



Warrandyte Community Association

INC. A0042350W

PO Box 75, **Warrandyte** 3113

21st September 2012

**SUBMISSION BY THE
Warrandyte Community Association Inc.
On Reformed zones for Victoria**

WCA ORGANIZATION

This submission is made on behalf of the Warrandyte Community Association Inc (WCA) and its membership of over 200 Warrandyte residents.

The WCA is the peak residents group of the Warrandyte community and has the following objectives:

- Promote all aspects of community life in Warrandyte
- Defend the character and heritage of the Township
- Protect the environment and encourage restoration and regeneration of native flora and fauna
- Protect the Green Wedge (Non-urban areas)
- Promote sporting, educational, recreational and cultural activities
- Defend and enhance community assets.

The WCA has been very active in past years monitoring developments to maintain appropriate, environmental, planning and heritage standards and assist individual residents in submissions to local Councils. The WCA authored a major submission to the Bushfire Royal Commission and is currently conducting the '*Be Ready Warrandyte*' project which has a very clear purpose of increasing the number of local households that have a current and practiced Bushfire Survival Plan.

BACKGROUND

Warrandyte has a unique and strong historical basis for its development. It features linear development along the river valley, steep treed hillsides, narrow roads, poor soils and steep wooded river banks. Residents value the township with its older buildings in its centre and houses individuality nestled in the bush. Both the township and surrounding housing in the lower density development on the northern side of the river, and west of the township, has been 'protected' by the State Park and Green Wedges which provide a green buffer and maintains the unique environmental and landscape values of the area.

Residents have fought long and hard to retain the heritage values of the township. In the past, they have also worked to retain Green Wedges, defend historic values, resist overdevelopment and

protect the Yarra River and its environs. Residents strongly resisted the introduction of dual occupancy in the late 1980s arguing that it was inappropriate for the area given the physical constraints, environmental concerns and bushfire threat. Due to strong community action, a Design and Development Overlay (DDO3) was implemented over the Residential RZ1 zone restricting development to one dwelling per lot in Warrandyte Township. This planning change was implemented by Manningham Council with the support of the, then, local MP, Phil Honeywood.

1 GENERAL POINTS

The Government's stated aim of reforming the planning zones is to ensure that they are still relevant and adequately reflect the aspirations of all Victorians.

It is stated they seek to:

- simplify requirements
- allow a broader range of activities to be considered
- improve the range of zones to better manage growth

Another stated goal of the reform is that it is designed to deliver productivity growth and drive investment and liveability outcomes for Victorians. WCA contends the first two of these goals compromises the third and that the proposals actually lead to greater uncertainty, increased VCAT appeals, reduced productivity and increased inappropriate development without good policy and planning to justify the proposed changes.

In addition, the recently announced review panel by the Minister does not inspire confidence that submissions will receive the independent review they deserve. Planning Panels Victoria (PPV) is the independent expert organization set up to review planning scheme changes when there are objections. The Planning Minister has decided to bypass this organization, specifically set up to review such planning changes, in favour of a hand-picked panel he has selected. The Brumby Government sent their proposed residential planning zone changes to PPV in 2009 for their independent assessment; why is the Baillieu Government being less transparent and accountable than the previous Government?

The timetable and process appears to reflect a predetermined outcome. One gets the impression that the drive to 'modernise' the planning scheme, in reality, means a relaxing of planning controls across all zones under the guise of "empowering local councils." Stipulating no fewer than two dwellings on a lot, decreasing minimum lot sizes, and throwing open the Green Wedge to any sort of development (with the exception of a few prohibited uses) is not reforming the planning system; it reads more like a wish list for developers and speculators.

The WCA's general concerns with the proposals are as follows:

- The lack of strategic justification and unclear direction
- The lack of a true consultation process
- A blurring of the hierarchy of zones and land uses
- The creep of proposed activities into adjoining zones without the need for a planning permit
- The 'bleeding' of commercial activities into adjoining residential areas without the need for a permit and lack of controls

- The erosion of residential amenity and liveability in the Residential Zones
- The detrimental effect of smaller lot sizes on vegetation, wildlife and environmental amenity
- Threat to the Green Wedges from increased sizes, and types, of development
- Conflicts between tourism and agricultural activities in rural zones
- The undermining of activity centres by out of centre developments
- The uncertainty of transitional arrangements
- The lack of specific detail and funding of transition arrangements
- ...and the encouraging of increased development in extreme bushfire danger areas

The WCA is particularly critical of the lack of policy underpinning for the proposals, lack of consultation and the speed of the decision making process. The State Government claims that these “reforms” were undertaken at the request of local councils to “empower” them. If this is the case, then why are both of our local councils, Nillumbik and Manningham, making submissions opposing many of the proposed changes? Other councils throughout the State are also lodging serious objections. It is clear that the State Government’s consultation with local councils was either insufficient, ignored, or both.

If a significant number of councils object to key provisions in these reforms, will the State Government demonstrate this is not a sham consultation process by putting those reforms on hold, or abandoning them? That would truly be “empowering local councils”.

The WCA has many, many detailed concerns about the proposed reforms. However, in the interest of making a concise and succinct submission, we will limit our detailed objections to a few of the most onerous and alarming provisions. In order to be constructive, we have also supplied suggested changes to address our concerns and improve upon the proposed reforms.

2 RESIDENTIAL ZONES

Under the proposed changes, the current RZ1 Zone in Warrandyte would be reclassified as either General Residential Zone (GRZ) or Neighbourhood Residential Zone (NRZ). The former would be catastrophic for the township, and it is presumed Warrandyte will fall into the Neighbourhood Residential Zone (NRZ) as is recommended in Manningham Council’s draft submission.

Even so, the WCA has very serious concerns about the NRZ:

Concerns

- a. The number of dwellings specified on a lot “must not be less than two” means the environmental character of Warrandyte Township will be severely compromised particularly with the resultant removal of native vegetation.
- b. As stated in the section entitled *Exemption from notice and review*, neighbours will receive no notification, and have no appeal rights, for subdivisions next door as long as the other half of the lot can claim to contain a “car parking space.” This is a denial of natural justice for neighbours. While this provision is unchanged from the R1Z, there is no rationale as to why the apparent existence of a car parking space should dramatically change the notification and appeals process.

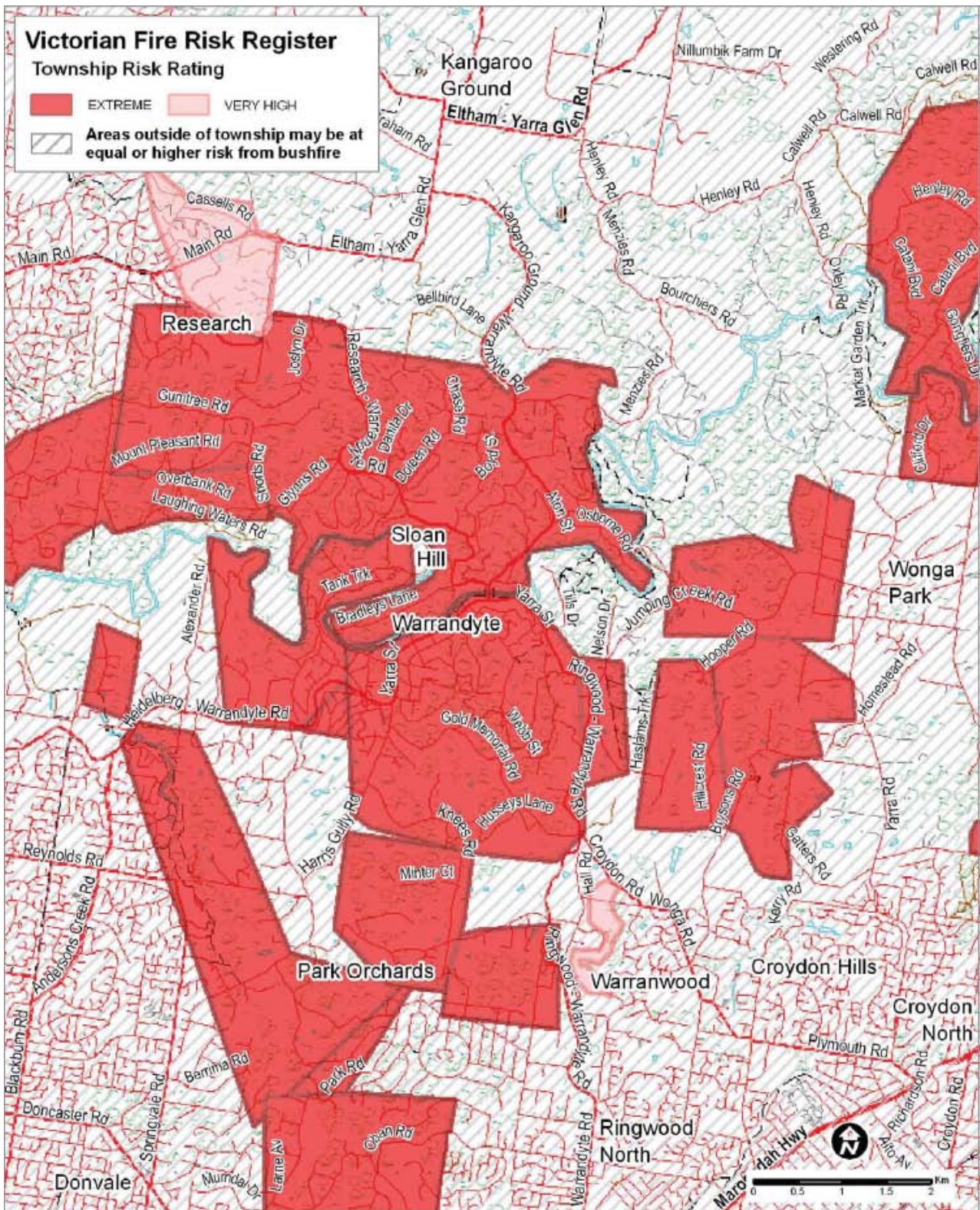
- c. It is not 100% certain how current overlays will be dealt with when they are in direct conflict with rules in the new zone; however, the WCA has obtained legal advice from a major environmental law firm that the new planning zone provisions would take precedence over conflicting overlays, and therefore the DD03 specifying one dwelling per lot would be overridden. It is not clear to the WCA how overriding local council planning provisions is “empowering local councils”.
- d. The planning change directly contradicts recommendations #39 and #40 of the Bushfire Royal Commission. Recommendation #40 makes the recommendation to “*substantially restrict new developments and subdivisions in those areas of highest risk in the Bushfire-prone Overlay*”

WCA’s major concern is that the Neighbourhood Residential Zone specifies that the minimum number of dwellings must not be less than two.

Currently there is a Design and Development Overlay Schedule 3 specifically referring to the Warrandyte Residential Area which specifies that each lot must not be developed with more than one dwelling due to the area’s environmental characteristics; existing built form and style; low density and bushland character.

WCA is very concerned that overlays including heritage, environmental significance, significant landscape, vegetation protection and the DDO3 will be amended, deleted, or simply overridden by the new planning zone rules. This would result in a significant negative impact on Warrandyte’s character and environmental values. Vegetation retention, particularly mature trees, is another area of concern as protection of the bush environment has been a very important concern to local residents. The various planning overlays have been noteworthy in conserving vegetation in, and around, Warrandyte. The WCA strenuously objects to any reduction, removal or neutering of the planning overlays put in place to protect the unique historical and environmental values of this special area.

As can be seen below, Warrandyte has been classified as an “extreme” bushfire risk area in the 2010 Victorian Fire Risk Register. This classification occurred after the terrible events of Black Saturday where fire came within about 10kms of the township. It is common sense, and the clear recommendation of the Bushfire Royal Commission, that such an area should not undergo increases in housing density which would be the inevitable result of specifying no less than two dwellings per block.



Warrandyte/North Warrandyte Risk Assessment – Victorian Fire Risk Register, December 2010

It is unconscionable that the Baillieu Government could so quickly ignore the lessons from Black Saturday and directly contradict the recommendations of the Bushfire Royal Commission---recommendations Ted Baillieu promised to implement, every one of them, should they win Government.

Recommendations:

- 1) Delete the words “or car parking space” from the ***Exemption from notice and review*** section in the NRZ (and GRZ) as part of the planning zone reforms
- 2) Delete Section 32.09-4 **Number of dwellings on a lot** from the NRZ.

3 LOW DENSITY RESIDENTIAL ZONE

All of North Warrandyte and the Warrandyte area west of Tindals Road in Manningham Council are zoned LDRZ and contribute enormously to the environmental protection and amenity of the Yarra River environs and the adjacent Green Wedges. The LDRZ is threatened by the proposal to reduce the minimum lot size from one acre to one half of an acre in conjunction with town sewerage.

Concerns:

- a) Doubling housing numbers would seriously undermine the environmental values of these areas.
- b) There would be significant loss of mature native trees to make room for new houses and minimum defendable bushfire space.
- c) There would be increased traffic for areas without adequate road infrastructure (even for existing traffic). The traffic on Research and Kangaroo Ground roads backs up for over 1 kilometre every weekday morning to cross the Warrandyte Bridge.
- d) This planning change also directly contradicts recommendations #39 and #40 of the Bushfire Royal Commission. Recommendation #40 makes the recommendation to “*substantially restrict new developments and subdivisions in those areas of highest risk in the Bushfire-prone Overlay*”

The State Government argues that changing the minimum lot size is empowering local councils to decide which minimum lot size is appropriate for their LDRZ area.

There are two problems with this argument. First, changing the local planning provisions takes time, money and the approval of the Planning Minister. If just one person objects, the council must take the time, and pay the expenses, of convening a Planning Panel hearing. Is the State Government going to provide additional funding for councils to undertake this work? Second, what happens in the meantime while the local council is working their planning scheme amendment through the long and arduous planning scheme amendment process? Applications for subdivision will be made soon after the LDRZ planning changes are implemented, and councils will have no planning provisions in place to prevent them. While the council can reject such applications on a case-by-case basis, the proponents will then just take the matter to VCAT, costing the councils more money, where they will have a good chance of winning since such subdivisions will be in accordance with the new planning zones.

With regards to Warrandyte’s Low Density Residential Zones, there is the additional very serious issue that reducing the minimum lot size, enabling subdivision of one acre blocks to half acre blocks, is in direct contradiction to the recommendations of the Bushfire Royal Commission, as detailed above. While Nillumbik and Manningham councils can spend the money, and take the time, try to undo the change in minimum lots sizes for the LDRZ, why should they be forced to do so

in order to implement the common sense position of complying with the Bushfire Royal Commission's recommendations?

Recommendation:

- 1) Create a new zone, perhaps called the Medium Density Residential Zone (MDRZ), with a ½ acre minimum lot size. 'Empower' local councils who want to increase the density of their LDRZ to submit planning scheme amendments to change all, or part, of their LDRZ to MDRZ. This proposal will save most councils a huge amount of time, money and VCAT appeals.

4 RURAL CONSERVATION ZONE

The WCA has been a strong supporter of the concept of Green Wedges and firmly believes they are invaluable contributors to the liveability of Melbourne. Without these 'lungs of Melbourne', the metropolitan area would be much worse off. The Green Wedge areas near Warrandyte are classified as the Rural Conservation Zone (RCZ), and we will address our specific concerns to the proposed changes to that zone. However, they apply, at least in principle, to the Green Wedge Zone as well.

The permitted uses in the RCZ are currently clear and transparent. Somewhat over 20 uses are listed as allowed with (or without) a permit. All other, unlisted, uses are prohibited. Therefore, everyone knows which uses are permitted---this is planning certainty for developers and residents.

The proposed changes turns this situation on its head by prohibiting 15 uses, and stipulating that **any other use is allowed with a planning permit** (along with 9 uses allowed without a permit). This is not transparent and clear. The list of allowable developments is not specified and could be almost anything subject to council approval or appeal to VCAT.

Concerns

- a) Large, new developments would see landscape and environmental values of the Green Wedge seriously degraded
- b) Ribbon development in high amenity areas could destroy the overall amenity of the area
- c) The need for hotels and restaurants to be in conjunction with agricultural uses like a winery has been eliminated
- d) The Green Wedges will come to exist in name only and their significance and importance lost to future generations.

