

22nd September 2007

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

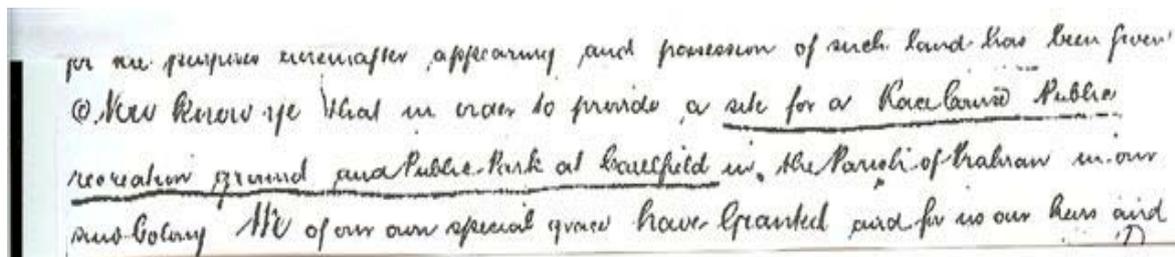
Dear Members,

Re: Submission to the Legislative Council Select Committee on Public Land Development

To me "The Garden State" conjures up a vision of public parkland used for recreation, interspersed with urban development. It provides "a breath of fresh air".

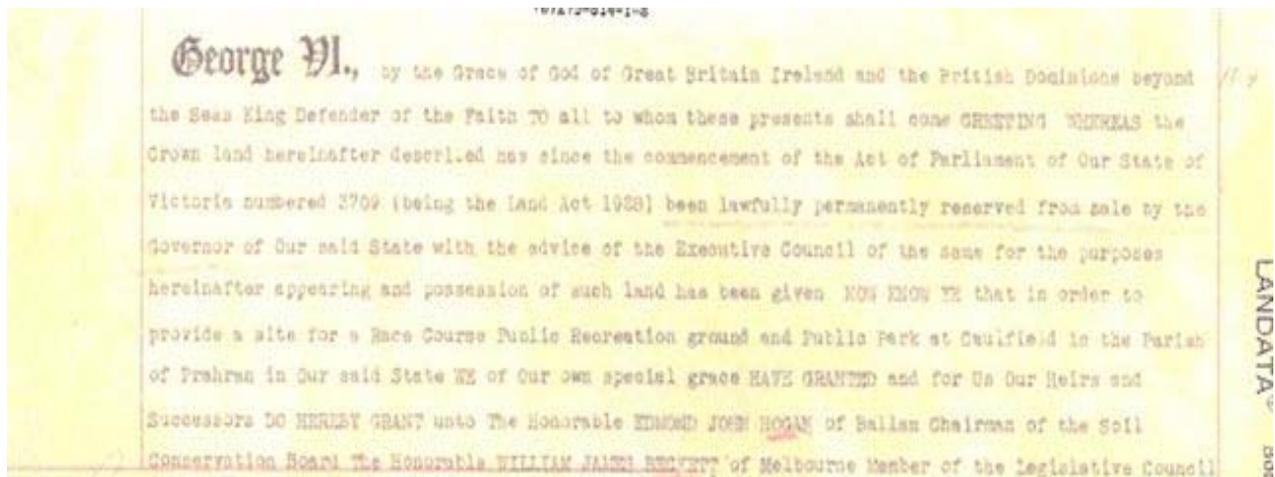
Our forefathers had such a vision when, on the 31st August 1858 her Majesty Queen Victoria set aside an area of heath and swamp some 7 miles south-east of the GPO and some 30 times larger than the MCG's playing arena, for the joint use as a "Race Course, Public Recreation Ground and Public Park".

This area is worth well over \$1 billion.



for the purposes hereinafter appearing and possession of such land has been given
© Now know ye that in order to provide a site for a Race Course Public
recreation ground and Public Park at Caulfield in the Parish of Prahran in our
said Colony WE of our own special grace have granted and for us our heirs and

