

Mrs Janine Baird
95 Sheppard Drive
SCORESBY VIC 3179

12 October 2009

Growth Areas Authority
Victorian Government
Development Committee – Call for Submissions
Planning Melbourne
PO Box 1166
CARLTON VIC 3053

By email: planning.melbourne@dpcd.vic.gov.au

Dear Sir / Madam

**Re: Urban Growth Boundary / Region Submission
Alternative Options Submission Form - Additional Submission
Comments.
Corner Leakes Road and Sayers Road Mount Cottrell**

It has come to my attention that the Development Committee has called for submissions with respect to the Outer Suburban / Interface Services and Development Committee.

I have previously lodged my submissions with respect to these matters but I note that although I received an acknowledgement on my second submission dated the 21 September 2009, I did not receive any further notification of the proposal for the development committee to sit later this month.

In my earlier submissions I have set out matters which I think are relevant but there are some further matters which are more of a personal nature which I think also should be taken into account.

I am a widow aged 63 years of age and I operate full time my own separate business of Corporate Uniform Manufacturing Sale and Distribution. My late husband and I purchased our farming properties which included the present site on the corner of Leakes Road and Shannahans Road in the early 1990's. This area comprises approximately 151 acres and we had purchased two other adjoining sites on the corner of Dohertys Road and Leakes Road where we built our farmhouse and working sheds.

My husband worked full time down on the farm there until his death in October 1996. My son and his partner also worked part time on the farming properties as well as on his own property.

My late husband had grown up on farms and the family had intended to revert back to farming activities which is why we had acquired such significant land holdings in the area.

Like other farmers in the area we have weathered the usual problems with almost 15 years of continuous drought and the consequent problems of trying to maintain livestock with very limited natural growth and of course restricted water and of course the constant problems with maintaining fences etc.

We have cropped this particular remaining property although a couple of times the crops have failed miserably and we have never really got a solid crop from this area.

We have also maintained a small herd of cattle as we need to move the grazing cattle from the different properties in order to enable them to pick up the best of what is available.

With the introduction of various obnoxious weeds particularly serrated tussock and thistle and some broad leaf weeds the area has required constant maintenance with various toxic poisons for spraying which include roundup and various other types of poison and weed controls.

We incorporate this area into an Urban Growth Region is I believe the most appropriate way to ensure that there is no further spread of the noxious weeds, but to actually get some beneficial use from the land in terms of establishing and generating a livelihood it appears that the development proposal is the most likely to have a benefit for all concerned.

However I am unable to comprehend why logistically the Outer Metropolitan Ring Road has been actually placed right up against the boundary of the Outer Regional Growth area.

In the original proposal this Ring Road ran along the Western Boundary of my property.

With the revised alternate options this Ring Road was moved some considerable distance inside my property. Of course it has had a similar effect on many other properties in the area.

It seems to me though that if this is to be a major Ring Road then it should be placed some distance further west of the boundary of the Urban Development Area.

I have referred to this in my further submissions of the 21 September 2009.

If this is to be a Ring Road and a proper Freeway type connection then it appears that the Logistical exercise of placing this next to the development boundary is ill conceived. The logical placement would be some distance considerably further west

where it would come in off the Geelong Road through some of the far western areas across up towards Melton and Caroline Springs and which then arterial roads can traverse north south east and west and bring traffic onto or away from those areas. It appears to me to be an artificially created boundary.

To place this boundary there and not allow then development on the western side of that boundary appears to lack economic and cost effective common sense. Any cost benefit analysis would seem to indicate that either both sides of the road would be developed be it for residential, commercial, industrial or otherwise as the location is already there and the use is available. To place this either through a Native Grassland or a Farming area means that any traffic pollution which might be caused will of caused contamination to the surrounding areas but to transfer it significantly further away, means that the traffic flow will be probably less intense on that road but more appropriately used with a transverse arterial roads connecting the points in the other directions.

When my husband and I purchased the properties the intention had been that this would be our retirement area for farming. We did not anticipate that the development would move to this stage nor move so quickly if it was going to move and as a result it has caused us particularly subsequent to my late husband's death to reconsider the practicality of continuing to farm. For this reason I was left with little option but to sell up part of the property but the intention had been to retain the present Leakes Road property as a paddock where my son can continue to crop and graze his cattle as he does not keep them on his Bulban Road site.

As a family though, we have been effectively prevented from continuing farming.

The Leakes Road property is insufficient in size and production to sustain ongoing farming, with my son's land now being identified as possibly being set aside for native grasslands only the whole family is now wiped out from any future farming activities. It is meant that we have now had to reassess our whole future lifestyle and although one might say that the payment benefit is compensation it is not really when one looks at having to be directed to change one's lifestyle late in one's life and ones whole dreams and activities through life are now turned directly on their heads.

I respectfully request that the Committee consider the whole idea of a major realignment of the Ring Road and the whole present concept.

It seems to me rather extraordinary that between the time of the first submissions and the second submissions a new alignment for the Ring Road could be made whereas the original one must have taken some years to develop and produce and gain it seems to me that there are such diverse considerations that a decision should not be made within a matter of weeks or months just to meet some posed time line without proper and due consideration to all of the impact financially, environmentally and personally on parties involved.

I trust that you will reconsider the alignment of the boundary.

Yours sincerely
Mrs. Janine Baird