Who knows what sorts of developments will be proposed and built in the Green Wedge after these changes are implemented? The types of development in the Green Wedge are limited only by the small list of prohibited developments and the imagination of the dodgiest developer. This is destruction of the Green Wedge by stealth as the sorts of developments the Baillieu Government, and their friends in the development industry, have in mind are not shown in the list of permitted uses.

If these changes are implemented, one can predict that every time an inappropriate development is approved in the Green Wedge by a Council, the Baillieu Government will try to wash their hands of it by stating it was “democracy in action” and that they can’t be held accountable for poor decisions made by local councils---“Elect better councillors next time.” But, of course, it will have been the State Government that changed the planning rules to enable these dodgy developments to have a chance---**not the local councils.**

An even more likely scenario is that councils will reject most inappropriate developments in the Green Wedge, only to have the proponent show up at VCAT with their QCs and not-so independent consultants and succeed in getting the council’s rejection overturned by VCAT. These will be further examples of the Baillieu Government’s peculiar interpretation of “empowerment” of local councils.

The State Government cannot guarantee that jails, huge convention centres, mines/quarries, shooting ranges, waste dumps or bars & night clubs will not be built in the Green Wedge should these changes be implemented. While it’s true that these would require council approval, or a trip to VCAT, these developments can be absolutely ruled out today; they are a prohibited use.

The proposed Green Wedge changes are not going to “empower local councils”, they are going to burden them with endless VCAT appeals and upset the large majority of their constituents. Both Manningham and Nillumbik councils’ draft submissions oppose these changes. How can the State Government claim to be empowering local councils when the councils are powerless to stop the State Government imposing these undesired changes to the Green Wedge planning scheme upon them?

Many legislative changes can be undone by the next Government---workplace relations changes are a good example of this. **However, planning changes are forever.** Once planning permits are granted to build things like jails, nightclubs, quarries and waste dumps in the Green Wedge, an incoming Government cannot revoke these permits or ‘unbuild’ the developments. The Green Wedges, as envisioned by the Liberal Hamer Government, will be lost forever. This could well be the most significant legacy of the Baillieu Government.



The Baillieu Government's Apparent Vision for the Green Wedge

Recommendations:

- 1) In *Section 3 – Prohibited* of the Table of uses, re-insert the phrase, “Any other use not in Section 1 or 2”. This would retain the transparency and clarity of the current planning zone rules where all permissible developments in the Green Wedge are listed. If the Baillieu Government wants Convention Centres to be built in the Green Wedge; then they should be added to the list of permissible uses for all to see.
- 2) Add a provision to the Green Wedge and Rural Conservation Zones exempting planning applications in these zones from Section 78 of the Act (Appeals against refusals). This would demonstrate that the Baillieu Government really wants to empower local councils by stopping their planning refusals from being overruled by VCAT in the Green Wedge.

5 CONCLUSION

The Warrandyte Community Association considers that the proposed planning zone changes have alarming implications for Warrandyte, the surrounding Green Wedge area and Melbourne as a whole. To sacrifice Melbourne's liveability, its Green Wedges and the State's enviable record on long term planning courts disaster for the Government and Victorians in the long term. These are

massive proposed changes to the planning system, and while the interests of developers appear to have been well addressed, the concerns of local councils and citizens have not.

We have asked concerned residents, during just the past week or so, to email us their concerns through our website; the response has been enormous. These comments are attached as Appendix A and comprise over 40 pages. We request your careful consideration of these comments and concerns we have received--- direct input from the local community.

We respectfully request that the Planning Minister seriously consider the recommendations in this submission and that that Reformed Zones for Victoria be referred to Planning Panels Victoria---the independent, expert body set up to review such planning changes. In this way, the Government is more likely to implement reforms that are sustainable, successful and popular. The WCA would be pleased to appear before the reviewing panel to answer questions about this submission and to provide any clarifications requested.

Yours Sincerely,



Jonathan Upson
Acting President
Warrantyte Community Association Inc.

Appendix A

Individual messages sent to the WCA from Concerned Residents

I am concerned that the use of the 'Green Wedge' zones is to be expanded to include a range of new uses which will be detrimental to these zones. These zones were specifically included to provide a buffer to housing growth in the metropolitan area and provide open, environmentally sound areas which contribute to the wellbeing of the community. Many attempts have been made over the years to reduce these areas and to zone them for other use. All previous investigations of these areas have reached the conclusion that they are valuable areas for the community and the amenity of metropolitan Melbourne and should remain as a major feature in the development of Melbourne. Government decisions to date have reinforced their retention. Former members of a Liberal Government in the Warrandyte electorate have fought hard to maintain these green wedge areas. It is saddening to now see a Liberal Government take an economic approach to development and to ignore the original intent and destroy these areas. The economic benefit to be achieved by these changes will be short lived, and generally benefit specific individuals, whereas the retention of these areas will benefit the wider community. The impact of the changes to the former residential zones can only be speculated upon until they are implemented, but it would appear that there is more chance that they will be detrimental to the community than of benefit. Once again it would appear that the benefits will generally be gained by the developer, rather than the community. In particular, the increased density in some areas, such as the areas north of the river in Warrandyte would be environmentally insensitive and contribute to more congestion when people attempt to escape from bushfires. As such, it is inconsistent with the concerns of the recent bushfire enquiry. Should the impact of these changes prove to be detrimental in various areas of the Melbourne, as is speculated by many, then obviously the impact will be felt by the Government at the next election.

Dr. Maurice Curwood - Warrandyte

I am most concerned about the proposals to increase the population density of Warrandyte. Warrandyte is one of the HIGH RISK areas identified by the Bushfire Royal Commission. We were 10 minutes away from being wiped out by the fires. There is only one road through Warrandyte, and only one bridge across the Yarra. During bushfires, this bridge will be closed to normal traffic so that the CFA can use it. On Bush Fire Alert days many of the residents plan to be somewhere else. There will always be some who stay. During some bushfires, we get no warning, so all the residents leaving on just one road is fraught with difficulties and danger. Because of the landscape and the vegetation, Warrandyte has no official SAFER PLACE for people to retreat to in a bushfire - although there is a nominated place. This means that people will have to use the single lane road to evacuate. The single lane road through Warrandyte and across the bridge comes to a standstill during busy times in school terms. If there were an attempt at a mass evacuation during a bushfire, where there was smoke, trees falling across the road etc, there would be resulting accidents and deaths. These are my main concerns about increasing the population density of Warrandyte.

Marymae Trench – Warrandyte

The halving of sizes of block required to put up a dwelling (to 2000 sq. metres) will have an extreme effect on the character of the Warrandyte Neighbourhood - where I have lived for almost 30 years. The removal of vegetation to develop blocks for housing will cause almost complete loss of habitat on the private land abutting Warrandyte State Park (WSP). Loss of vegetation will not only be required for dwelling envelopes but as blocks would be 'battle-axed' complete removal of vegetation on long driveways as well will mean long cherished habitat would be devastated. WSP will thus become a conservation island and gradually (or almost immediately) lose the precious high level habitat/conservation values as it would no longer serve as a natural habitat corridor. For habitat to be effective it must retain as many links with other like zones. (See NEROC Study - Campbell Beardsell). As well as doubling the human/pet animal population the requirements for infrastructure would be massively increased. Waste water/run-off, increase in roads, need for increase in size of roads, increase in the need for more bridges over the Yarra, would occur. The electricity and water and drainage network will probably require massive re-development (again causing MORE environmental damage). The Warrandyte Village would effectively need to be eliminated by road widening, necessitating removal of at least one side of the Village properties. If this does not happen immediately, it will quite quickly as already overflows of road traffic congest our road and block the bridge every peak period.

Loss of character in the rural conservation zones would eliminate much of the conservation value of the Warrandyte and interconnecting zones. Increase in population and reduction in vegetation will sever links which are currently abundant in the habitat of the wide number of indigenous plant, invertebrate and animal species. The Watsons Creek-Yarra Link with the Kinglake region is at present a corridor of premier value. The large populations of animal such as Koala, Platypus, Wallaby, Echidna and other mammals, birds and invertebrates (many rare and threatened species) will be interrupted and gradually decline. Similar loss will occur with vegetation. The enormous biodiversity so valued by science, conservationists and local residents - not to mention visitors)- will at first gradually then rapidly decline. The huge viable populations along the Yarra and up the Watsons Creek catchment to Kinglake National Park depend on a strong, conserved and improved link - currently happening. As well as Environmental Departments, scientists, conservation experts, a huge amount to public money has been spent supporting a very large VOLUNTEER workforce to maintain this - Landcare/Friends and landowners networks. Changes in these areas should only be done after wide consultation and involvement of Environmental experts. Even small changes/losses can have extreme consequences. The value of the Habitat was underlined in the NEROC Report by Campbell Beardsell. The Shire of Nillumbik and the DCE & NRE have multiple studies showing the importance to conservation in this high value area. Changes to the small village communities, allowing them to grow into towns is the thin edge of the loss of the Green Wedge, valued by the larger population of Melbourne for it's beauty and simple recreational value.

The suggested changes to the Planning Laws have come as a surprise. There has been little or no consultation with local interested parties nor advertising to inform interested individuals. Many people in this area have committed large amounts of time and energy in maintaining and developing the natural attributes/assets of the area and it seems this has been ignored despite the valuable commitments made. To put in a submission with little time to study the problems has been quite stressful. I only found out by word of mouth which seems very poor. This area is within the most fire prone in the world. The Bushfire Commission stated that no active increase in population should be encouraged. Indeed it recommended a reduction in population/possible buy-back for use as public open space.

To increase density to 1 home per 2000 sq metres (doubling the population) completely ignores the report. The government promised before it was elected that the Bushfire report recommendations would be endorsed and that policy was to follow the recommendations. This seems a complete reversal of policy.

Margaret Burke – Warrandyte

Residential zones

The clear message from Planning Minister Matthew Guy is that the changes to planning zones are driven by economic development (Dowling 2012a), and do not take into account significant environmental, health and social issues. This is unsurprising, given that he is an economic rationalist with a neo-liberal ideology. However, while economic sustainability is important, other social, environmental and health implications, which have accompanying financial costs, must also be considered. As a former lawyer and a public health professional, I strongly oppose the proposed changes, and recommend that an independent health, social, environmental and economic impact assessment is undertaken to produce a more informed and balanced decision about the future of Victoria's communities.

- The Bushfire Royal Commission recommended substantially restricting new developments and subdivisions in those areas of highest risk. Allowing subdivisions in bushfire-prone areas like Warrandyte and Kangaroo Ground against those recommendations is astoundingly short-sighted and grossly negligent. The roads barely support the current traffic in Warrandyte in peak hour. Potentially doubling the residents makes it all the more difficult to leave Warrandyte in an emergency. Rather than modernising Victoria's planning system, the current government's legacy may be another bushfire tragedy, with more lives and more properties put at risk, and a significantly higher insurance bill. It would also be interesting to consider the legal implications of ignoring the recommendations of a Royal Commission if increased density in future is connected with more deaths and property damage.
- Increasing the population in areas with limited local employment opportunities flies in the face of the World Health Organisation's healthy cities principles. Increasing numbers of people will have to rely on passive transport to commute to work, exacerbating sedentary behaviour, increasing the burden of disease, including the obesity epidemic, related to inactivity, and contributing to carbon emissions and climate change. If economic development is the primary concern of the Victorian government, it is important for them to consider the financial cost of dealing with the health and climate consequences of over-developing the urban fringes. Obesity is already estimated to cost Australia around \$58 billion (Australian Bureau of Statistics 2010). Glaring examples are already provided by the growth corridors in the North and West.
- There is inadequate transport infrastructure for the current population, let alone an expanding one. Local roads and the Eastern Freeway are already at breaking point. Public transport is woefully inadequate. Buses are limited, and the closest train station to Warrandyte is Eltham, where there is already insufficient parking to cater for commuters. The consequence of an increased population will be more traffic on the roads, as public transport is not a viable option. It is grossly irresponsible of the Victorian Government to consider rezoning without taking equivalent measures to ensure the infrastructure can support an increased population.
- I am sure I am like many people in Warrandyte, who moved here despite the distance from work and services, because of our understanding of the need of humans to connect with nature. There is clear evidence that contact with green spaces is

associated with reduced prevalence of depression, anxiety and other health problems, particularly for children (Townsend & Weerasuriya 2010). This is not only beneficial to residents, but it also to the many residents of medium and high density suburbs who visit areas like Warrandyte and Kangaroo Ground on weekends. The annual cost of mental illness in Australia has been estimated at \$20 billion every year (Australian Bureau of Statistics 2009), so favouring economic development without considering the health and economic implications of reducing access to green space for residents and visitors from built up suburbs is again short sighted.

- The communities affected are small, cohesive communities with a strong attachment to natural surroundings. Allowing subdivisions and growth creates a deep sense of disempowerment and will have inevitable impacts on social cohesion and community cohesiveness and wellbeing, which are again strongly associated with mental health outcomes.
- Economic benefits of development must be weighed against economic detriments. The government has suggested that economic benefits will accrue to the tourism industry, but fail to recognise that tourism to areas such as Warrandyte exists because of their natural beauty and an accessible escape from urban life for many Melbourne residents. If that natural beauty is diminished by increasing the density of those areas, tourism will also diminish.

Rural zones

Many of my comments in relation to residential rezoning apply equally to rural rezoning. It is again clear that the rezoning of rural land is driven by economic development and fail to take into account significant environmental, health and social issues. I again strongly recommend that an independent health, social, environmental and economic impact assessment is undertaken to produce a more informed and balanced decision about the future of Victoria's natural heritage. Once these areas are developed, they are gone forever. Using the Green Wedges as an example:

- The proposals are in complete conflict with *Melbourne 2030* (Department of Sustainability and Environment 2005), which described some of the roles of and benefits of green wedges as:
 - preserving rural and scenic landscapes
 - preserving conservation areas close to where people live
 - preserving renewable and non-renewable resources and natural areas (such as water catchments)
 - enabling the development of networks of open space providing opportunities for tourism and recreation
 - *significant economic, environmental and social benefits*
 - provide natural resources, such as stone or sand, and opportunities for agriculture
 - provide open spaces for city-dwellers and a home for those who enjoy living in a more open landscape
 - protect natural features that the community values.
- As discussed in relation to residential rezoning, and as recognized by *Melbourne 2030*, the green wedges and other rural areas provide an opportunity for urban dwellers to escape to green spaces and connect with nature, which has a strong association with reduced prevalence of a range of mental health problems (Townsend & Weerasuriya 2010). Depriving people of access to nature will contribute to the growing cost of mental illness in Australia, which I previously noted has been estimated at \$20 billion per year (ABS 2009).

- As *Melbourne 2030* recognised, the green wedges provide significant economic benefits, including tourism. If the green wedges are developed, the profound natural Australian beauty which attracts tourists will be irretrievably diminished, and tourism will suffer equally. How extraordinarily short-sighted, if not disingenuous, of the government to claim that development of the green wedges will in fact increase tourism. If there is nothing to see, tourists will not come.
- The natural heritage of Australia is worth preserving intrinsically. Once it is gone, it cannot be brought back. I fear a day in the future when we will be surrounded by concrete and bricks, and at best manicured gardens, and I will only be able to tell my children and grandchildren pictures stories about the days when overgrown, untamed greenery and trees were all around, and you could actually hear the birds because traffic was only a distant murmur. Again, the legacy of the current government will not be a positive one of economic development, it will be a damning one of beginning the destruction of Victoria's natural heritage. I ask those making these decisions and reviewing these submissions to visit the Green Wedges and their communities, and ask whether they want to put the profound beauty of Australian nature out of everyone's reach.
- It is also interesting to consider the hypocrisy and vested interests of the government in expressing its intention to preserve the banks of the Yarra in Ted Balieu's electorate from development, while enthusiastically encouraging development in other areas of equal natural value, whose residents Minister Matthews classifies as, 'Labour, the Greens and their associates' (Dowling 2012b).

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Elizabeth Turnbull - Warrandyte

Subdividing Research, Kangaroo Ground and Warrandyte- WHY? These are high risk bushfire areas with rural roads. Why destroy something beautiful? Its busy enough without causing ridiculously more congestion. Ted Baillieu, you will never get my vote if you allow this.

