

Aspendale Gardens News

Winter
2014

The Official Newsletter of AGRA,
Aspendale Gardens Residents Association



Distributed quarterly to over 2300 homes in Aspendale Gardens

www.agrainc.org.au

Internet access breakthrough in Aspendale Gardens

Brilliant news for residents of Aspendale Gardens who have struggled without ADSL internet access for years!

AGRA understands that up to 50 ADSL ports have been added internally to the green cabinet on Wells Rd. The ports are available to all ISPs on a first come, first served basis.

Residents in Sanctuary Place, Winner's Circle, Sara Place, Woodcock Walk, Judith Court, Claire Court, Leo Place and Alison Place Aspendale Gardens are due to benefit from a Telstra wholesale network upgrade scheduled for October 2014 which will see more people gain access to ADSL broadband services in these streets. Telstra wholesale have also upgraded the backhaul on the Mordialloc exchange to relieve congestion.

AGRA would like to thank Suzanne Ferguson from City of Kingston, MP Lorraine Wreford, Cr Tamsin Bearsley and Marcus Swinburne for lobbying Telstra Wholesale on behalf of our residents.

Cr Tamsin Bearsley and Lorraine Wreford door-knocked affected streets and they estimate that 60% of Sanctuary Place residents and 40% of Winners Circle residents they talked to have been without ADSL. Says Tamsin: "I'm hopeful that the number of extra ports will be enough to cover the community need, we'll know with the uptake in the next two months. The families with school children that have now been connected are over the moon!"

AGRA encourages residents to contact their ISP immediately, or alternatively the Telstra Store at Parkmore on (03) 9798 2477.

**Aspendale
Gardens
Dental
Group**

**Our Family-friendly dental
team aim to provide the best
in modern dentistry**

SERVICES PROVIDED

- General Dentistry
- Children's Dentistry
- Crowns and Bridges
- Teeth Whitening
- Orthodontics (Braces)

9773 8688
**8A Springvale Road,
Aspendale Gardens,
Victoria Australia**

AGM Coming Up

It's that time of year again! Our AGRA Annual General Meeting is coming up on Wednesday 27th August, 7:30pm at the Aspendale Gardens Community Centre. If you're interested in making a positive difference to the community, come along and get involved. We hope to see you at there.

Contents

Internet access, AGRA AGM	1
President's Report, Editor's Bit	2
Licensed Post Office Update	3
Get to Know Your Neighbours	4
Aspendale Gardens Community Centre	6
Aspendale Gardens Primary School	7
Progress on the MPFE	8
63 Apartments above the Shopping Centre	10
Kingston Green Wedge Review	12
GW – Market Gardeners	14
GW – Opponents	15
GW – Proposed Changes	16
GW – Comments	20
Mentone Grammar Playing Fields	21
Sports Ground and Surrounds	22

Your AGRA Committee

Ken Carney President and Chairperson

- phone: 03 9587 5483,
- email: kjcarney@iprimus.com.au

Andrew Bearsley Vice President, Editor

John Zeccola Treasurer

Reny Frighetto Assistant Treasurer

Helen Smithwick Minute Secretary

Barbara Hasseloff Deputy Minute Secretary

Tony Firman Advertising

Sam Constantopoulos Website Editor

Karina Ces Newsletter Distribution

Reny Frighetto

Adam Bedikian, Henry Warren, Serge Yan

AGRA Meetings

AGRA meets on the last Wednesday of the month (except December), at 7:30pm at the Aspendale Gardens Community Centre. All welcome. Please leave pitchforks and flaming torches at the door.