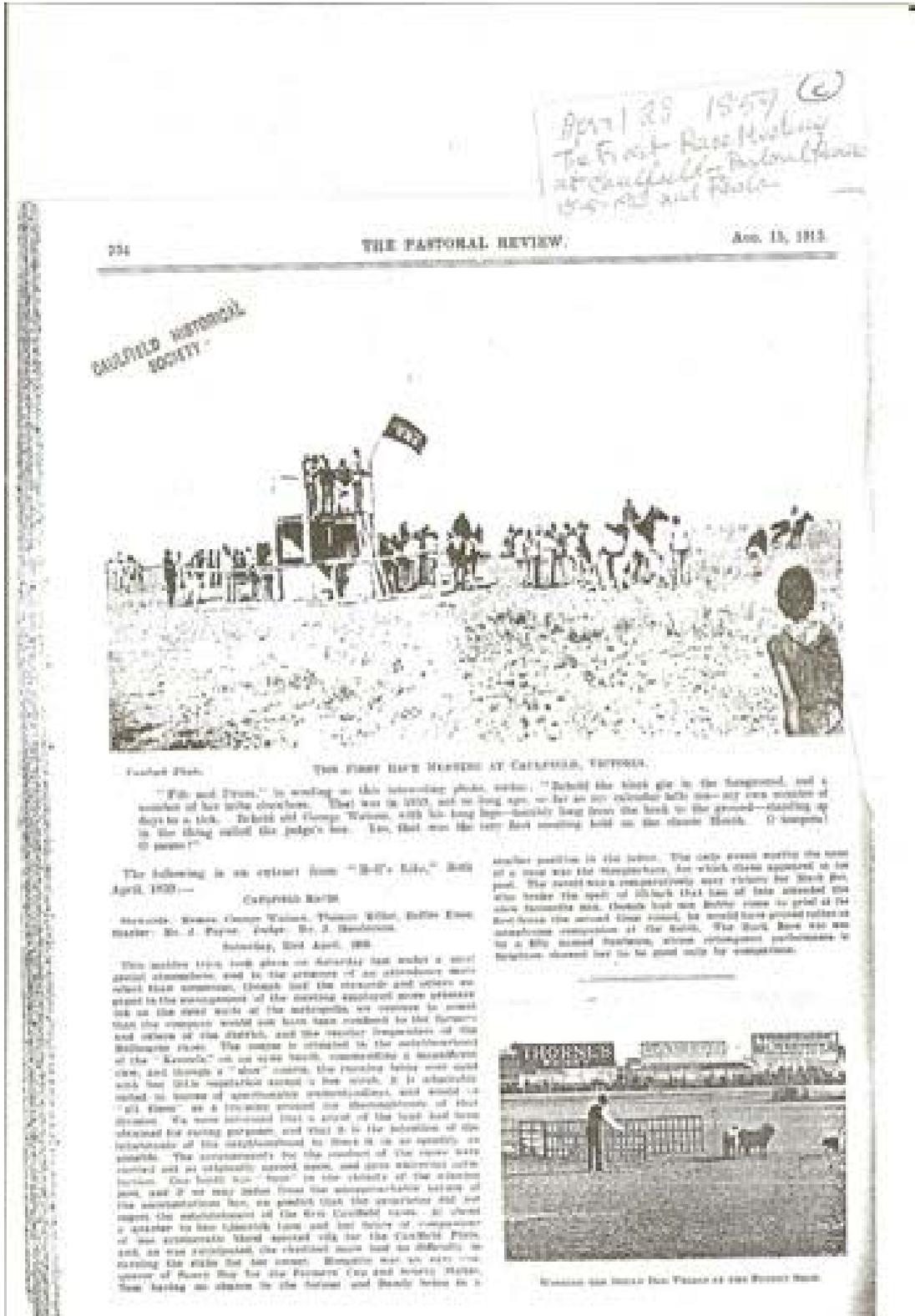
This was ratified by George the sixth in 1948.



George VI, by the Grace of God of Great Britain Ireland and the British Colonies beyond
the Seas King Defender of the Faith TO all to whom these presents shall come CHEERING WHEREAS the
Crown land hereinafter described has since the commencement of the Act of Parliament of Our State of
Victoria numbered 2709 (being the Land Act 1928) been lawfully permanently reserved from sale by the
Governor of Our said State with the advice of the Executive Council of the same for the purposes
hereinafter appearing and possession of such land has been given. NOW KNOW YE that in order to
provide a site for a Race Course Public Recreation ground and Public Park at Caulfield in the Parish
of Prahran in Our said State WE of Our own special grace HAVE GRANTED and for Us Our Heirs and
Successors DO HEREBY GRANT unto The Honorable EDWARD JOHN HOVAN of Ballan Chairman of the Soil
Conservation Board The Honorable WILLIAM JAMES BERRY of Melbourne Member of the Legislative Council

LANDATA
100

On the 23rd April 1859 "The Pastoral Review" published, on page 754 (sure beats Saturday's Age!) a record of the first race meeting conducted at the track. (One would have to admit today's magnificent grandstand makes viewing somewhat easier.)



The Caulfield Racecourse Reserve is administered by Trustees — six appointed by the Victorian Government, six by the Racing Club (the MRC), and three by the Local Government (The City of Glen Eira).

Unfortunately over the intervening 150 years the public beneficiaries (Public Recreation Ground and Public Park) have had little influence over the development and maintenance of this reserve, and indeed the Trustees have now delegated these functions exclusively to the MRC. Similarly, the income generated, instead of being shared among the three beneficiaries, has gone exclusively to the racing industry, which now has extensive landholdings, shown in blue, in the immediate vicinity.



Glen Eira Council is currently dealing with a Master Plan prepared by the MRC (on behalf of, and ratified by, the Trustees). It has been rejected as inadequate.

In my opinion the acceptance of this Master Plan would mean the end of a golden opportunity to turn this entire area, likely comprising some 100 Hectares, into a world's best sporting complex.

The MRC's Master Plan would insensitively turn the northern MRC land into a high-density mass of buildings, and the centre of the reserve into a car park.

As you can see from the above photo, this site is adjacent to the Caulfield Railway Station, serving both Dandenong and Frankston lines, and adjacent to Dandenong Road and the Monash University. It is serviced by trams and busses, and is close to the recently expanded Chadstone Shopping Centre, adjacent to the Glen Huntly Park (more a single, over-used oval), and close to the botanic Caulfield Park.

This is an opportunity too good to miss.

Racing attendances have been falling. Income comes mainly from gambling. I believe by opening up of the Reserve, and the development of ancillary sporting facilities in and around the racetrack, racing would receive a new lease of life. It would also generate an income over and above that presently received from the various non-racing functions that the MRC has promoted on this crown land.

I would appreciate the opportunity of working with the MRC to develop this Public Land into an unrivalled sporting complex. As Australians we pride ourselves on our sporting prowess, and this would provide an opportunity to develop the facilities necessary to train and develop our sports-persons.

The land is there for the development — do we provide yet another mixed-use commercial development or do we build a unique sporting centre on this wonderfully located site? There is no equivalent anywhere else in Australia.

I have attached copies of the various documents to which I have referred, and would appreciate the opportunity to personally address the Committee on these matters.

Frank Penhalluriack.
345 Hawthorn Road
Caulfield 3162.
0416 006 526