Yvette Sherlock – Eltham

Our family moved to Warrandyte because of our love for native flora and fauna and the like

minded, caring community. The Green wedge is not only a precious icon of Melbourne, but a necessary corridor for our native species. Since 1994 we had wombat's, blue tongue lizards and echidna's in our backyard and the occasional bush wallaby. I still spot these beautiful species up the road on a neighbours bush block and marvel at their tenacity to survive in this changing environment. I am now planning to restore my land to a native garden to encourage these animals back into my environment. My children thrive in this natural environment and would not want to live anywhere else.

The government should be savvy and value these precious remnants of Australian bushland forever. Stand firm and stop being influenced by developers and people who want to parcel their land because they can't care for their blocks or simply need the money. 1 acre blocks spell the death of the Green wedge and the uniqueness of Warrandyte, Research and Kangaroo Ground.

Liz Marsh – Nth Warrandyte

I have lived in the Warrandyte area for 30 plus years and have seen much residential development during this time. But whilst the housing and population has increased, only 2 schools have been built. Public transport was limited and we had no local transport options. I live on the north side of Warrandyte where we have only one Bridge to cross the river. At morning peak times (from 7am to 9am) it can take 20 or more minutes to travel a distance that would normally take 3 minutes to reach the Bridge. Imagine what it would be like if people are trying to evacuate from a bushfire. On the north side of Warrandyte we are mostly all still on Septic tanks. There are limited sealed footpaths. no curb and channeling. Whilst these issues may seem unsatisfactory It is part of living in a semi rural environment, which I love. To allow further inappropriate development is going against the purpose of the "Green Zone" and its protection. It will put further pressure on the unique environment, and local infrastructure, community resources, not to mention the outrageous contravention of the Royal Commissions 'recommendations following Black Saturday.

As a resident of North Warrandyte, I have a number of concerns with the intentions of the baillieu government which I have listed below. In short I think that a decision like this should not be allowed to pass in the interest of the environment, of residents current investments and of sustainability and infrastructure.

Many people who live here live here and bought here knowing that while there may not be a much profit by way of land value appreciation as some area's, they could help preserve what has become a treasure in Melbourne

The infrastructure is simply not ready and will not be for the foreseeable future. I have seen no plans to upgrade the roads and other infrastructure to accommodate this, and that is a necessary precursor to such a move

While I am comfortable that we carry a higher bushfire risk, I am not happy with the government blatantly increasing that risk with no compensating actions

Byron Wilkinson – Nth Warrandyte

Allowing greater population density in green wedge zones and suburbs that currently have low population density will destroy the suburban diversity that makes Melbourne a great city. To accommodate the increasing population in Melbourne the government should approve plans to increase the population density along major transport corridors, expand suburban centres, build apartments and provide adequate services in these suburban cities. We like the current difference that exists between Warrandyte, Ringwood, Box Hill, Nunawading and Templestowe. There are many cities in the world where all suburbs are the same and these cities are not pleasant places to live. Do not destroy Melbourne.

John Mc Carthy – Warrandyte

Most mornings it takes 15 minutes by car to drive the 2 km from Osborne Rd along the Kangaroo Ground-Warrandyte Road towards the bridge. This is already bumper to bumper traffic without adding more houses and if combined with an emergency evacuation situation such as a bush fire everyone will be stuck and have ZERO CHANCE of getting out safely on these already congested narrow roads. Furthermore subdividing the properties in Warrandyte will result in this desirable green belt eventually disappearing and becoming just another concrete jungle. Do we really need more concrete jungles? And more importantly do we really want to put people in more DANGER than they already are??? NO

Alex Carter – Warrandyte

It is blatantly irresponsible for the Baillieu governments proposed zone changes, traffic is already out of control, how are the green wedge residents able to leave quickly in event of a bushfire when the population increases 'so does the traffic ,more cars more people more pollution , Not to mention ,the road degrading due to ring rd traffic belting through Warrandyte because of the 'missing link '.

IMOGENE MAGILTON – Warrandyte

Warrandyte is a quiet community based suburb well known for its beautiful treed parklands, fresh air and the beautiful Yarra River running through the centre of our township. The Government's plan to increase the number of people and cars, all in the name of development is morally and ethically wrong. This will destroy our community. We do not have the infrastructure to cope with the increased numbers, nor do we want to. The Bushfire Royal Commission found that Warrandyte was in the highest category of fire risk and by bringing in new development laws will mean an increased risk to our community by extra traffic congestion, which could ultimately lead to fatalities. I am extremely disappointed by the Government's decision to even consider this proposal...Warrandyte is not about development, never has been, never will be. Warrandyte is all about the community.....Leave the Green Wedge alone.

Meaghan Cross – Warrandyte

What lessons learned from Black Saturday? Few it seems. Within only a few years of adopting the recommendations of the Bushfire Royal Commission, the State government is trying to slip past a raft of changes to zoning in some of the state's highest risk areas. Weakening regulations on dual occupancy and the subsequent population growth in regions which have no 'safe places' and extremely limited access and exit routes, is a disaster waiting to happen. If you continue with this short-sighted planning, let the next Black Saturday be on your head Ted Ballieu.

Nikki Rikkard – Warrandyte

Very disappointed in what appears to be a short term money grab vs long term sustainable considerations. I do not support planned changes it places our community at risk."

Peri and Joel Hunter

If these changes are allowed to occur, the character of the area will be changed for ever. The character of the area is about native vegetation, native animals, birds and a community that has spent countless hours over years in rain, hail or heat to physically care for this area. This character is unique in Melbourne and will be lost for ever if planning rules are changed.

The powerful owl that roosts in our tree, the tiny sugar gliders and the robust wombats that graze outside our fence will be under even more pressure with less space to feed and nest. As a person who travels daily across the Warrandyte Bridge at peak hour to work, I can't imagine how totally impossible this will become with more traffic and residents.

The effect on the river of increased residency nearby will be catastrophic as even less water will runoff into the river.

There can only be one core reason for proposed changes and that's the almighty dollar – how shameful and amoral.....

Trudy Bretnall - Warrandyte

I am utterly dismayed that any state government would consider amending the Green Wedge zoning system. This policy, developed by the Hamer Liberal government, has had bi-partisan support with successive governments expanding the zones to include extensive non-urban areas surrounding metropolitan Melbourne, including the Yarra Valley and Mornington Peninsula. The reason for this bipartisan support has been the common sense nature of the policy at multiple levels. (i) It contributes to the diversity of built environments in which residents can choose to live. I love the fact that Melbourne offers me the possibility of living in high density accommodation in the inner city and docklands, inner suburbs like Fitzroy or Collingwood, middle density units, typical quarter acre blocks and IN ADDITION areas of green wedge living. Green wedge living is not for everyone. It requires a longer commute and greater upkeep - but it is part of the rich tapestry that makes Melbourne one of the great cities of the world. (ii) It makes no sense to increase the density of housing in some of the most bush-fire prone areas in the world. In my own suburb of North Warrandyte, the Black Saturday Fires, 7 February 2009 burnt to within 10 km. A slight change in winds would have been devastating. This is a suburb where the government's own assessment is that there is inadequate road access to allow evacuation and no safe area north of the river. To increase the density of housing in such an area would be grossly negligent and in direct contravention of the findings of the Bushfire Royal Commission. (iii) The amenity and character of Green Wedge areas are a magnet to Melbournians - these are tourist hotspots and important to small business and entrepreneurship. In a city with no great mining resources and diminishing manufacturing base, I would have thought not just preserving but enhancing some of the great tourist areas located within Green Wedge zones would have been a major priority.

Green Wedge zones are integral part of making Melbourne one of the most liveable cities in the world. This is not simply a pleasant tag about which we can brag, it is a crucial selling point if we are to attract talented, innovative, productive and entrepreneurial people to our city. If Melbourne and Victoria wish to bounce out of the manufacturing slump and blossom as one of the great knowledge based cities, it needs to ensure that it is an attractive place to work. Green Wedge zones provide one crucial element. This is an issue about which I feel passionate. If the Green Wedge Zoning system is altered, not only would I change my vote from Liberal to Green or ALP, but I would actively and energetically campaign to ensure that the seats of Yan Yean and Warrandyte are not won by the Liberal party. This is not just a vote-changing issue, it is a life-changing issue.

Dr. Douglas Hilton – Warrandyte

Warrandyte is already lacking in infrastructure, bush fire contingencies and community resources. To increase the population would further stretch our town and be very damaging to the local environment and its residents.

Peta Dibb - Warrandyte

My first thought on subdivision of 1 acre+ blocks in Warrandyte is that it would mean construction of fences and large, similar looking residences on half acre blocks. Footpaths, crossovers, manicured gardens, concrete and bitumen. More people and busier streets. Currently, we walk to school and just about everywhere else safely on many roads without footpaths, as our streets are safe and not hectic and crowded. Children learn independence thanks to this natural infrastructure, while our more "mature" residents can maintain theirs. Please don't pursue this proposal. Once planning changes are made, they aren't reversed and so simple charms like these would be lost.

Kerry Podmore – Warrandyte

I am writing to object to proposed changes to planning regulations which will enable substantial subdivision of green wedge townships such as Warrandyte. Please feel free to use this email in support of your objections to the proposed changes to the planning regulations.

Kieran Connolly – Warrandyte

It is not just Warrandyte that will suffer if these changes are made to the Green Wedge. Our green area is essential to the whole of Melbourne and suburbs. Please look back to why the green wedge was created and also take heed to the bushfire royal commission. Please don't make the residents of Warrandyte more vulnerable to bushfires. We all know that once bush areas are destroyed with development and housing it does not come back !!!!!!!

Leonie and Peter Horne Warrandyte Residents of 47 years

"I am dismayed at the proposal to allow high density development (both residential and commercial) of the green wedges around Melbourne and around Warrandyte in particular. This type of development will destroy the original intention of the green wedge scheme and ruin the amenity of the areas for existing residents. Also higher density development in a high bushfire risk area is plain stupid and goes against the recommendations of the Bushfire Royal Commission. Planning Minister Matthew Guy's reported response (the Age, 10 September) "why do people making these claims still live there?" is an insult and should be condemned.

Once lost the green wedges can never be reclaimed".

If this goes ahead you will lose my vote at the next election. –

John McCutcheon - Warrandyte

My family moved to Warrandyte in the past couple of years. We moved here to have trees around us, fresh air, low traffic and a community that we felt part of. We bought our house with the knowledge that we could not sub-divide, that our neighbours could not sub-divide and that our township would stay a township, not just another suburb. The people who bought 20 years ago had the benefit of all these things and they want to 'realise their value' now they are downsizing. Surely they 'realised their value' for all those years they have been living in such a 'rich' community. We all need to be conscious of the fire risks, the traffic congestion, the reduction in the 'lungs of Melbourne' but most of all we cannot, should not and will not lose the sense of community that has disappeared from the rest of suburbia. I urge you to put people before profits, once the damage is done is cannot be reversed.

Timothy Evans – Warrandyte

I am writing to protest against the planning reforms for the Green Wedge in Warrandyte and Warrandyte North. I would urge the Baillieu government to reconsider for the following reasons:

Warrandyte and its environs are famous for an abundance of wonderful wildlife some 28ks from the city. If you wander down Taroona Avenue, you will see wild ducks crossing the road with their chicks. Wombats come out at night from Andersons Creek. Kangaroos bound through First Street. Birds chirp merrily in the trees. Further development will mean the removal of the vegetation that these birds and animals need to survive.

There are at least 5 very active environmental groups in Warrandyte. Since the 1970s, these volunteers have been looking after the state parks from Warrandyte to Kinglake, replanted bushfire affected properties, removed weeds and rubbish. If development takes place, a lot of rare species of flora and fauna will disappear, along with the very people who care about our community.

Volunteers in the Warrandyte Historical Society have spent thousands of hours every year preserving the history of Warrandyte. Some have even bought buildings to ensure their historical significance is kept for future generations. The Heritage overlay of Warrandyte will be eroded by greedy developers who are intent on making money. Aboriginal artifacts buried in the bush will disappear under the bulldozers.

Warrandyte is one of the few suburbs left in Melbourne that has a heart and a soul. There are plenty of soulless suburbs eg Templestowe, Ringwood etc. Why not subdivide them further? There is no fire risk there!

For over 100 years, Warrandyte has acted as a recreation buffer for people trying to escape our stressful city life. Why destroy what is so valuable to well-being - any psychiatrist will tell you that fresh air, trees, running water and wildlife are vital to reduce stress and costs to our overloaded health system. Warrandyte is also a tourist attraction that draws up to 5,000 families each weekend in summer from all over Melbourne, interstate and overseas.

Current infrastructure is barely coping with our population of 8,000. How do you expect doubling the Warrandyte population to manage with the same amenities and roads? How do you think that 16,000 people will get out of Warrandyte on a Code Red day? In 2009, but for a wind change, Warrandyte could have looked like Kinglake and Marysville with a much higher loss of life.

An enormous amount of government funding has been spent on the State of the Environment Report 2011 and the 2009 Bushfire Royal Commission. The SOE 2011 points out the impacts of population and economic growth are putting our environment and heritage at risk.

<http://www.environment.gov.au/soe/2011/summary/australian-environment-2011.html#ib1> The Victorian Bushfires Royal Recommendation No 39 indicated that there should be restrictions on development in high risk bushfire areas such as Warrandyte. <http://www.royalcommission.vic.gov.au/getdoc/5bc68f8a-a166-49bc-8893-e02f0c3b37ab/VBRC-Final-Report-Recommendations> It seems the Baillieu Government is ignoring both these reports. Why?

Lynda Gilbert – Warrandyte

I am deeply disappointed with the proposed zoning changes to be made in Warrandyte which fly in the face of the bushfire royal commission recommendation to restrict new

developments and subdivisions in areas of high risk. As a community we understand the risk and we are acting to manage that risk by preparing bushfire plans and learning more about bushfires and bushfire survival. Increasing the population and congestion in the area is not managing the risk, it is increasing the risk and potential loss of life in a bushfire situation. Once the plans go through there will be no turning back and do you want to be the government responsible if there is a major bushfire resulting in many lost lives? The Green Wedge is here for the benefit of many, not just residents. Warrandyte attracts a huge number of visitors who come to enjoy the river and the bush as it is now and we are all voters.

Jodi Clark – Warrandyte

Governments from time to time do some visionary things. The establishment of Melbourne's green wedges is one such thing. Governments more commonly do shortsighted, self-serving things. The demolition of Melbourne's green wedges will be one of these. And not merely shortsighted, but ill-advised, ill-conceived and quite simply wrong. Leave the planning zones as they apply to the Warrandyte community alone, preserve the vision of the green wedge and heed the advice of the Bushfire Royal Commission (remember them, Mr Guy??? - we do).

Lesley Ryall - Warrandyte

"I am absolutely opposed to the erosion of the green wedge. The impact on the character of the natural and residential environment in Warrandyte will be destroyed. Many current residents of Warrandyte will be disgusted but over time as people leave developers will enter Warrandyte and create these unnecessary subdivisions. We moved our families to Warrandyte to take advantage of the bush environment. If we wanted to live in dense residential areas we would have moved to Toorak where the developers will come from to destroy our outlooks.

I am aware a number of old Warrandyte propertied families who now have enjoyed the privilege of living in our unique environment but now want to cash in, are lobbying aggressively for this legislative change. It is a disgrace. We are a real community in Warrandyte and we have a duty of care to hold this special residential environment on trust for the next generation rather than cash it in when we have done with it."

Dinah Ward -Warrandyte

"I strongly disagree the planned rezoning of our green wedge area. The green wedge belt around Melbourne was built with the purpose of providing a green lung for the inner city. That is more than ever important! Nevertheless the biggest concern is the proposed subdivision opportunity for blocks bigger than an acre. Why is our Victorian State Government ignoring the outcome of the Royal Bushfire Commission? Not just ignoring it but working right against the recommendations of it? Have you ever been to Warrandyte? Have you ever seen the grid lock on a normal day that is caused by the traffic facilities? And have Planning Minister Matthew Guy making a care less and arrogant response to bushfire concerns ...("why do the people making these claims still live there?" (The Age, 10 Sep)) doesn't help the situation and is a slap in the face. The proposed changes to residential zones is a financial dream for developers and government. It is short sided and absolutely dangerous for us people that live here. We moved to Warrandyte for a reason. You are about to destroy it!"

