owners still do not have sewerage nor town water but they are paying exorbitant council rates.

On top of that the Minister for Planning has decided to propose an Growth Area Infrastructure Contribution of \$95k per hectare if we decide to sell and move on, this equates to \$380k on our 4 hectares. The Planning Minister says our properties will increase in value, but they haven't increased in value for those property owners on Ballan Rd who have been waiting 4-5 years. Also in the past, all services were provided by the developer, who in turn passed on the infrastructure cost to the land purchaser, which equated to approx \$7k per house block. Why do we have to pay for these services for the new home buyers, when we have never had them. The new home buyers receive grants as well, we have never received any grants. It is totally unfair.

This is a very stressful time for all of us in this area, none of us have any superannuation to speak of,

as compulsory superannuation hasn't been in for much longer than 20 years or so and then it started at 3%. My long term plan was that when we became too old to look after the property, we would sell and move into a retirement village and become self funded retirees, with whatever money we had left over, but this won't happen now.

On todays prices, I could not even buy a basic 3 bedroom home in Hoppers Crossing with what I would be left with, after paying this Growth Area Infrastructure Contribution.

The Minister for Planning has it in his head that we are property speculators, "4 hectares, property speculators" I think not. He doesn't care about the people who have voted his government in. Only last week he agreed to change the route of the proposed Ring Road, at the request of several developers, as reported in The Age newspaper, but he is not acknowledging the stress he is putting the average family through, who is affected by this.

Please do not allow them to extend the Urban Growth Boundary.

Regards

Sergio Simoni
50 Gard Road
Mount Cottrell 3024