Aspendale Gardens Massage

- * Open 7 Days
- * Flexible
- * Long hours
- * Gift Vouchers

\$50 - \$60 Massage
In Aspendale Gardens

**Private Health
Rebate: CBHS,
Aust Un, ARHG**

Call Adam to book on 9587 8669 / 0403 227 414

4 Hannagan St, Aspendale Gardens

Payment by EFTPOS now available and preferred

www.baysidemassage.com.au - adambedikan@yahoo.com.au

President's Report

We live in interesting times. I am writing my report from the UK where I am visiting my sister. At the time of writing I note from reading Melbourne Newspapers on the web that Mr Geoff Shaw the Independent member for Frankston is still news and that there is a possibility that there could be a by-election in Frankston that may alter the balance of power in parliament before the November State election. Subject to the outcome of a by-election it could lead to a vote of no confidence in the government resulting in the November election being brought forward. If that were the case it may be difficult for AGRA to prepare and publish our pre-election questionnaire for candidates and to arrange a meet the candidates meeting and deliver the Pre-Election Newsletter to residents prior to an early election. In order that we prepare ourselves as best we can please tell us what you believe are the major needs, opportunities and concerns that we should ask candidates and parties to address. Please reply by email or by dropping your reply in the AGRA Post Box in the Shopping Centre. You may see items in this Newsletter that you would like addressed.



Yours Sincerely

*Ken Carney President AGRA
Inc*

Editor's Bit

There's no shortage of good news in Aspendale Gardens this time around. Extra ADSL internet ports, improved (but still limited) postal services, planning for the MPF Extension, new permanent classrooms for Aspendale Gardens Primary, and the Community Centre film night coming up on Sat 9th August.

The secret to our success working with Telstra was building relationships with people who could help us. It confirms the value of building relationships with decision makers and influencers.



You're welcome come along to an AGRA meeting and be part of it all.

Cheers,

*Andy Bearsley Vice
President and Editor,
AGRA Inc*

Licensed Post Office in Aspendale Gardens?

Our local state MP, Lorraine Wreford, has been working together with AGRA and the local newsagent to present a case for a licensed Post Office in the Aspendale Gardens shopping centre.

The unique geography of the Aspendale Gardens area, surrounded by grasslands and reserves, means that distances to other Post agencies cannot be measured in terms of how the crow flies but by how difficult, inconvenient, costly and time consuming it is to get to other post offices. It was noted that by using Australia Post's own service standards, that there are communities neighbouring (but not close to) Aspendale Gardens that appear to be over serviced in comparison.

Lorraine created a petition to measure community support, and together we collected close to 2,400 signatures signed by residents. Armed with the petition and AGRA survey results, Lorraine arranged a meeting with Australia Post to present our case. Subsequently, a senior representative from Australia Post visited our shopping centre and was met by newsagent Nary See and AGRA committee.

Cr John Ronke has offered Council services to Australia Post including supply of regional demographics and business activity data.

Letter from Lorraine Wreford MP:

"Dear Aspendale Gardens Residents,
Help get a Post Office in Aspendale Gardens

I urge you to please get behind my campaign for a Post Office in Aspendale Gardens by signing my online petition or the petition at Aspendale Gardens News & Lotto.

I'm fighting hard, alongside AGRA, and we've made very solid progress so far. Australia Post is listening, and we are hopeful of a break-through. We are much closer to getting a Post Office than previous campaigns by federal members, but we need a show of community support to get results.

Whilst we are aiming to have a fully featured Post Office in Aspendale Gardens, it may be hard to achieve, particularly in the current climate for Australia Post. We have to be realistic about that.

It may take a couple of stages to get to a full Post Office, but I'm giving it every effort. I just need you to demonstrate your support.

Please sign the online petition at www.LorraineWreford.com.au/agpost, or complete the regular petition at Aspendale Gardens News and Lotto, or post the statement below to Lorraine Wreford MP, 1174 Nepean Hwy, Cheltenham 3192.