Andrea Glueck

I have lived in Warrandyte for more than 20 years. I chose and continue to choose to live here because I enjoy the environment. I live here despite the difficulties commuting to work. I live here despite the threat of bushfires. I live here because I don't want or need the 'conveniences' or 'night life' of inner-city Melbourne. I live here because the township is a community of people who have chosen to live in Warrandyte rather than Doncaster or Ringwood because of the river, hills, trees and wildlife. I did not buy here with any expectation of cashing in on rising property values - I am not buying and selling - I am living here. Call me selfish for preventing an increased population enjoying the lifestyle in Warrandyte that I enjoy. But with the bush converted to dwellings no-one will be enjoying the same environment as I do now.

1. Warrandyte is a High Risk Bushfire zone. Do you really want to put more lives at risk? The government cannot eliminate that risk – nor do I expect them to. I choose to live with that risk.
2. How do you expect to increase the population density in this region while preserving the purpose and features of the green wedge - that region that people from the inner city flock to on weekends for a breath of fresh air and to listen to the birds?
3. How do we keep the trees if we're clearing land for more buildings? If block sizes decrease the majority of Warrandyte could be cleared without a permit under the '10/50 rule' in areas covered by the Bushfire Management Overlay. (My new neighbours have already taken advantage of this rule – I wonder why they moved to Warrandyte.)
4. How do you increase the infrastructure – power, water, sewerage, internet, roads, schools, shops, etc – you know what INFRASTRUCTURE is - to cater for increased dwellings and population? I am happy without footpaths and kerbs and unsurfaced roads – but they won't cope with increased use. My rates will increase while what I value as quality of living decreases.
5. How do more people get to work? What roads are you going to widen or bulldoze new through the State park and green wedge? We already have peak-hour traffic queues from commuters from expanding regions further east and north who want to cross the river south or north to get to work.
6. Where is any big-picture infrastructure planning? Providing residential opportunities further and further away from the centralised CBD where the majority of people work WITHOUT first BUILDING means to access employment is negligent.
7. What will prevent Warrandyte from becoming another Doncaster, Ringwood or Brunswick in 10, 20 or 50 years? Do you look that far into the future? –

Warrandyte

It is a spit in the face of Victorian people to enable the proposed planning changes to go ahead. People that live in Warrandyte, Kangaroo Ground and Research live there because it is clean, green, quiet, peaceful and filled with a rich history among many other reasons. Most of us choose to live in the area despite the constant fear of bushfire. The proposed changes are simply the government turning its back on the Bushfire Royal Commissions findings and suggestions to "substantially restrict new developments and subdivisions in those areas of highest risk...." taxpayers of Victoria put their trust in the government after one of our most tragic days (just 3 years ago) to put together the Royal Commission to protect us in the future and this is simply spitting in the face of the people the government is meant to represent.

Nichol – Warrandyte

Thanks to the Warrandyte Community Association I was made aware of this proposal only this morning and I am still in shock.

The type of development that will eventuate from these reforms will forever change

Warrandyte and I cannot believe that such reforms have been put on the Government's agenda especially in light of the findings of the Bushfire Royal Commission regarding restricting new developments for the safety of existing residents.

What is the Baillieu Government thinking???

I was extremely saddened to hear today about the Baillieu Government's proposed new planning laws for beautiful Warrandyte, my home of 25 years. Warrandyte is a unique and special area of Melbourne and to think that Ted Baillieu and Matthew Guy can be entertaining the idea of calving up our green wedge by allowing the development that will come from these planning changes is simply shocking. This can not be allowed to occur to our very special town.

I am concerned about proposed changes to zoning in Warrandyte, subdivision of blocks in this area is not appropriate for a number of reasons. This area was designated a green wedge, at the time showing incredible foresight and environmental awareness. Green space is vital for Melbourne's health, to provide clean air and a sense of space. We live on 1 acre of bush, our house and yard only take a small portion of this land. For the rest, we act as caretakers, to make native bush available to wild life- including kangaroos, wombats, echindas, birds and reptiles. Much of Warrandyte's real estate is left as bush and the owners act as caretakers, we do not see this land as an asset on which to capitalise. In future years, I hope that Melbourne residents will appreciate such land existing as a wildlife and native bush sanctuary. **Hayes – Warrandyte**

I am concerned that the changes to the zoning will affect my enjoyment of my new home in North Warrandyte. I purchased this house in a "green" area and expect it to remain so. I know both neighbours would consider sub dividing if it were possible and the affect of extra traffic, noise etc would affect my quality of life.

On an environmental level the street I live on, Bradleys Lane, is bordered by the Yarra River on both sides and the impact of building run off during construction and erosion issues would greatly affect water quality.

Presently a family of platypus have a nest at the base of my block, I see them often, and I fear for their long term health should additional building be permitted in this area. Other wildlife, wombats, birds etc would also be adversely affected by the decrease in water quality and destruction of habitat to sub divide the blocks.

Bailey – Warrandyte

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– Hamilton – Warrandyte

My greatest concern is, however would our only, 58 year old bridge, cope with more traffic, not just structurely, but also only having two lanes. The thought of being in a queue to cross the bridge in any kind of crises, but in particular, the bushfire they say has to

happen, is terrifying. I have grown up in Warrandyte, lived here most of my life, seen enormous changes, seen two bushfires go through areas of Warrandyte and do not believe it could safely deal with further development. And yes, I am precious about my acre of Australia, but I also pay high rates for having it. Perhaps Mr. Baillieu could look at subdivisions in Hawthorne and Portsea. Lovely units close to the sea or city, for many people. And we wouldn't have to worry about the green wedge, it's already been taken care of in those suburbs.

Briony Bottarelli, - Warrandyte

Dear Minister.

We have met several times at Warrandyte Community events.

I draw to your attention the following acknowledgement of my submission to the Planning Department in the hope that you will discharge your responsibility for the Environment in Victoria and your obligation to your constituents in Warrandyte by speaking strongly against this irresponsible proposal.

While your electoral zone is south of the river, remember that Warrandyte is united rather than divided by the river.

Regards,

Warrandyte is a designated fire hazard area with a road infrastructure insufficient to support the current population, even in normal peak hour. It is totally inadequate for safe fire evacuation. The necessity for evacuation can occur without significant prior warning due to the proximity of the State Park. The proposal to significantly increase population density without major infrastructure upgrades could present the risk of massive loss of life, particularly as new residents occupying smaller blocks are less likely to be aware of fire hazard. Warrandyte is a special 'village' place that attracts significant tourism. It seems very strange that a Liberal Party Premier is willing to betray the vision (of a previous Liberal Premier) for a green belt to act as the lungs of Melbourne and provide amenity that makes Melbourne an attractive city. The only long term viable means of dealing with increasing population is to continue increasing medium density housing in areas of Melbourne that are already supported by appropriate public transport and other essential infrastructure.

Julie James

I am a resident of Koornong Crescent in Warrandyte North. The road from the Warrandyte Kangaroo Ground Rd to my property is one lane and part of the road is dirt. Once I reach the main road en route to work in the morning, the traffic is banked back from the bridge PAST Osborne Rd. It takes in excess of 10-12 minutes to reach the bridge at this time of day. In the event of a bushfire, I would have zero chance of getting out of Warrandyte in a timely fashion. If it takes in excess of 10 minutes during peak hour, how long it is going to take in the pitch black in a bushfire??? And this is with the current population of people living north of the bridge in Warrandyte. Increasing the population would significantly worsen the difficulties in evacuating in the event of a fire and could cost lives. I realise that the rezone only applies to people on town sewage (which out street doesn't currently have) but this is due to be installed mid 2013.

Secondly, my single lane dirt road (as per many of the roads in Warrandyte) is not wide enough and not in good enough condition to cope with more traffic.

Thirdly, Warrandyte is a 'green wedge' town. This means that people purchase properties in the area in order to appreciate the greenery and space. If we wanted to live on a 1/4 acre block in the suburbs - we would do so - without the risk of our houses burning down! –

Kate Heading Warrandyte Nth

WE SAY NO –NO -NO

We purchased our property for environmental reasons and we want it to stay as such.

Nita & Bruce Watts

I was quite disturbed to only find out this morning of the proposed new planning laws and that the comment closure time is in three days time. This is a big issue and if it wasn't for a handful of local residents, this morning, at the intersection of Research and Kangaroo Ground roads many residents would still be unaware of the governments plans to destroy Warrandyte by allowing changes to development laws. –

Cathy Yeoman - Warrandyte

'How ludicrous it is to allow further subdivision of an area that has been set aside as a green wedge, is in a high risk fire zone and doesn't have the infrastructure (or plans) to support it. Warrandyte is one of the last areas on the fringe of the Melbourne suburbs that isn't scarred by development. Everyday driving through Eltham I am dismayed at the continual development of suburban blocks being filled with two storey townhouses. My family and friends DON'T want that for Warrandyte!!'

I completely object to the new planning laws that have been proposed for Warrandyte, Research and Kangaroo Ground. Warrandyte does not have the road capacity for a higher population. The area is already densely populated and at risk of bushfire during the summer months with not enough roads to safely evacuate people in the event of this happening. To increase the population will only increase the problems associated with this. Also Warrandyte is a beautiful area home to an abundance of native flora and fauna, to increase the amount of construction and development in the area is only going to have a detrimental effect on this beautiful neighborhood. It is madness that it is even being considered. There are very few green areas left in Melbourne and I think it is imperative we maintain what we have - once lost it can never be regained.

Martha Tudor - Warrandyte

I am a resident of Warrandyte and I have lived here for all of my 22 years. I am both disgusted and disappointed by the Baillieu Government's proposal.

In a world in which the younger generations are constantly being told to cut their carbon emissions and care for our finite planet, it is extremely disheartening to hear of a governmental proposal which would destroy a vital portion of the natural greenery surrounding the city.

Furthermore, it is absolutely disgusting that the government would take the Bushfire Royal Commission's recommendations so lightly.

A fundamental part of our governmental system is that the government is held accountable to the people. It would seem, however, that this government is more than willing to place the lives of 'its people' in quite real danger.

Given that only a few years ago 173 people lost their lives to the Black Saturday bush fires, over 400 were badly injured, over 2,030 houses and 3,500 structures were destroyed, one would think that the government, that is, the peoples representative, would have more

regard to our safety.

In response to the comments of the (obviously incompetent) Planning Minister, Matthew Guy, we live here because we, unlike you, understand the beauty of this suburb, we understand its importance to the environment and to the City of Melbourne, as the green wedge is the "lungs of Melbourne".

The way things are now, the fire risk is manageable. Your government's proposal is what will make it deadly. Putting that aside, it is not for you to lightly brush off our concerns. WE live here, WE live with and manage the risk, YOU are purporting to take away our capacity to manage that risk by making it an impossible task.

These concerns are not just the musings of 'artists and hippies' (two groups which apparently inhabit our area).

I come from a family of academically trained people and I myself am in my fourth year of a Bachelor of Law/Arts. I am trained to think objectively and rationally and to consider arguments in the alternative, so these comments are not written with bias. It is quite clear that the government's proposed changes will have an adverse impact on the area.

I do not think that this government deserves re-election. It obviously has no regard for the people who elected it (myself being one of those voters).

Should this proposal be realised and a tragedy subsequently occurs here, the blood of the people who die will be on the hands of the people making these proposals, although, given their disregard for the Bushfire Royal Commission's recommendations, I doubt the loss of life would prevent them from sleeping at night, given that it is a FORESEEABLE outcome of the proposals. –

Sinea Dodds - Warrandyte

Warrandyte is a unique area this is a disastrous proposal and not within the community culture

Leave Warrandyte alone.

Robyn Kirsch, Warrandyte

Please don't pass the higher density laws for the green wedge areas such as Warrandyte.

1. It will spoil the character of the area (which people flock to enjoy on the weekends) and
2. It will dramatically increase the risk of death when (Not if) there is a serious fire in the area.

3. You will literally be responsible for causing people's deaths

as this is an extreme fire risk area already. So adding many more residents will be a disaster.

Yours Peter Jackson

The green wedge in our area is what has attracted people like us to live here. To allow subdivision would totally destroy the fabric and ambience of Warrandyte. Heavily wooded areas can be a real bushfire danger with the scattered settlement currently in place - more density of development could prove a total disaster should a fire break out. The current planning of a green belt was well thought out and has served Melbourne well. This legislation is too hasty, not sufficiently considered, not well enough informed and has not properly canvassed the public view of the full implications of the suggested proposals. Far too much power in too few hands!

Judith Baird – Warrandyte

The Baillieu Government is making a big mistake interfering with Victoria's Green Wedge,

no where more so than in Warrandyte. Has the planning Minister visited the area ? This village haven has one narrow road for access. Quarter acre blocks subdivided and built on will dramatically increase the traffic volume, there will be no escape in this high risk bush fire prone region.

Think again about these plans, I think there will be a huge backlash in response to these foolish proposed changes.

Anna Swards - Warrandyte

I'm not a resident of Warrandyte although I drive through there every morning and stop there for a coffee. I've just heard about what the government intends to do to Warrandyte and I think its a disgrace. I live in Humevale and was involved in the 2009 Bushfires, and I can't believe that the government would allow more substantial development in a high risk bushfire area! Warrandyte is a beautiful township and now there is a risk of ruining that!

Mark Minarelli

The historical & environmental significance and the unique character and beauty of Warrandyte must be carefully preserved and managed for future generations to enjoy.

There is already a lot of pressure on the infrastructure from the existing numbers of residences, commuters, commerce, tourism, weekend visitors and passing traffic. Higher density development will tip that balance requiring better roads and more services. This will in turn, put pressure on and potentially destroy, that which is unique and special. Such development will eliminate the very essence of Warrandyte that both people and wildlife, enjoy.

Warrandyte is a unique area that requires special zoning that cannot be arbitrarily changed by those who do not appreciate it's beauty and significance.

Bronwyn Hogan Warrandyte

Please dont ruin our green wedge. Its what makes this area so beautiful and liveable. If do this you will never be able to change it back. DONT MAKE THAT MISTAKE.

N Kelly - Warrandyte

I would like to register my opposition to the proposed new zone changes for Warrandyte.

We moved to Warrandyte four years ago because of the unique rural feel of the village, whilst enjoying the relative proximity to the CBD and access to reliable public transport. The thought that this character could be destroyed by indiscriminate subdivisions, is extremely concerning to me and my family.

The risk of over development will now only be compounded by the fact that Yarra Valley Water are pressing ahead with their plans to connect the majority of the North Warrandyte properties to mains sewerage. The peak hour traffic queues from North Warrandyte down to the bridge extend well beyond Dingley Dell Road each morning, the notion that this single point of access for residents can cope with any increase is flawed. Moreover, the significant additional pressure that increased population north of the river would put on this access route in the event of a bushfire emergency (where it would be unlikely that there would be a safe exit route towards Eltham or Kangaroo Ground) is introducing a significant public safety risk that borders on negligence.

- Mark Simpkins Nth Warrandyte

If these planned changes were not so ludicrous they would be funny. They are just plain wrong on so many fronts.

First, they completely ignore the Black Saturday Bushfire Royal Commission's recommendations. Yes we choose to live in a bushfire area and accept the risks. As part of accepting that risk we expect that there will not be unfettered, poorly thought out changes to the nature of this area that will result in an unacceptable increase in the fire risk.

Second, it appears that the changes are, to a large part, driven by the Minister's and Govt's desperate need to stimulate the building industry at any cost. Sure we need development, but it must be rational and sustainable and respect the environment. As a State we don't have many assets left to sell so why not just completely stuff the local environment and totally disrespect the local communities and go with a "develop, develop, develop" mentality. Don't plan, don't keep green wedges, don't respect your constituents – just stuff it up. It will leave the State in a better financial shape - for a few minutes but not for long. Not much of a legacy to leave Mr Guy and Premier Baillieu.

Third, Rupert Hamer a Liberal Premier with foresight and vision set up the Green Wedges around Melbourne to protect the local flora and fauna. These planning changes will destroy those green wedges and do irrevocable damage the local wildlife. Destroying the legacy of a true Liberal leader - nice one.

Fourth, sorry to be pragmatic but what about infra-structure support; with potentially double the number of residences in the area what will happen with traffic; how many more bridges will you put across the river; how much wider will you make the roads; will the bus frequency be increased; will the police station be manned for longer; what development to schools will occur; will the Rural Fire Service become a permanently manned MFB station. Surely if you are planning on allowing a doubling of the population in an area we as existing residents have the right to know what to expect. Most other land developments are not permitted without a plan for community development and facilities.

