

# Goodbye green wedge

State plans will wreck our quiet rural way of life

**RED HILL village and its surrounds – in fact, all of the peninsula's green wedge zones – will be radically changed by proposed State Government planning laws.**

**You can help stop this from occurring.**

The changes, the most radical ever conceived in Victoria, would open up our precious green wedge zone for a development free-for-all.

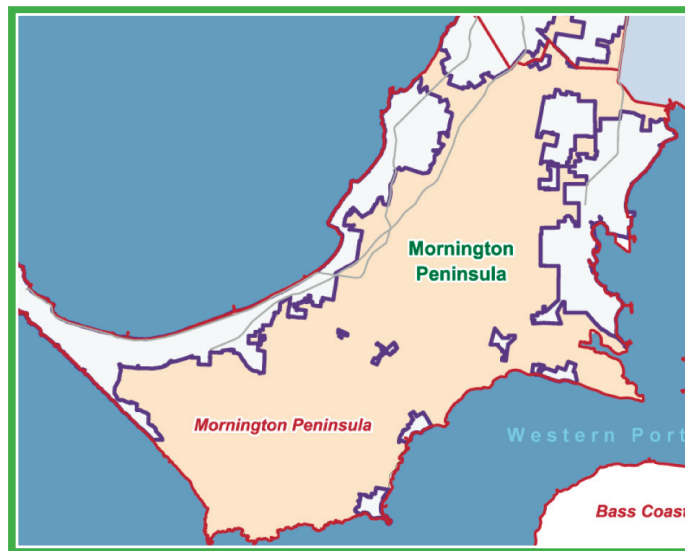
The Government has also announced it will permit private tourist development in national parks, threatening Point Nepean and Arthurs Seat, as well as the Mornington Peninsula National Park.

A development such as the massive Chateau Elan hotel/conference centre proposal near Greens Bush, could now be applied for inside the park. Strong community action defeated Chateau Elan – as well as a 150-room licensed hotel proposed for Tidal River in the 1990s.

Here are some of the new activities that would be allowed in the green wedge zone under Planning Minister Matthew Guy's plans. The new or radically amended uses are marked in red. The last three proposed uses require no permit.

- ◆ Schools, primary and secondary
- ◆ Abattoirs
- ◆ Restaurants of any size with no patron limit on any piece of GW land
- ◆ Convention centres ditto

- ◆ Group accommodation ditto
- ◆ Display homes
- ◆ Service stations
- ◆ Residential buildings
- ◆ Sawmills
- ◆ Corrective institutions (aka "jails")
- ◆ Research centres
- ◆ Rural stores



The tan area is green wedge, which comprises 70% of the peninsula.

- ◆ Primary produce sales
- ◆ Rural industry

But that's just the start.

In urban zones new shops would be allowed on land adjoining existing shopping centres for a distance of 100 metres on either side. Imagine the Red Hill shopping precinct continuing for a

further 100 metres along Shoreham, Point Leo and Red Hill roads, possibly on both sides of those roads.

Much of this development would occur without neighbours having the right to object. This right is taken away in a shocking restriction of ordinary democratic processes.

Look at the list of uses and the near-certain green wedge outcome: fast food shops with their gaudy advertising springing up like mushrooms along the roadsides leading from Red Hill to Shoreham, Point →

Leo, Hastings and Dromana. Watch out for schoolchildren being dropped off or picked up, or backpackers used to US traffic rules crossing the road. Beware of traffic entering or leaving service stations, rural stores and restaurants.

Red Hill Community Action will oppose this wrecking of our quiet rural environment. We strongly recommend you do the same, by writing a submission opposing the planned changes to Planning Minister Matthew Guy. See his address in the panel at right.

This can take the form of an ordinary letter, stating simply why you value the Red Hill and Mornington Peninsula's green wedge areas and the – up until now – agreement between all political parties to keep urban uses such as those mentioned above out of it.

Also consider sending a copy of your letter to Mornington Peninsula MPs Martin Dixon, Neil Burgess, David Morris and federal Liberal environment spokesman Greg Hunt, whose father, Allan Hunt, and then Premier Rupert Hamer, established the green wedge zones in 1971.

## GW villages likely under new plans

**De facto villages could be established in the green wedge if Matthew Guy's proposals become law. Caravan parks, which are already permitted, would attract such new uses as schools, service stations, medical centres and stores.**

**Because inhabitants of caravan parks have a right to permanent occupation, such settlements would provide low cost housing in the GW.**

**Another serious problem is that the Urban Growth Boundary would become irrelevant, with**

**urban uses permitted on the GW land abutting urban areas.**

**This would totally alter the character of villages such as Red Hill and Flinders, which have such boundaries but which have been protected from development because up until now new development was restricted to land parcels of 40 hectares or more.**

**With that restriction removed and more uses proposed, the villages would lose their protection against developments up to their boundaries.**

## CONTACT YOUR MPs

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## Shire follows 'due process' on Centrepont concrete

First the concrete slab appeared by the road in front of the Epicurean Centre, with its brick wall and a large gas tank. RHCA told the shire it intruded on to the road reserve.

Our local councillor, Frank Martin, assured us it would all be removed. But only a few courses of bricks and the tank went. The rest was joined by a huge expanse of con-

crete, filling the area between the building and the slab.

Part of the new concrete also encroached on to the road reserve. The concreter appears to have realised this: part of it had "being taken out" scratched heavily into its surface.

RHCA has received a letter from Ms Claire Smith, shire manager of environmental protection and community safety. In it she outlines the shire's position on this case and on enforcement procedures generally.

Her message: "due process" is being followed. But due process can be a lengthy business.

Ms Smith also informs us that the planning permit shows the concreted area as exposed aggregate ("concrete with exposed rocks in it"). She implies that the developer could apply for a retrospective permit to vary the endorsed plan. That process could also take a long time.

Patience, dear friends, patience. The shire says it will all come right in the end. We just don't know when that will be. Nor, it seems, does the shire.