Regards,
Lorraine Wreford MP
State Member for Mordialloc District"

If you have not already signed the petition, please do so below

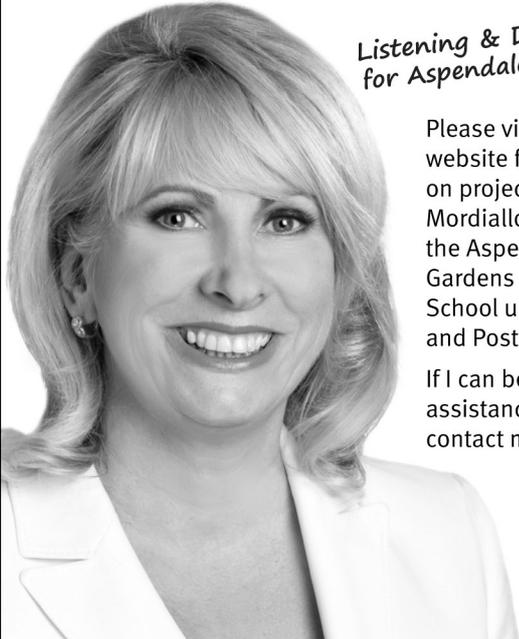
I support the request for Australia Post to establish a Licensed Post Office at the news agency in Aspendale Gardens Shopping Centre. The community of Aspendale Gardens does not have a Post Office nearby. Because Aspendale Gardens is not directly connected to Aspendale by road, and with the increase in online shopping, it is quite a journey to collect or send parcels, or use other Post Office services for our 6,600 residents.

Full name:

Address:

Email:

Comment:



Lorraine WREFORD MP
State Member for **MORDIALLOC** District

Listening & Delivering for Aspendale Gardens

Please visit my website for news on projects like the Mordialloc Bypass, the Aspendale Gardens Primary School upgrade and Post Office.

If I can be of any assistance please contact me.

LorraineWreford.com.au
9584 4013
Lorraine.Wreford@parliament.vic.gov.au

Authorised: Lorraine Wreford, 1174 Nepean Hwy, Cheltenham 3192



Get to Know Your Neighbours!

In AGRA, we believe that our local traders in the Aspendale Gardens Shopping Centre are the heart of our community. Nathan Arrowsmith (Ray White Mordialloc) asks some locals what they love and what makes them tick.



Meet Carlos and Maria Goncalves, owners of Charle's Bake House.

Carlos was born in Portugal in 1953. He met his sweetheart Maria when he was 21 years old and Maria was 17 years old. Carlos and Maria have lived in Aspendale Gardens for the past 12 years.

What do you love about Aspendale Gardens?

I love the very quiet and friendly neighbourhood. We opened the bakery in Aspendale Gardens 18 years ago when there was no other business in the shopping centre. For 5 years we were on our own!

What is your favourite product? The French Stick.. We only use fresh product and never use preservatives. We need support to keep the quality of the product and personal service in the market.

What time do you start work? Start at 2am, finish at 11am, 5 days per week. I work around 65 hours per week. I worked many years 7 days a week and never had a day off. Crazy!

How far do customers travel for your bakery? Carrum Downs for my pies... I have 1100 regulars.

Favourite place to holiday? Venus Bay!

What are your passions? gardening my veggie patch and my granddaughters, 1 year and 3 yrs old.

Favourite drink? VB!

Special message? You will never get what you want without hard work!

Nathan's comment: Leftover product from Charle's Bake House goes to local charity to those in need every night. Thank you Carlos for giving back to those in need.



Meet Bill and Argie Smirnacos, owners of Koochino Cafe.

Bill ("call me Baz!") was born at the Mordialloc Hospital in Parkdale in 1968.

What do you love about Aspendale Gardens? Bill: The sense of community. The community spirit is at the highest I have ever seen.

How long have you been in the café business? Two and a half years. I have a burning passion for coffee and food, as well as an opportunity to work with my wife Argie. Before the café, I was working in the spare parts industry for 15 years.

Your favourite espresso? Double shot latte!

What time do you start work? 7am. I work Between 50-60 hours a week. Sunday is my day of rest.

Why should people support local business? I feel that it is always more personal, the customer always feels part of it, with a sense of community. I have customers come from Frankston every week.

What is your favorite place to go on holiday? Thailand ... anywhere HOT!

What do you enjoy doing when you are not working? I love bike riding. My passions are Motorsports, F1 and being with my family.

Favourite drink? Grolsch beer.