Fifth, although partly covered above a doubling of development will lead to a huge increase in local traffic and congestion. How will this be managed? Already at peak times the traffic along Yarra St (heading towards Ringwood) can be banked up for kilometres as buses stop and traffic turns across the bridge to head to North Warrandyte. In the mornings traffic heading into Warrandyte from Eltham and Kangaroo Ground can mean delays of up to 30 minutes in crossing the bridge. How will we manage when the traffic load is doubled?

Sixth, our beloved Yarra River; already in delicate state of health, will it be able to withstand the pressures of double the number of residences, cars, visitors, dogs etc.

So in summary – these planning changes are dangerous (ignore bushfire recommendations); poorly thought out in terms of environmental impact and in the long term damaging to the local environment, flora and fauna. If these go through then the Liberals have lost our votes for ever.

D & D Hennessy – Warrandyte

I live in Doreen and am experiencing the complete lack of forward planning in an a mass population growth area. Daily congestion on dated single lane country roads and lack of public infrastructure are proving taxing to the quality of time people have to spend on themselves and their families. It would be a complete shame to see this happen to Warrandyte, Kangaroo Ground and Research. As a daily commuter traveling through this green wedge, fire safety should not be compromised, with its beauty also comes a high level of danger. The roads in this area are not the best for moving people out of the area in a hurry.

Mark Zuzic – Doreen

please do not re-zone Warrandyte, leave this area he. ttis a beautiful place if you live here you would understand. I plea with you Don't Do It, it's o big mistoke'

Leave the hush - do not disturb. Please imagine life with more noise, stress, trapped in a bush fire not able to get out..... Flora and Fauna dying... It's so sod the government would want to destroy the Bush..... It's very In Australidn..... Don't Do tI

Janine Kupfer Warrandyte

As a concerned citizen of Warrandyte and of Greater Melbourne I was horrified to learn about this proposal to subdivide residential blocks in Warrandyte. It seems to me just to be a matter of greed over the environment.

Also as per articles in the Age and the Warrandyte Diary just recently isn't there already safety concerns regarding evacuation out of the Warrandyte region in regards to bushfires? By increasing the population in these areas isn't the government just further contributing to a very serious problem/threat. I'm sure this would be grounds, if god forbid there was an issue, for class actions and/or even criminal proceeding further down the track.

Please Mr Guy and Mr Baillieu consider the lives of others, rather than just increasing your coffers, when further considering this ridiculous planning laws. - **Andrew Myers**

I wish to state my objection to the proposed changes to the planning scheme that will allow for further subdivision in Warrandyte and Warrandyte Nth.

As a resident of 30 years, I've seen the township grow and evolve at a rapid rate.

Throughout this growth, the community values have been maintained, and the unique nature of the town, though diminished, has survived. I believe the proposed amendments to the planning controls will have a massively detrimental effect on one of this state's truly iconic and historical suburbs.

As a local builder, I come up against the tight planning controls of both Manningham and Nillumbik councils regularly. While the process of obtaining permits can often be frustrating, I am always glad that there are strict controls in place that prevent rampant, inappropriate development in our beautiful town.

Warrandyte does not have the infrastructure for vastly increased development density. The existing infrastructure barely copes as it is. Traffic over the bridge and through the township is chaotic every morning and every evening, every day.

We recently sold our property in Nth Warrandyte to move to the other side of the river. Two of the major reasons for our move were the traffic congestion we experienced daily, and the bushfire threat. We spent between 15 mins - 25 mins every morning making the usually 3 minute drive to school. The orderly, though sluggish crawl toward and over the bridge every morning would become deadly in the event of a bushfire.

These issues will become compounded if the proposed planning amendments are approved.

If there is a need for increased housing across the state, there must be a better alternative than opening up green wedge areas like Warrandyte for subdivision.

Please protect Warrandyte from inappropriate development. Warrandyte doesn't need it and Warrandyte doesn't want it .

Chris Cornell - Warrandyte

I am not actually a Warrandyte resident but do reside in "The Green Wedge".

I find this whole proposal outrageous and upsetting. As we know we are the Lungs of Melbourne and this would just be disastrous if this proposal was passed. We don't want to become another "Doncaster" or "Mill Park" Don't destroy our beautiful and unique part of Melbourne. It is precious!! –

Petrina Scott
Wattle Glen Resident

I have enjoyed living in Warrandyte all my life i chose to stay here after i married to bring up my children in a beautiful enviroment,i do not wish to see the green wedge destroyed by bureaucrats,who have no idea how tranquil it is living here and also enjoying the flora and fauna.i also cant believe you are choosing to ignore the bushfire royal commission,recommendations.we have enough trouble now trying to get out of warrandyte on a normal day with one lane in and one lane out over the only bridge in town.we dont need more people adding to the problem which would create dangerous traffic congestion during an evacuation caused by a bush fire.

D McLean - Warrandyte

After living in Warrandyte most of my life I am utterly appauled by the proposals Ted Balleui is wanting to pass thru.

The reason we live in Warrandyte and the Green wedge is because it is rural and spacious – with abundant wildlife and plant life – a fantastic place for children to grow up.

Why would anyone want to subdivide it all up and fill it with houses- turning it into another Ringwood or Templestowe.

The Warrandyte and Green Wedge area is very valuble to our native animals and is a very rare and special part of the world.

There is more to life than making a buck – What about the ENVIRONMENT!! – **Sarah - Warrandyte**

We are appalled by the proposed changes to zoning affecting the Warrandyte area. To allow so many more houses causing traffic increase on our already overloaded roads, loss of our precious bushland environment and further increasing risks in fire danger periods would forever ruin the Warrandyte we have chosen as our home.

Judy and Cliff Green, 23 Webb Street, Warrandyte

I love living in North Warrandyte. We moved here one year ago because of its green wedge status, beautiful bushland, large housing blocks and environmental focus.

I do not support any changes to the current planning regulations in our area, or any watering down of our “green wedge”.

Any changes that may occur in the future must involve extensive community consultation and then also be supported by investment in the roads and the bridge to assist with the extra burden of more traffic. The current road and bridge infrastructure in Warrandyte and North Warrandyte is barely coping at present.

It is also alarming to think that so soon after the devastation of Ash Wednesday that there would be consideration given to expanding the population in this high bushfire risk area.

Sara McPherson – Nth Warrandyte

Hello, my name is Maxine. I am fourteen and I live in Bradleys lane, Warrandyte. I have lived in Warrandyte all my life and I love it here. The way welivealong side our native wildlife is really unique to Melbourne. I love the city and the way it is so upbeat and exciting, but I find security in knowing that when I come

home there will be trees, animals and quiet. If we cut up the green wedge, what will happen to all of the animals? The tree? The Yarra river? I would rather move out of Warrandyte and have the bush protected than stay here and watch it all slowly dry up. Please, don't cut up the green wedge, don't take away the animals home, or the trees, or our little wedge of peace. Thank you for taking the time to read my opinion.

Maxine - Warrandyte

"I recently moved to North Warrandyte from Nunawading and the reason was TREES!!! We love the plentiful green space, the chance to see a kangaroo jumping through your 2 acre property, the closeness of a state park, the smell of the bush and the peacefulness of semi-country. What I don't miss is a neighbour right on top of me and I don't want that again.

I love the way Warrandyte feels like you are out in the country but still the city is within reach. It is that small that it doesn't have the feel of a suburb, it is more like a country town, that community feel which is so important especially in areas such as Warrandyte. What a shame to lose that which could happen with a greater population.

I love the way all these tourists flock to this place for the markets, the bush and the river, the quirky shops, the special open air events, the drives, the getaway that's within an hour drive, the experience that gives them a peaceful outing in the BUSH-cause that's what I used to do. What a shame to lose that, what a shame for all those businesses in Warrandyte that rely upon those tourists that love coming to this wide open green space of a town.

I love the fact that Warrandyte provides a space for all animals to wander, to have a home. What a shame for animals to lose that..

." **Leanne** (happy to live in North Warrandyte the way it is)

"Please do not carve up Warrandyte...we like it the way it is.

" **Paige, age 9 - Warrandyte**

I am extremely disappointed to read the proposed changes to the green wedge and the increased population that would necessarily follow. I survived Black Saturday and find the proposal horrifying at best. Many of us care deeply for the precious environment we are temporary caretakers of. The proposed changes could destroy these areas forever.

Dr. Janet Hirge – Cottles Bridge

We need green wedge areas left untouched, for our city's health, for our population's health. The infrastructure is not in place to drastically increase the population in places such as Warrandyte. Our reliance on the motor vehicle is choking our cities. We need to build more high density populations near our shopping centres on train lines, plan & implement new train lines. Leave the green wedges and our food growing areas alone. Do

not keep expanding the boundaries of our city.

Maggie Kelly

Dear Ryan. My name is Stewart Dodds. I live in Warrandyte. You're my local member.

I have received a flyer from the Warrandyte Community Association. It makes mention of the effect of proposed 'Planning Changes'. I must say, I had not heard that the State government intended to make changes to the States' planning regime that would allow the green wedges to be subdivided.

Is this the case? Is it true? Does the government intend to make changes to the planning laws that would allow such development?

If so, what are our bureaucrats thinking? Why would they propose such changes? Surely no right thinking politician would do so.

Those green wedges provide for the amenity of people who dwell in high density suburban situations. The wedges provide pollution converters – i.e., trees that convert our generation of carbon dioxide into oxygen. They provide corridors for wildlife to enter and leave our city. They provide parklands and bush settings for our children to play in.

Is the likely outcome of the proposed changes that our green wedges will shrink? If so, **I want you to represent me and vote against any such enabling legislation. I want you to represent me and speak in the party room against any change that would adversely affect the green wedges.** I elected you to represent my views and I expect you to do so. I will be paying attention to this issue and will be closely examining your responses and the way you vote on this issue should legislation be brought into the parliament.

I understand that you are a member of the Liberal party and that you may feel constrained by your membership of that party: however; in this instance, I expect you to ignore party solidarity and take action that is sensible and logical rather than ideological and insensible. Not to mention that there is also a moral dimension to reducing the green wedges. We have a moral responsibility to protect these areas for those who come after us. It would be immoral of us to leave the planet in a less liveable condition for subsequent generations.

If memory serves me correctly, I think you're a doctor? If so, you have sufficient scientific background to know that reducing the green wedges is a bad thing to do. Not a good thing to do. Indeed, no doubt you became a doctor to help people? No doubt you had the same intentions when you stood for election? Supporting anything that impinges on the green wedges goes against all the things that you probably stood for in your younger years (I say this giving you my 'altruistic' benefit of the doubt, without knowing you personally).

Whilst we all appreciate the shortage of land, the scarcity and cost of housing, the rectification of these problems should not be made at the expense of the green wedges. After all, we've already ruined enough of our landscapes and introduced (probably) irreversible global warming that will be likely to have a devastating effect on our civilisation over the next 50 years or so. We certainly do not need to increase our environmental degradation.

Ryan, it's time for you to stand up and be counted. Being a member of a political party that's in power can be tough. Time to make a tough choice, time to make a right choice.

I look forward to your responses in whatever guise they may appear. Best of luck. Don't let

yourself down. Don't let me down.

Stewart Dodds. Warrandyte

I oppose the proposed zoning changes because:

1) Melbourne is one of the most liveable cities in the world in great part due to our extensive parklands and lack of pollution - assets produced by our Green Wedges like our Research, Kangaroo Ground and Warrandyte areas with extra large bushland properties and our charming villages. areas like - all so accessible to the CBD. **These proposed zoning changes will significantly undermine, if not totally destroy these precious and irreplaceable assets.**

2) An even more critical issue is that **these changes are in direct contradiction to the findings and recommendations of the Bushfire Royal Commission** to NOT develop or increase population in high fire risk areas like Warrandyte, Research, and Kangaroo Ground.

3) We choose to live in here because it is NOT a mid or high-density housing area. We pay extra for larger properties and higher rates and maintenance costs to sustain this choice. We did NOT choose to live in Eltham because of its level and type of development which these proposed zoning changes will introduce here **thus destroying the village character and expansive environment we value.**

Malcolm Smith - Warrandyte

Residential Zones

I totally oppose the proposed changes to the RZs designed to increase housing density. It is our choice to live in a Green Wedge area with larger semi-rural or bushland blocks that support wildlife and native vegetation and a sustainable interaction between human activity and nature.

Your proposal will seriously damage, if not totally destroy, the precarious and already threatened ecological systems here. Your proposals will increase flood and bushfire risk and totally ignores the Royal Commission on Bushfire's recommendation to restrict further development and increase of population in high bushfire risk areas like ours.

These Green Wedge areas - the 'lungs' of Melbourne - are a precious treasure not only for those who choose to live this lifestyle, but also for all of Melbourne. Warrandyte is one of Melbourne's favourite weekend tourist attractions. We are happy to share our clean air, bushland, native wildlife and beloved village character lifestyle with visitors, but not to destroy it by subdivision into 1/2 acre blocks and expanded commercial development. Enjoying the sense of space, of being surrounded by nature while still close to community and the CBD without being jammed in next to a neighbour or a shop is a value we have been forced to repeatedly fight to protect over the past 26 years of living here, and we will not give up protecting it now. We will not accept forced dual occupancy. What this proposed subdivision madness will inflict upon us is akin to passing a law saying 'you cannot drive a 4-seater car, you must only have a 2-seater.' Leave our lifestyle alone. We don't mess with yours, don't mess with ours.

Rural Conservation Zone

I oppose the proposed changes within the RCZ because they undermine the significant biodiversity and wildlife support we have, reduce the sustainability of our bushland's ecosystem, and increase the risk of flood and bushfire. I agree with council's submission that at present these areas are protected by the existing RCZ and would like to see increase in protection, rather than reduction as per your proposed changes.

I completely agree with Council's statement in it's submission that a primary result of

changing the RCZ is the erosion of local government's capacity to manage the RCZ / Green Wedge areas and will encourage the spread of urban uses into non-urban areas. I also agree with Council that the changes to the RCZ retain prohibition of sale of manufactured/processed foods. This prevents farmers supporting themselves with ancillary activities which would assist them to stay on the land. Getting rid of this prohibition is a change we would welcome.

I also agree that although the new proposal extends the range of uses this needs to be carefully regulated as Council suggests by specifying a minimum size for particular uses commensurate with intensity and appropriateness for each particular section of land.

Commercial Zone and Commercial Extension into Residential Zones

Again, Warrandyte is one of Melbourne's favourite weekend tourist attractions. We are happy to share our beloved village lifestyle with visitors, but not to destroy it and create another highly commercial "Eltham-like" town centre which your re-zoning proposal will do. Small is beautiful. Please learn to appreciate these values even though they may differ from your preferences or commercial aspirations.

I refer to Manningham Council's submission on point: 3.2.3 and totally agree that there are no height limits, or size limits to a shop or office, meaning huge shopping centres could be plunked down in our little village. Even with our minimalist and appropriate IGA we have lost some cherished small business that could not compete. We need to make better use of the commercial spaces we have, not add bigger and more destroying our prized village atmosphere.

General Comments

We do not want expanded development in our Green Wedge. We want to preserve the Green Wedge created by community minded and forward thinking public servants. We don't want the changes you propose which pay no attention to the broader social and environmental values of the community living here and support only commercial values and the financial gain of a few in the development industry.

I repeat, particularly to Minister Guy who has expressed wonder that people want to live here, yet contradictorily proposes to increase the numbers living here: Leave our lifestyle alone. We don't mess with yours, don't mess with ours.

Your proposed changes also remove our democratic right for planning notification to neighbours and the right to appeal to VCAT. Is this China or Australia?

Joy Dahl – Warrandyte

It is with dismay and concern that I am writing to give feedback about the zoning reforms in relation to the environmental impact they will have on Warrandyte. For short term financial gains for individual developers, the process of significantly increasing the number of properties in and around Warrandyte and its surrounding suburbs, will adversely change the character of this unique place and once development has happened, it can never be undone. It appears there haven't been any studies to identify the impact of the population increase on the local flora and fauna, on traffic management, on water quality, let alone Bushfire management. DPCD - what were you thinking? A "1 size fits all" solution is NOT a solution for Warrandyte.

