

**Submission to**  
**The Select Committee**  
**On Public Land Development**

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

Mr Richard Willis

Dear Sir,

As a long term resident of the City of Kingston I would like to express my disappointment on the continued development of public land/open space and the mistreatment by government towards the landowners in Heatherton on Green Wedge land.

The terms of reference relating to-

- The sale or alienation of public open space for the purposes of private development; and
- The sale or alienation of public land for development and the relationship to the Victorian Governments Melbourne 2030 policy and Green Wedges.

Examples of first reference above are '**Chicquita Park in Mentone**' long regarded as a park and open space by residents of the area. Previous owner was the Government department of Defence who up zoned the land to residential and sold off to a property developer on which will be a 56-house high rise development, a feature of the M2030 policy.

After five years debating over this piece of land VCAT, which, promotes the M2030 with its high density planning initiative, approved the development to go ahead. Why does the government continue to implement the M2030 when there is such angst among the communities for high-rise in the suburbs?

From the local publics point of view that Chicquita Park had been used as a purpose of leisure why have it taken away from them, why didn't the government keep the land for the public knowing the importance of open space for its residents? And why did the Government allow this to happen when there is available land in the Green wedge?

Was it so that the government can score their financial gain while the community has to except the outcome only to find another park hopefully not too far away?

The most recent of open space to disappear is the '**Moorabbin Public Golf Course**' on the Moorabbin Airport site, owned by the Federal Government awaiting development for industrial uses in mid 2008.

Having been used for the past 25 years why won't the Government finance a new public golf course in the Green Wedge to replace the one being lost for its intended development by the government and allow the community to continue to enjoy the use of a public golf course?

The last example is the '**Kingston Centre**' on the corner of Kingston Rd and Warrigal Rd that is catering for the needs for old age care and rehabilitation centre owned by the State Government, having been partly sold off to Australand and Mirvac with high-density housing estates. Why is the government developing on public land when landowners in the green wedge are being denied the right for development of any kind?

In relation to the above mentioned brings me to the example of the second reference above, which is for the '**Chain of Parkes Open Space Project**' by Parks Victoria. For the many years the people of Heatherton and surrounding communities have been awaiting this project to go ahead without having Green Wedge landowners being their open space.

This dictating Labor government continues to regard Green wedge landowners to represent open space for the community at their expense while at the same time developing their own open space for self financial gain. The M2030 legislates the protection of Green Wedge while it takes away its own at will. Why does the government peruse to sell their own lands and deprive private landowners from doing the same?

The '**chain of parks**' was a plan by Parks Victoria leading up to the closure of its sand pits and quarries in Heatherton knowing full well that the sustainability of market gardening in the area was non viable to continue as a land use. This project has been put on hold while the landowners continue to remain as open space and forced to pay urban rates on lands with no sustainable financial return. There is an opportunity through this public land enquiry to give back its promise and implement this project to be the open space as intended.

In conclusion- The Victorian M2030 strategy and its green wedge policy in my view has lead the housing affordability crisis in Victoria and I urge the Select Committee to use this Parliamentary enquiry into establishing that Government is selling its own land and using its own planning powers to zone land to whatever zoning suits its purpose, while at the same time preventing private landowners from the potential value of their own land, by use of artificial barriers known as the UGB (urban growth boundary) which is giving the right to develop on one side of the road only to discriminate the other.

To put it simply, Landowners with Green Wedge land are forced into providing open space for landowners inside the UGB, while at the same time the government sells its open space inside the UGB.

I will NOT be able to submit in person due to the care of my child. Thankyou for the opportunity to have my say and hope you consider all of the above at the Parliamentary enquiry.

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