

The Secretary  
Legislative Council Select Committee on Public Land Development  
Parliament of Victoria  
Spring Street, Melbourne VIC 3002

15<sup>th</sup> September 2007



LEGISLATIVE COUNCIL  
Select Committee on Public Land Development

Submission No: 32

Received on 18 September 2007

Attention: Mr Richard Willis

RE: Green Wedge (M2030) Classification Objection

Dear Sir,

We are the landowners of 625 Manks Rd, Clyde (City of Casey) and we urge you to carefully read and consider our objections to the M2030 strategy that has classified our land in the Green Wedge zone. We are very concerned with the existing classification as we feel this policy discriminates against private landowners in this area whilst some public land such as Royal Park has been allowed to be sold off for development.

We want to make it clear that in the early 1970's, when we purchased this land, there was no Green Wedge classification impacting our land. It was our understanding that we had legal rights to subdivide this land. These rights have been taken away from us without any compensation. The Green Wedge classification was imposed onto the landowners without any opportunity to put our arguments forward. Why should our private land be declared 'open space' when it could be used to supply the growing demand for affordable small acreage properties?

Since purchasing this land we have endured hard times with drought conditions, and have established that the property is not a viable farming property as running costs far exceed any income derived from cattle kept on the property. In fact, we have incurred substantial losses over the years simply to maintain the property. Increasing council rates, drainage costs and repairs to maintain the farm have forced us into a very difficult financial situation.

It was our plan and dream to build our retirement home on part of the property whilst subdividing the remainder to enable our children to build their own homes on separate titles. Also, we had expected, and counted on the subdivisions to provide for our independent retirement, rather than having to turn to the government for a pension handout.

We have toiled for thirty years to keep the ownership of the property affordable and prior to this we put all our savings into the deposit to purchase it. The M2030 strategy has quashed our dreams and made a lifetime of sacrifices seem futile.

There are many good reasons why this area should not be classified as part of the *Green Wedge*; some of which include the following:

- It can be argued that the land is not by definition *Green Wedge* land because it does not contain any Australian native Flora or Fauna and it is not their natural habitats. It is also not tree lined but bare flat land that is not viable for commercial farming. It is more suitable for small acreage hobby farms.
- If this area was able to be sold off as small acreage properties, the vegetation may very well be significantly improved as new property owners plant trees making their properties more attractive.
- There is a definite demand for a small acreage property as I have had several enquires made to me in recent times. Removal of the *Green Wedge* classification may help to alleviate the rising costs for land and home purchases, as there would be more affordable land available to supply the growing demand. Furthermore, most of the necessary infrastructure needed is already in place.
- With the close proximity of Cranbourne, small acreage properties would surely compliment the existing land use in the area.

We urge you to please reconsider the classification of our land as part of the Green Wedge so that the landowners surrounding our property have their rights reinstated to do as they had intended when the properties were purchased. This will enable Melburnians wanting to purchase their own small acreage property to do so.

We ask you to please voice the issues we outline in our letter to the Select Committee on our behalf as we are not able to be present. An acknowledgment of receipt and response to my letter would be greatly appreciated.

Thank you.

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