Sally Curtis – Warrandyte

I am concerned about safety issues in Warrandyte, and believe the Bushfire Royal Commission recommendations should be followed - that development be restricted in areas of high fire risk. This risk is real, and evacuation of a town like Warrandyte in the event of fire would be totally impossible with the current road system. Other concerns with

increasing housing density in this suburb include traffic congestion on the single lane roads through the town at peak times, difficulties associated with the single lane bridge which is the only option for locals, and very limited public transport options for an increase in population. The beauty and amenity is another consideration, but I feel most strongly about putting people at increased risk during a fire because of poor planning decisions.

Loris McLean - Warrandyte

I am deeply concerned that the proposed zoning reforms within the greater Warrandyte area will lead to significant congestion leading to a serious safety risk in the event of bushfires. Given the recommendations of the Black Saturday Royal Commission, these proposals come across as ill-informed, greedy and simply counter-intuitive - as well as demonstrating a lack of regard for the wellbeing of those in high bushfire risk-areas.

The potential and likely environmental impact of this rezoning will forever change the green character of the area for the worse. Significant areas of greater Melbourne have recently been opened up for development without appropriate infrastructure being created. Given the great number of properties for sale and rent in these areas (Caroline Springs, Point Cook etc), it is ridiculous to permit the carving up an area that has for many years been a haven from such ghettos and strongly preserves its environmental heritage.

Do not proceed with this proposal, Melbourne will forever be worse off if it passes into legislation.

Regards,

Brian Polli (North Warrandyte resident)

I strongly disagree with the plan to allow subdivision of any 1 acre land in my area and to allow building more than one house on a block without the current permit process.”

Dr. Peter Hill Warrandyte

The proposed change allowing subdivision into lots having a minimum area of 2000 square metres could nearly double the population density in areas such as North Warrandyte. This is highly undesirable because:

- It is in direct conflict with a key recommendation of the Bushfire Royal Commission
- If implemented, it will increase the likelihood of fatalities in the event of a fire
- It will change neighbourhood character
- It will result in loss of vegetation and will degrade the environmental value of the area
- It will have a high impact on landscape values
- The value of the zone as a buffer between urban areas and green wedge areas will be reduced
- Infrastructure in the area will not be able to cope as roads and the Warrandyte bridge are already severely congested at peak hours. Further, transport access to the city are already overloaded so further population increase in this area must be avoided.
- The topography is not suited to higher density development

The proposal to allow lots of 2000 square metres should not proceed. Councils currently rely on a combination of zoning with overlays and local policies to appropriately manage proposed development. Some of these overlays are essential to manage risks such as bushfire, land slip, flooding etc, while others are essential to maintain environmental quality and protect native flora and fauna. It is vital that councils continue to be able to utilise overlays in these ways to take into account the unique aspects of our locality and its biodiversity. Many of us work as volunteers in Landcare groups to help maintain our biodiversity along the Yarra river and in on our own blocks, for the benefit of future generations. The proposed planning changes will have major irreversible effects on our community, and I object to the lack of consultation about them, and to the limited period available for comment on them. Planning

Jill Jameson – Warrandyte

This precipitous and dangerous plan is another example of a liberal government treating Victoria as an economy rather than a society. Proper planning will allow for increased population and development, but these changes should be carefully reasoned and supported with adequate data and, especially, following appropriate and detailed community feedback. In this case, the former is questionable and the latter is patently inadequate. One major way to manage increasing population is to develop high- and medium-density regions within the inner and middle areas of greater Melbourne. This type of development is efficient and cost-effective for such things as provision of facilities, services and transport. Destroying the "lungs of the city" through inefficient, unnecessary and potentially dangerous urban development is short-sighted. Once these green wedge areas are destroyed, they cannot be regenerated. Further, creating adequate infrastructure to accommodate such changes is much more significant than in areas already altered for urban development. Particular issues of crucial importance to the community and to the wider Melbourne population bear on this proposal. Such an issue is the threat of, and response to, a wild fire in this declared bush fire danger area. Increased and ill-thought population growth and development in this area may well have potentially horrendous outcomes.

Population growth and urban development are not issues that deserve knee-jerk planning decisions. Growth is not necessarily good; economic development does not necessarily provide for good health and a productive future for individuals or communities.

The proposal must be rejected and other, more sustainable proposals (sustainable for individuals, for the Melbourne community and for its economy) considered and offered for expert and community feedback.

Dr John R Baird - Warrandyte

Our State Government needs to visit the Warrandyte township and talk to residents and council officials to hopefully understand the reason we choose to live here. My family and I moved in to the area just over a year ago making a decision to leave behind the traffic and pollution of the city. My family love it here and it would be such a shame to think that our community could be at risk due to the ignorance and the thoughtlessness of others. The Bushfire Royal Commission findings are being ignored and it seems like Mr Bailleau, Mr Guy and others really don't care.

J. Panagiotou North Warrandyte Resident

I and my family feel very strongly about the proposals, and that the original Hamer Govt intentions should be maintained; particularly as they apply more-so now that we have such a large population and spread. Also, at Warrandyte, the bridge could not cope on Ash Wednesday with the Bushfire problems, and the situation has since grown worse with North-east expansion and nothing done since - one bridge between Templestowe and Yarra Glen that is congested at peak and school periods; I fear a repeat of Kinglake and Marysville is imminent. Are we to have Government BY Real Estate Agents FOR Real Estate Agents, as it will appear, or do the people count?"

Peter Thomas - Warrandyte

To whom it may concern. I have put the following comments on the Victorian government web site: "Warrandyters will not let this re-zoning happen Ted. We are a close community, looking after our own and the wider community is what we are about. This re-zoning will do NOTHING to make homes/land more affordable for any one. The developers

move in and you can say by by to any hope of an affordable home. Services are hugely expensive and the land is already to be ripped apart by the proposed sewerage plan and this was not of our choosing. We will be forced to pay for something that we did not ask for, just like the sealed road on our street. The infrastructure is just not here to support re-zoning. We are already jammed up in the main street each night due to some stupidity of having buses (with one or two people on board) holding up the traffic for at least ten minutes. I can drive up Hoddle Street IN THE RUSH HOUR much quicker. And the school traffic to get across the bridge in the morning is just as impossible. What are you thinking of Ted?? We already NEED AT LEAST THREE other bridges between Yarra Glen and Templestowe, just so we can deal with the CURRENT traffic problems that we have now, and god knows what we will do in the event of a bush fire - it is only a matter of time Ted.

If you push ahead with these re-zoning plans you can be sure that a lot of people are going to make sure that your political party goes out of power the next time around. It can't come quick enough! Listen to us Ted and Matthew Guy- read our lips!

Mrs Jan Freeman - Warrandyte

I strongly disagree the planned rezoning of our green wedge area. The green wedge belt around Melbourne was build with the purpose of providing a green lung for the inner city. That is more than ever important! Nevertheless the biggest concern is the proposed subdivision opportunity for blocks bigger than an acre. Why is our Victorian State Government ignoring the outcome of the Royal Bushfire Commission? Not just ignoring it but working right against the recommendations of it? Have you ever been to Warrandyte? Have you ever seen the grid lock on a normal day that is caused by the traffic facilities? And have Planning Minister Matthew Guy making a care less and arrogant response to bushfire concerns ...("why do the people making these claims still live there?" (The Age, 10 Sep)) doesn't help the situation and is a slap in the face. The proposed changes to residential zones is a financial dream for developers and government. It is short sided and absolutely dangerous for us people that live here. I have lived in Warrandyte for 60 years & do not wish to see it destroyed for the sake of greed.

Thomas Bone Warrandyte

I spent many years with fellow members of the then Warrandyte Environment League struggling to maintain our bushland and to achieve stays on development such as the 24 acres of addition to Warrandyte State Park at what is known as Koornong.. I can remember Rupert Hamer being aghast at the thought that people visiting the Jumping Creek Reserve would look over the river and see nineteen houses! Well, we won, but not, it seems, for posterity. That part of the park remains but the unique biodiversity of flora on what was Crown land on Growlers Hill near the water towers above Blooms Road has been ravaged by development during the Kennett era. When the minister makes that kind of absurd comment we know we are dealing with a dangerous lack of imagination and ignorance. Let him observe the peak hour traffic on an ordinary day and then let's do some modelling of what that would be like in a bushfire rush with twice as many houses. And lets hear a bit more from the CFA and others on the projected dangers of this idiotic proposal.

Ivonne Reid- Warrandyte

I recently moved to North Warrandyte from Nunawading and the reason was TREES!!! We love the plentiful green space, the chance to see a kangaroo jumping through your 2 acre property, the closeness of a state park, the smell of the bush and the peacefulness of semi-

country. What I don't miss is a neighbour right on top of me and I don't want that again.

I love the way Warrandyte feels like you are out in the country but still the city is within reach. It is that small that it doesn't have the feel of a suburb, it is more like a country town, that community feel which is so important especially in areas such as Warrandyte. What a shame to lose that which would happen with a greater population.

I love the way all these tourists flock to this place for the markets, the bush and the river, the quirky shops, the special open air events, the drives, the getaway that's within an hour drive, the experience that gives them a peaceful outing in the BUSH-cause that's what I used to do. What a shame to lose that, what a shame for all those businesses in Warrandyte that rely upon those tourists that love coming to this wide open green space of a town.

I love the fact that Warrandyte provides a space for all animals to wander, to have a home. What a shame for animals to lose that... Leanne (happy to live in North Warrandyte the way it is)

Glen Fullager - Warrandyte

What do I fear for my town of Warrandyte if the proposed new planning laws make it through parliament? Warrandyte becoming just another Melbourne suburb dominated by roads, increased traffic, dense population, unfettered land subdivision, insensitive housing development, expanded retail hubs and service depots, noise, air and water pollution, loss of vegetation, open spaces and animal habitat. That is a place I could no longer live in.

The unique qualities of Warrandyte that are enjoyed by residents and visitors alike will be gone forever once the Doncasterisation of the village and the wider township takes hold. The enlightened Green Wedge policies that have protected this area are now seen cynically as having saved it for development.

I oppose these shameful proposed planning laws and support the combined forces of community and **political opposition in defeating them.**

Maryann Gibson – Warrandyte

The proposed changes will have a negative impact on the green wedges around Melbourne, destroying these important environmental areas. Over the past few years the area has struggled more and more with increased traffic from areas north of Melbourne, with people using these single lane roads as links to the east and south-east of Melbourne.

At a time when the state government is cutting back expenditure on schools, roads and even the fire services, how will our infrastructure cope? Where is the big picture plan showing a vision for the future, that takes into account environmental and social impact on communities rather than what appear to be economically driven changes?

Robyn Jordan – Warrandyte

I am a Warrandyte resident

I think that the purposed plans for rezoning Warrandyte are an very bad idea-They are a thread to the Warrandyte community

-a thread for the already stressed nature.Please do not go ahead with the purposed rezoning

Meindert Withoff –Warrandyte

The proposed changes allow economic and financial interests to override the interests of the not only the Warrandyte community, but of Melbourne as a whole. Melbourne is becomming an unplanned, ugly mess and already has far too much concrete. People who

live in Melbourne need to see trees, green spaces and breathe fresh air without having to go to another state.

S Billinge, Warrandyte

I am extremely disappointed in this latest decision by Government to change existing planning zones. In the Green Wedge, we value our unique bushland, flora & fauna as something too valuable to lose forever with the devastating effects of sub-division. We have peaceful & beautiful places to live with an amazing community as well. Infrastructure would fail as it is not adequate as it is, ie. one bridge in/out of Warrandyte/North Warrandyte which is a major thoroughfare for the wider community, with commuters travelling from say Doreen to Frankston. Schools, shops, roads, bus services, public open space, all could not cope with a dramatic increase of population to the area. What we have here should be preserved forever, not sliced up for developers back pockets.

Natalie Papez – Warrandyte

I wish to add my voice and support to all the other concerned residents (both Warrandyte and Victoria in general) in voicing my protest and opposition to the proposed 'planning legislation' changes being imposed by the current Victorian State Government.

These changes, if allowed to proceed, will destroy the Green Wedge area in general and the unique character and amenity of Warrandyte Village in particular.

These changes are a boon to the short-term interests of the voracious development lobby and will inevitably lead to the mass sub-division and de-facto destruction of the Green Wedge areas around Melbourne as we currently know them.

The practical issues of increased traffic, flows (particularly on the Yarra River Village Bridge) and direct contradiction of the Government's own **Bushfire Royal Commission's** recommendation "substantially restricting new developments and subdivisions in those areas of highest risk..." are self-evident.

A further objection I have goes to the core 'moral and heritage' issues centred around the moral bankruptcy of allowing residents to 'chase the dollars' by sub-dividing properties that have been more or less held in trust over many generations (both within families and across several family owners).

In other words, these properties have been purchased and enjoyed in their current sizes and conditions for express reasons and I find it obnoxious that certain greedy individuals deem it fair and proper that when the properties no longer suit their needs or become too large to manage, that they are 'entitled' to 'cut the money and run' rather than simply pass the properties onto new owners to maintain in the current state (as has been done over many years and generations) and then (themselves) move to smaller properties in surrounding areas.

All concerned and right-minded residents in both Warrandyte and throughout all of Victoria must oppose these short-sighted, changes before unique and beautiful regions around Melbourne are destroyed and lost forever, simply to satisfy the warped 'dollars at all costs' ideology of the **current Planning Minister and his Supporters in the 'development' industry and State Government.**

Darren Bowers Warrandyte

"We moved here in large part because of the Green Wedge. The open space and bushland is a large part of the appeal of North Warrandyte. We appear to have reached our infrastructure limits now. More people will make it worse."

Ian Shannon - Warrandyte

We are strongly opposed to the rezoning of Warrandyte & Warrandyte North, Reasons for our opposition:

Increased population. Already we have experienced traffic overload in Kangaroo Ground Road, making it unsafe if there is

A bushfire for residents to evacuate safely if required.

We do not need Commercial activity in this area It is quite alarming that there would be no planning permit for these works.

A short term profit for developers which would destroy communities and neighbourhoods Isn't the freedom of a strong

Community free of "profit making developers" the rights of our children!!!! .

Ron & Kaye Jenkins - Warrandyte

Please do not allow subdivision in warrandyte.

Please do not ruin our green wedge.

Susan Cartwright – Warrandyte

I would like to strongly stress that if changes to the current planning legislation are relaxed in broad terms and not tailored to the needs of each suburb or community and plans to subdivide and build in areas within the Green Wedge go ahead communities such as Warrandyte will suffer. It would be impossible to get back the Green Wedge once gone.

More residents in Warrandyte without any infer structure changes, such as new roads, would bring the morning and evening rush hour to a total standstill. Fewer trees and more cars equals more pollution. Melbourne has a great diversity from suburb to suburb, those living within the Green Wedge like to travel to and enjoy the urban landscape. Those living in the city enjoy time in the rural surround, please protect both.

Mark Whittaker – Warrandyte

On weekends Warrandyte is packed with 'tourists', people who come from the suburbs for day trips, enjoying the tranquility of the tress and the beautiful river.

These people however do not want to live here, otherwise they would.

It is us, the residents who appreciate the beauty of the township all the time.

We appreciate that the police station closes at 5pm, as there is no need for it to stay open.

We appreciate the cockatoos in our yards, the possums on our verandas.

We appreciate not having to deal with antisocial youth hanging around a train station, or the noise and disruption of living in close proximity to each other.

If we wanted to live this way, we would move to the north, the south, the east, the west of Melbourne.

We only have this small wedge in the north east where we can be free from this.

We want to live HERE, just as plenty of people prefer the busy lifestyle.

If there was such a high demand for housing here, why are house prices quite reasonable and why do houses sit on the market for months?

Because only a few know of the value of the beautiful 'town' of Warrandyte.

Only three ways to get in out, all single lanes, there is no value to developers.

Terrible pubic transport options, again no value to developers.

Difficult terrain, rocks, protected tress and a high flood and fire risk mean that again there is NO VALUE TO DEVELOPERS.

So let us have our small green wedge. We all should have the opportunity to decide what

we are surrounded by.

I am only 26 years old, but my partner and I loved this beautiful place so much that we have saved very hard to buy and live here, as I felt that we needed to make a move while people still had no idea of the true value of Warrandyte.

In less than a year after purchasing, it seems this may soon not be the case and my home, EVERYONE'S HOME will not be special anymore.

Ruth Birch, Warrandyte.

Warrandyte being only thirty kilometers from Melbourne (as the crow flies) is a unique place. Having Australia's native animals and birds visit you every day is a privilege. Now you want to sub-divide the green wedge area which will kill many of these animals. Most of the trees will be removed, as to build a new house today all the vegetation is removed. This then causes the loss of the bio diversity which is needed to keep a healthy balance with nature.

Every day, people come to visit this tranquil place so close to the city to relieve them from the stress and tension of living in such a proximity to their neighbours.

They find rosellas, cockatoos, kookaburras, koalas, echidnas, wombats and more. And now you want to destroy all this for developers' money-grubbing greed.

Yes.... now go and allow this in the old properties of Kew, Toorak, Brighton etc. No that wouldn't be acceptable and it is not here also!

Deborah Hodgson Warrandyte

I am concerned that rezoning in Warrandyte will mean a serious decline in flora and fauna as it is inevitable that the greater the population density the less chance of retaining the native environment. Services, road access and fire danger in the hilly and treed area is being ignored in the rush to appease developers. Jill Dixon Warrandyte.

Please keep Warrandyte as it is. I have been a resident of North Warrandyte for 25 years and I came here for the peace and quiet and BIG OPEN SPACES. Don't interfere with our beautiful Warrandyte.

Anne Lynch – Warrandyte

Not everyone wants to live in a congested "suburban" community. Leave Warrandyte and the green wedge area alone. We have moved here because we love the natural environment, not to mention the lovely local people. We are a small community and that's the way it MUST remain.

Kylie Lafranchie – Warrandyte

I walk my dog every evening at around 5.40pm. Nearly every evening Yarra Street comes to a stand still at around Anderson Street at best and at worst traffic banks up all the way to the roundabout at Harris Gully Road. There is no way that our current infrastructure can cope with denser developments. It doesn't cope now.

Karin Stanzel

I write to express my dismay at the proposed changes to planning legislation in North Warrandyte and surrounding 'extreme risk' bushfire zones. This flies in the face of the Bushfire Royal Commission's recommendations and will inevitably cause greater risk to lives and property. I am in favor of urban consolidation as opposed to our continuous sprawl

but there are real and obvious risks to this approach in areas like Nth Warrandyte. Current traffic infrastructure is insufficient for the population as it stands with no obvious or easy solutions. Added to this is the fact that many of the land allotments in Nth Warrandyte are critical native species habitats and form an important part of the green wedge policy. Please to not proceed with this crazy, ill-informed policy change.

Jamie Ferguson - Warrandyte

Has Matthew Guy ever visited W'dyte, has he seen the traffic jam across the bridge has he seen the wildlife? Is he going to shoot all the kangaroos himself? Is he going to build a 4 lane new bridge and infrastructure e.g. more roads to enable access and egress. Will he be out fighting fires if they threaten the civilian population. Does he realise that once we lose the green wedge we can't get it back?

Sue Gooch – Warrandyte

I implore you to not go ahead with the proposed subdivision changes to the planning laws of Warrandyte. It will dramatically and irreversibly change the character of this beautiful area. And, importantly, the proposal is in stark contradiction to the findings of the Bushfire Royal Commission. The loss of 173 lives was horrific.

Janice Maree Warrandyte

It was with dismay I learned recently of the Government's intention to make changes to the planning scheme as it affects areas of Warrandyte and the Green Wedge. Warrandyte has an atmosphere - almost a village style about it almost unique this close to Melbourne which will be lost if the changes go ahead, much to the disappointment of the residents I have spoken to about this. The State section of all Victorian Planning Schemes talks of higher density living in areas where there is infrastructure to support it. This is clearly not the case in Warrandyte where there is no public transport other than buses. Indeed, as you are no doubt aware, the whole of the City of Manningham, of which Warrandyte is a part, has not a rail in it. Infrastructure includes not only utilities and public transport but emergency services as well. With Warrandyte (particularly North Warrandyte) being a high fire danger area, higher density residential development is a recipe for disaster. The most dangerous fire danger day is one where the wind is in the north. On such days, a fire would approach from the Research/Panton Hill direction so escape by Warrandyte residents in that direction would be out of the question. Escape by North Warrandyte residents to the south would be extremely difficult because of the limited capacity of the bridge over the Yarra. Escape by others in Warrandyte would also be near impossible because they would not be able to turn out of side street onto either of the two ways out of the township. ie The Warrandyte Ringwood Road or the Warrandyte-Heidelberg Road. This is the situation NOW. Adding more residents would aggravate this situation thus dramatically increasing the risk of the loss of life. If such a scenario were to happen, I feel sure any enquiry into the disaster would not be kind to the actions of this government if the amendments are allowed to proceed.

I also urge the government to not to allow more intense use of land in the Green Wedges. They are an asset to all Melbournians and once lost, they are lost for all time. Future generations would not view their destruction favourably, I'm sure.

I urge you to use all your endeavours to prevent these proposals becoming reality.

Arnold Chivers

Have the govt. forgotten about the findings of the Bushfire commission?? these ridiculous laws in a place like Warrandyte will endanger even more citizens. Not to mention the

lifestyle reasons most of us moved here for.. GREEN open spaces... if we want small blocks and overcrowding we will move back to the suburbs! Listen to 'the people' your voters for a change!

Debrah Walters – Warrandyte

I am a resident of North Warrandyte, and I am completely opposed to the proposed changes to planning legislation in Research, kangaroo Ground and Warrandyte. We live here because we love the rural village atmosphere. We love the low density population and the sense of small community. We value that the area can not be built up, by subdivisions. We have lived here for 17 years, and intend to stay here for our whole lives. Previously we lived in Eltham and watched with horror as blocks were sub-divided, populations swelled, traffic became unmanageable and the rural feeling of Eltham was destroyed for ever. We don't want Warrandyte to become more populated. We want the trees and the space to remain. **DON'T DO IT, DON'T MAKE ANY CHANGES TO THE SUBDIVISION PLANNING LEGISLATION.**

Lisa Young – Warrandyte

"I am writing to vehemently object to the proposed changes to Planning legislation. The changes would inevitably lead to the disintegration and degradation of our Green Wedge areas as developers and speculative profit seekers take advantage of the additional subdivision opportunities. Any increase in population density in fire-prone areas (eg: Warrandyte, Kangaroo Ground,...) would be in direct conflict with the safety of residents in those areas (as confirmed by the Bushfire Royal Commission). Green wedge areas are a valuable resource for all Melburnians and should be protected from any detrimental legislative changes, such as those currently proposed."

Garry McKelvie – Warrandyte

We moved to Warrandyte to be a part of this unique, special community. We feel very lucky to be here! In our eyes, to allow subdivision of acre plus blocks is nothing but a money making exercise. With higher density living comes more traffic, greater bush fire risk, irreversible damage to the environment and wildlife and the loss of what makes this area so special. That is without mentioning all of the other infrastructure, amenities and services the added population would require and the impact of that on the environment. We are vehemently opposed to the plans for allowing subdivision of Warrandyte, Kangaroo Ground and Research. Hopefully our objections will not fall on greedy deaf ears!

Rachael. North Warrandyte

"The rezoning of Warrandyte and the surrounding areas to increase population density is in direct contradiction to the Bushfire Royal Commission recommendations.

It is disgusting that this government is prepared to put our lives at risk. The local roads are already at capacity and in an emergency situation will be completely choked with increased density.

Secondly, the government clearly has no respect for the green wedge and maintaining the features of this city that make it a pleasurable place to live.

The planning minister Matthew Guy has failed at his job. The local member is failing to protect the community. You have lost my vote."

Adam Young – Warrandyte

I cannot believe that there is a proposal to further subdivide Warrandyte & Kangaroo Ground.

This would be an absolute tragedy as the areas mentioned are Melbourne's "Jewels In The

Crown" as far as protecting flora and fauna and providing Melbourne's people with such a beautiful area to enjoy within such close proximity to the CBD.
Once you start subdividing the larger allotments you will destroy the whole feel of the area. This would be a completely irresponsible act and one that could never be reversed.
Also how do you expect the infrastructure that exists there at this time to cope with a larger population? I don't think that this has been thought through at all.
My husband and I and our city friends enjoy these areas frequently and would be horrified to see them destroyed by your proposal.
We hope that sanity prevails and these areas are left with large allotments and plenty of trees.

Darelle Tenace

Warrandyte contains the most intact and diverse natural environments in close proximity to Melbourne. The mental and physical health of the Melbourne population can be directly linked to natural environments such as those found in our precious Green Wedge. Rare and threatened flora and fauna species which rely on the intact bushland of these areas will be subjected to further clearing, loss of habitat, greater numbers of predators such as domestic cats and of course cars. Greater subdivision of these important natural areas will be a disaster for Victoria and I certainly will not be voting for a government which puts dollars before people.

Kylie Tenace

I chose to come to live in Warrandyte 20 years ago because of its green spaces, clean air, and cohesive community committed to keeping it that way.

No responsible authority would promote cigarette smoking to its constituents, yet here we have a government facilitating congestion of the lungs of the whole city of Melbourne .

Jeanette Miller Warrandyte

I strongly disagree with the proposed planning reforms. Green wedges are the lungs of Melbourne and are one thing that attracted us to the area when we moved to Victoria from NSW in 2007. Higher density development will remove natural vegetation and reduce the effectiveness of this vital filter for air quality in the surrounding region. Warrandyte is unique: a rural setting with a close-knit community, 30km from the city. It already has its shortfalls such as poor road, public transport and reticulated sewer infrastructure, all of which will be significantly impacted with higher densities and resultant quality of life impact.

Sean Treweek Warrandyte

I am opposed to anything which will allow any increase in the size or types of developments in the Green Wedge.

The Green Wedge, [thanks to the great Rupert Hamer and his government] is essential to the amenity of the Eastern suburbs, and to the survival of many species of plants and animals. Please let it continue to provide these invaluable services into the future!

Warrandyte

My wife and I do not agree with the proposed changes to zoning in the Warrandyte area. The area is unique in a major city area in Australia and allowing changes in development policy will ruin the natural environs of the area in particular along the Yarra.

Bob & Tam Layh

Yet another example of the "Government knows best". Slow down Ted, stop being arrogant and listen to the people.

Why is our State government doing this? Why is the government proposing such radical and extraordinary new planning laws which will allow random and rampant sub-development? This is madness! Already, even on a good day, we must queue to get across the bridge. Imagine how it will be in the fire season. Total chaos! What can be the reasoning that drives this proposal? More than that, what is the philosophy behind this proposal? There is no infrastructure in place to support such a possible increase in houses and families. Or maybe this is hidden and covered up in nonsensical rhetoric, as is the proposal. What about consultation with the residents who actually live here? There is no consultation or even discussion with locals. Such bullying strategies are not new. Our government considers, no believes, they have the answer. Or so they tell us. The answer to what one wonders. No doubt they are in it for the money whilst pretending to improve the social structure of our city and local areas. One can only guess at the reasoning behind this and it doesn't look good.

Barry McKimm Warrandyte

Warrandyte is not only a suburb for its residents, but a green environment for all Victorians. Featuring the sublime Yarra River flowing through a native landscape with gum trees and wattles and native wildlife, Warrandyte is also Victoria's first gold mining town, which has already been adversely impacted upon by development. Further development of the kind proposed by `Reformed Zones` can only be regarded as a death blow to this unique environment that warrants absolute protection by Government; anything less will not be tolerated.

Milanka Sullivan – Warrandyte

I want to communicate my absolute dismay at the prospect of destroying the key values of the green wedge, of which warrandyte is such a precious part. the green wedge is one of the things that makes melbourne liveable. it is a key to saving this growing city from becoming an urban conglomeration as it grows beyond a manageable size. it was put into place by visionaries, including Rupert Hamer as liberal premier, and provides a haven for people, birds and animals to rest from the intensity of the city. it provides the lungs of melbourne. it provides a destination for families wanting to relax in nature and restore their spirits. it is indescribably precious and must not be tampered with.

sustaining and protecting and cherishing the green wedge areas of melbourne must be a priority for all governments.

i strongly oppose both the general proposals to allow reduction of lot sizes, as of right building of a second dwelling, and the reversal of the burden of proof on development in green wedges. i am also very concerned about the effects on warrandyte. we live in a hilly area with minimal public infrastructure. the roads and transport services are minimal and completely unable to cope with additional residential density. to add more people would result in an bearable increase in the risks from wildfire, be in conflict with key recommendations of the bushfire royal commission, and lead to the urbanisation of the area which would destroy its purpose of bringing nature into the city.

we share this land as a wildlife corridor. and in return it nurtures all of us.

changes to urban density cannot be undone and risking the benefits of the green wedge will

damage the city for all time. it will do no good to the reputation of the Baillieu government. this is wrong headed legislation. please do not go ahead with it.

yours sincerely

Wainer – Warrandyte

I live in Warrandyte with my husband and we both strongly disagree with the proposed changes to planning legislation that would allow two houses on each block, acreage to be subdivided and increased development of the green wedge. Warrandyte is a beautiful and unique part of Melbourne and one we should fight to protect. It is a preserve of natural bushlands that is close to the city. It not only provides residents with a beautiful environment but also gives an opportunity for visitors easy access to a green wedge close to Melbourne. By voting in this legislation you are destroying all of this. An increased population would:

-put a strain on limited infrastructure such as roads, public transport, bridges

-increase the risk to property and people in a high fire area

-damage the natural environment which harbors and protects wildlife

-destroy all that is special and important in Warrandyte

Once the developers get a foothold there will be no stopping them and we will end up going the way of neighboring Eltham - with condos on every corner. This proposal is about greed and rewarding developers. It completely ignores the residents and visitors. It is a proposal based on greed and not on the wishes of the people that lives in this beautiful part of Victoria. Stop this proposal and support all measures to keep Warrandyte "green".

Cathy Price & Peter Sheen Warrandyte

The proposed subdivision of Warrandyte Township is one that has not been thought through with the safety of current and future residents in the area. Warrandyte is a high risk fire area and the road and fire safety infrastructure is already insufficient. I for one travel through the town of Warrandyte daily doing the school bus run on my way to work and am constantly caught in terrible traffic jams with the 'ONE' road that goes in and out of Warrandyte especially over Warrandyte Bridge. This is day to day traffic, imagine the chaos that would ensue if there was a fire in the area with the panic that would undoubtedly occur. Warrandyte is one of Melbourne's most beautiful suburbs that combines semi-rural living with the convenience of having shops and schools within easy reach. To turn it into a 'standard' suburb would be such a shame. What are we teaching our children, that unless you're living on top of each other we can't survive. Let's stop forcing families to move further out of the city fringe to enjoy living with nature. All that occurs then is that mothers and fathers spend more time away from home travelling to and from work and less time at home with their kids. Also, as there are insufficient schools, especially Secondary, outside of the city we are also causing our kids to spend more time away from home travelling instead of getting down to the all important role of just being a kid and playing outside.

Alana Goodwin - Warrandyte

The green wedges have been a part of our living environment for over 30

years. We have lived in Warrandyte for all that time. The changes to use of right in the green wedges threaten the green wedge of which Warrandyte is a part in particular because of Warrandyte's relative proximity to infrastructure including well reputed schools and retail and the CBD itself. The Manningham section of Warrandyte area will be put under particular development pressure by the change to allow subdivision of any piece of land of 1 acre or more. I saw this happen to the cherry orchards in Doncaster East. There is now nothing more than a sea of roofs without any sense of place or aesthetic. The Warrandyte Village has always had a particular character - calm and slow moving and green and pretty. That character belongs to all Warrandyte residents not just those who may be able to double the value of their land by the changes. The proposed changes threaten the character because dual occupancy will be permitted, car parks will take the place of treed areas. I note that the government is preparing to protect the Coppin Grove Bend of the Yarra against inappropriate development. Much of Warrandyte proper and West Warrandyte maps the River. I note that a 12 Bed B&B with minimum 6 car spaces will be allowed as use of right. I'm not suggesting that the whole river front will be covered by these facilities. B&B's are fine as cottage industry, but 12 beds is not a cottage industry and is not a B&B. It is a motel. industry, industry, but 12 beds is not a cottage industry and is not a B&B. It is a motel. The bush fires scared people - rightly so. The Warrandyte Brigade was away in the Bunyip State Forest. We live on the Pound Road spur. I saw the sky glow red in the north like the sun rising in the wrong place. It wasn't the sun it was King Lake on fire. The wind changed away from the north to the southwest which was fortunate for us but deadly for those already in the fire. Those conditions will return. Many of us are now better prepared and better informed. The changes will increase the density in high risk areas. Development happens by increments - there is but one bridge across the Yarra for people to escape from the Northern side of the Yarra. It is routinely choked on weekends with tourist traffic. No developer is going to pay for a new bridge. Higher density housing will mean fewer trees, but not lesser risk. St Andrews was far less treed than Warrandyte on the day of the fires. Fewer trees will mean less habitat and less and less amenity. What was a green wedge will become a pale rendition. No, it won't happen overnight and I will probably be dead by the time the full disaster is visited on the area - but, the cherry orchards were gone within a space of 10 years. This is not a matter of "not in my backyard". That was the whole idea of green wedges. The issue wasn't supposed to arise. At some point we have to stop thinking we can consume more and more. That includes our living and breathing space

Andrew Phillips – Warrandyte

My biggest concern is that NO PLANNING PERMIT IS REQUIRED for a Medical Centre with a floor area under 250m². Therefore I could have a 24 hour medical centre built next door to me and have no right to lodge an objection. I could have 24 hour amenity impacts and no say in the design and siting of the building which may be completely out of character with the area. I am also concerned that in the Low Density Residential Zone that subdivision will be reduced to 2000m² where sewer is available. There are so many other issues in these zones, particularly in North Warrandyte with bushfire threat. The Victorian Government should be looking at reducing these threats, not allowing more people to live there.

Andrea DeBoer - Warrandyte

I strongly disagree with the proposed rezoning of the Green Wedge, although as a resident of North Warrandyte, the proposal could be foreseen. Residents of North Warrandyte have been informed that town sewerage will be introduced, even though a community blog showed most residents were opposed to the scheme. Two previous submissions for subdivision in my area had been rejected on the grounds that town sewerage was a prerequisite for subdivision, but that it was too expensive to introduce in North Warrandyte. However, the new scheme will require residents to foot the bill for all the works on their properties. And then, I suspect, we will be asked to pay higher rates as we are living on land that COULD be subdivided. I do not want to be forced out of Warrandyte. Developers should not have so much power in shaping town planning legislation.

Living surrounded by nature, while so close to the city, is a great good fortune -- and the many visitors to Warrandyte from greater Melbourne might agree. Living here also involves a commitment to look after the land and maintain habitat for wildlife, birds and indigenous flora. (I just rattled off thirty bird species that visit our garden without having to pause to think.) Perhaps for each of us, this is our small contribution to the broader community, to the city. When I think of town planning reforms I ponder the removal of fences between properties to allow animals unobstructed movement, or underground power lines, but increasing residential density is going to destroy what you have here. The small birds move from one tree or shrub to the next, like a stream, through the bush. A couple of isolated trees at the far end of a garden is not a habitat.

Then there is the issue of fire risk and twice the population on the same bridge. I have a small child.

Governments are supposed to act for the wellbeing of the people that enstate them. I suspect that Melbournians would suffer a real loss if "the lungs of the city" were abandoned. I think of Joni Mitchell's lyrics: "they paved paradise, put up a parking lot".

A Green Wedge is a good idea. Where is the 'good idea' in the rezoning proposal?

Rita Reuta – Warrandyte

Properties in my street have covenants on title which restrict them to one dwelling only. Clearly, all owners were on notice when they purchased their acre properties and welcome the covenant to protect the amenity of their residential surrounds. It is unreasonable and unfair that government should seek to override this personal choice of owners to allow any owner to unilaterally subdivide a property within a designated acre property environment. Green wedges are what make Warrandyte the rural idyll it is. Many battles have been waged since I first moved to Warrandyte in 1989 - all with the intention to preserve the unique visual and environmental appeal of Warrandyte. I was shocked to hear the proposed planning "reforms" might place this unique environment at risk.

England would never allow its Lake District to be subdivided and developed in a manner that would change its unique visual and environmental appeal. Surely we cannot conceive of allowing Warrandyte's unique rural aspect to be destroyed? What next - tower blocks in the Yarra Valley? Peeling off sections of the Botanical Gardens for social housing? Liberalising planning laws is a welcome development - but not at the cost of sensible and cautious planning that allows for the preservation of landscape and environment in an area renowned for its rural beauty.

Kim Rea – Warrandyte

I am appalled at the proposed re-zoning of the Warrandyte area! This region has been declared a high fire risk. There is daily commuter traffic which, if the changes were to go

ahead, would become impossible to get through in the event of a fire. I cannot believe that this government would directly contradict the recommendations of the 2009 Bushfires Royal Commission which explicitly states that there should be no further development in this region due to the imminent threat of bushfires.

If the Black Saturday fires had continued in the direction of Warrandyte for a further 10 minutes it was estimated that there would have been up to 8000 lives lost!

At the current population it would take 12 hours to evacuate North Warrandyte residents across the bridge!

Really Mr Baillieu, Mr Guy, are you happy to risk the lives of that many Victorians? How would you sleep at night?

Catherine Rutten - Warrandyte

Rezone Warrandyte? What an ignorant - and dangerous - idea! In a little over three years after Black Saturday, our State Government, in direct contravention of the findings of the Bushfire Royal Commission, is effectively enabling a massive increase in population in one of the state's most at risk bushfire areas. Come on - quit thinking about the dollars - start thinking about lives. And besides, Warrandyte simply doesn't have the infrastructure to cope with an increase in population, even in non-potentially disastrous Bushfire times. I urge the government to use common sense and logic on this matter - please.

Sandi Givens – Warrandyte

If these changes go ahead in the Green Wedge, what about all the effort, money and time that private residents have put into revegetating and monitoring remnant bush spaces to offer life - lines to the desperately endangered Brush Phascogale along with other 'at risk' species be it plant, animal or insect?

Currently, the Green Wedge is a time capsule and a solemn reminder of what once was and what has already been lost. The area is a precious resource and should be protected through appropriate and sensitive management, not left open to destruction by greedy developers who are clapping their hands with glee ready to sell the "lifestyler's dream"

Belinda Bayer – Sth Warrandyte

I work and use to live in Warrandyte. My Parents still live in Warrandyte and to allow the proposed changes in such and environment is insane. The fact that it is one of the most bushfire prone areas in victoria, to increase the population is giving half the people there a death sentence if a fire was to occur. The roads are congested enough without adding more people to them. Secondly I don't want to see extra houses on blocks making Warrandyte look over built and over populated this is why people live there, for the surroundings not living on top of one another.

Go and rezone somewhere else and leave Warrandyte alone for future generations to enjoy!!!

Rebecca Simmons - Warrandyte

I am opposed to the suggested planning reforms. I live in Warrandyte because it is part of the Green Wedge. If these proposed zoning changes go through we will lose our lifestyle not only in Warrandyte but in other Green Wedge suburbs as well. Congestions is already such an issue in Warrandyte, increasing the population is only asking for trouble if we are faced with a bushfire event.

Robert Clark – Warrandyte

I'd like to register my opposition to proposed planning rules that will threaten the fabric of many communities. While I understand the need for development, governments need to be reminded that their purpose is not to function purely as a business but to care for the wellbeing of the people they supposedly represent. Many communities (Warrandyte included) cannot support a potential influx of housing and population while relevant infrastructure and road access remains poor and insufficient. In a bushfire prone region I also fail to see the logic for adding more structures to act as tinder. A greater population will also clog up evacuation attempts on limited exits. Successive governments have turned inner Melbourne into a poor copy of European apartment block living that even the Europeans acknowledge makes congestion their greatest hardship. Now they're attempting to do the same to this city's green wedges... I'd like to hope that planning chiefs here would do their homework a little more prudently before making decisions that are irreversible and degrade our already degraded quality of life. But that would mean trusting in their wisdom and their determination to serve people - not interests.

Archie Argyropolous – Warrandyte

I vehemently oppose any further concentration of housing or residential subdivisions in the very precious urban fringe asset of Warrandyte. Surely, in one of the world's highest bushfire risk zone and with only one bridge across the river and one arterial road already clogged with daily traffic, this is sheer planning madness? We do not need or want any further residential density and we believe in both the short and long-term that the unique semi-rural atmosphere of Warrandyte and the near Green Wedge land will only become more valuable as a close-to city recreational area for outer eastern Melbourne. NO No NO to increasing development.

Jenny Brown - Warrandyte

I Voted for you and Ted Baillieu,
Because the Labour Party made such a mess of Victoria. I've been a resident for more than 11 years In Warrandyte.

Now its looking like You and Mr Baillieu are going to destroy Warrandyte as we as a community know it .

I moved to Warrandyte because i wanted my family to enjoy a the lifestyle that is Warrandyte.

Not built up crowed suburbia ! Now You want to subdivide acre blocks . Acreage is why we moved here . Its Great disappointment . A quick cash Grab is not the mentality of Warrandyte. I open an Invitation to show you Our Warrandyte.

ONCE A REAL ESTATE AGENT ALWAYS A REAL ESTATE AGENT. DO THE RIGHT THING... LEAVE WARRANDYTE THE WAY IT IS..

Sam Macharoff - Warrandyte

I am very disturbed about the changes to planning zones in Victoria, particularly Melbourne's picturesque Green Wedge. Matthew Guy and the Baillieu Government are changing these laws based on false economic benefits. With limited job prospects and minimal public transport, the already over-burdened roads will become far worse and add to the already enormous cost that traffic has on the economy. Social and health issues such as obesity and poor mental health will also increase, which is already a proven major issue in new developments in Melbourne's outer-suburbs. However, the most disturbing factor is the blatant disregard of the Bushfire Royal Commission, which recommends 'substantially

restricting new developments and subdivisions' in these bushfire prone areas. This is rubbing salt into the wounds of everyone that was effected by the recent fires – how do you explain to people that have lost family and friends that we are putting more lives at risk in the name of 'economic development?'

Nick Hailey - Warrandyte

I object to the governments planning change. Subdivision will cause massive problems for the green wedge of Melbourne. The infrastructure cannot handle the increases in traffic (particularly in light of the high bushfire risks). The area is the "lungs" of Melbourne, providing much needed space. Do not disregard the findings of the Bushfire Royal Commission.

Dina Soukos – Warrandyte

Aside from Warrandyte not having the ingress or egress to cope with a potential population boom of that magnitude, the resulting traffic generated from builders alone would certainly damage our unsealed roads and cause chaos in our narrow, residential streets. We chose not to live in a high density suburb, with modern brick houses and little vegetation when we purchased our established dwelling in Warrandyte three years ago. We have seen Laurimar transformed from low density zoning to the over stressed, baron estate that it is today and could not stand to see Warrandyte suffer the same fate.

Please reconsider proposed planning laws.

Wade Farrell Warrandyte

2,5 years ago we decided to move away from the crowded suburbs where every day a new subdivision appeared in the street. We discovered Warrandyte with its green surrounding, ample of space and lovely atmosphere. I would hate to see all this destroyed by the introduction of a new law. Warrandyte is a great place to escape from the concrete jungle of the city and lots of people take the opportunity as you can see every weekend. With additional subdivisions it would just turn into another overcrowded new estate.

Sybille Kinzel - Warrandyte

Warrandyte cannot retain its character under the changes proposed to Victoria's planning zones. We live here specifically for the lack of housing density, village atmosphere and bush environment. These qualities should be upheld and treasured by our State Government not undermined by development in the Green Wedge.

Margaret Dimech – Warrandyte

We are completely against the proposal to allow subdivision and development in the green wedge. The beautiful atmosphere of Warrandyte will be destroyed. The recommendation of the Royal Commission should not be ignored. The traffic jams in peak hours, morning and evening over the Warrandyte bridge are phenomenal now. It will be impossible with a bigger population. And what happens when there's a bushfire?

Leona Cameron & Ichiro Toyama, North Warrandyte

I utterly object to the Bailleau government's re-zoning proposal.

Sophie Barison – Warrandyte

I am alarmed by the government's proposed land zoning changes, which allow for an increased population density and changed land use in OUR "Green Wedge" areas. Such changes would have an irreversible negative impact on these environmentally sensitive and important areas.

OUR Green Wedge should be preserved intact for the sake of all Melburnians.

Janet Park – Park Orchards

"On a whole I agree with the overall objective of reviewing the planning system. There is a point however that over simplification can mean some important issues are overlooked. To place a number in the planning scheme for minimum lot sizes does not allow consideration for areas where this would not be appropriate. Warrandyte and its surrounding suburbs are one of the top high risk fire danger areas due largely to the topography, infrastructure and the density of population in the suburb. One of the key points of the Royal commission was to minimise further development in these areas. This recommendation is being lost in the over simplification of the zoning. The proposed change to allow residential areas to be subdivided further if sewerage is connected has the potential to put Warrandyte residents lives at risk. While we accept and manage the risk of living in a high fire danger area, we do not expect the government to counteract our action plans by fueling the risk further with unwanted development. We live in Warrandyte because we like the open spaces and all that the environment and community have to offer. Subdivision needs to take more into consideration than just whether sewerage is connected or not. The government and developers (who mostly don't live in Warrandyte) need to be aware of the greater community and the affect their actions have. Our green wedge is here for a reason, and its not for development potential and making money. The green wedge is the little slice of the environment within reach of greater Melbourne to experience the tranquility of what nature has to offer and should be preserved for our future generations to enjoy and learn from. We don't want subdivision, freeways or big service stations in Warrandyte. Please preserve the amenity of our suburb with an appropriate planning system that considers more than the dollar it can generate. Preservation of lives and what environment we have left should also form part of the planning system. It's not that hard, developers would just rather ignore it and the government is not helping the greater community with this planning reform as it stands."

Natalie Lynch – Warrandyte

I have never before written to a politician, but feel I must in this instance because of what I see as rank stupidity in the rezoning proposals. I am a resident of Warrandyte South and wish to contribute the following comments.

1. Urbanisation of the Green Wedge is unacceptable. These spaces were created to improve the amenity of the environment, and are what go to helping make Melbourne such a liveable city. We do not need any more monstrosities such as the On Luck facility in the Tindals Rd vicinity. That should never have been built. As Ranald Macdonald & David Gill stated in the Age 15 Sept "Victoria's rural landscape, once devalued, will never recover.

That is the thing about planning: development can never be returned to the past.

Development - good and bad - is forever."

2. I am directly opposed to the plans to allow the subdivision of existing blocks without permit or recourse to neighbours in places such as Warrandyte. This approach is in direct contravention of the bush fire commission report which specifically recommends against the expansion of population density in fire prone areas. The community doesn't have the

infrastructure to support increased population growth, eg, the bridge being the only river crossing. Just imagine the situation if/when a fire does occur in the area. The potential for loss of life around that bridge is enormous now, and doesn't need to be compounded by an increase in population. In addition Minister Guy's totally unprofessional comments in the Sept 10 Age have done absolutely nothing to give the community any confidence in what is being rushed through. The Government appears to have learnt nothing from Black Saturday and is planning to ensure the next one is even worse.

Anne Stanley - Warrandyte

I object in the strongest possible terms to the wholesale rezoning of Melbourne and the limited public consultation on such a major reform.

This heavy handed, developer friendly and commercial-driven approach takes no account of community needs and long term wellbeing. It is completely contrary to the government's own policies that set up the Office of Living Victoria to improve amenity and liveability of the city.

Once these changes are in place, THERE IS NO GOING BACK!!

My urgent request is to:

* Leave the green wedge philosophy alone. It has helped to create Melbourne as the world's most liveable city, and I want to keep it that way. It benefits all Melbourne's community.

* Not contravene the Bushfire Royal Commission recommendations to substantially restrict new development in areas of highest bushfire risk

* Not allow further subdivision in Warrandyte, Kangaroo Ground or Research.

* No sale of public land in the metro area for private development.

I urge you to take these matters into consideration in your deliberations, and urge Planning Minister Matthew Guy to change his views.

Don Vincent - Warrandyte

I am dismayed at the prospect of Melbourne's green wedge being carved up and developed. Once developed it will be gone forever and we can never restore it, no matter how much such a short sighted, hare-brained idea is regretted in the future!

The green wedge was allocated for a reason – for the health of our city, and all of the citizens of Melbourne benefit.

Fay Theodore - Warrandyte