Favourite saying? Don't get married, don't have kids! (Joking!)

What's Important?

Every once in a while, we ask the question: are we at AGRA focussing on the right issues to improve the quality of life for Aspendale Gardens residents?

In the past, residents have reached out to us about issues such as:

- Speed cameras on Wells Road
- Traffic breaks for Winners Ccl
- ADSL internet access
- NBN
- Post office services

The best way to help us understand and address local issues is to come along to the AGRA meetings (monthly, open to the public) and join the AGRA committee. It doesn't take much effort... many hands make light work!



Calisthenics

Something for Everyone

Classes held @
St Louis De
Montfort's
School Hall,
Dolphin st,
Aspendale
(at the end of
carpark)



FUN FITNESS FRIENDS DANCING CONFIDENCE

2 Free Classes for new members

www.kingstoncalisthenics.com



*Transform
Yourself*

50% OFF

Revolutionary New Hair
Taming System turning Heads!

**GLOBAL KERATIN TREATMENT
WITH JUVEXIN HAIR TAMING**

VANI-T RAPID SPRAY TAN \$35
HALF HEAD FOILS & STYLE CUT \$70
**FORMAL STYLES & MAKE UP
FOR ALL OCCASIONS**



By Appointment Only
Ph: 9587 0530 / 0416 050 207
276 Wells Rd, Asp Gds

Update from Aspendale Gardens Community Centre

103-105 Kearney Drive, Aspendale Gardens
Business Hours: Tues to Friday 9am-3pm
Email: enquiries@agcsinc.org.au
Phone: 9587 5955

Who are the Community Centre?

The Aspendale Gardens Community Centre are a voluntary Board who seek to give back to our community. As a Community Centre and Preschool, they rely on volunteers to help the centre run smoothly. Being a volunteer is a great way of being involved and getting to know members of your community. They rely heavily on community support through fundraising efforts to make programs, equipment and buildings the best they can be. If you would like more information on becoming a volunteer, please contact their office.

What's happening at the Centre?

The centre are hard at work this year continuing with a variety of projects to improve the centre and pre-school facilities. This will include the pre-school and centre garden redevelopment, upgrade of IT and communication systems and webpage, volunteer program and annual fundraising events.

Keep up to date
with all that is
going on by liking
the Facebook page
at "Aspendale
Gardens Community Service".



Playgroup

Playgroup is a wonderful experience for children prior to preschool to play while parents/carers meet other people going through similar experiences in a warm, friendly and informal setting.

Venue Hire

Looking for a venue for your next party, function or seminar that is close to home? The Centre has a warm and friendly atmosphere with a range of rooms available and off street parking. They have a commercial size kitchen and BBQ available for hire.

Planning for a Youth Hub

In conjunction with the City of Kingston, the community centre are planning a Youth Hub that will run events and activities aimed at the 12-17 year old age groups.

Make an important difference in our community!



The community centre would love to hear from anyone who would like to join the board of management. Come and chat to the office staff and find out more.

Event: 'Walking in Autistic Shoes' – a presentation by Donna Williams BA Hons, Dip Ed

Tuesday, 5th August 2014, 7.30-9pm

Born in 1963, Donna Williams was diagnosed with autism in her 20's. Donna has gained post graduate qualifications as a sociologist and teacher, became the author of ten books in the field of autism, an international public speaker since 1994 and autism consultant since 1996, as well as an artist and musician.

Donna will provide a fascinating insight into the world of Autism as someone who has actually been there as both a person with autism and a consultant who has worked with hundreds of children and adults on the autism spectrum. For more detailed information about the presentation, visit www.donnawilliams.net

Cost: \$5.00 (payable on the night). Bookings are essential – Contact Cathy at our Centre either by phone on Wednesdays and Thursdays or via email cathy.wilson@agcsinc.org.au

Event: Movie Night – Sat, 9th August at 5.30pm



The major fundraiser for the year is a movie night for families of pre-school and school aged children.

Please put the date in your diary, and we'll let you know details closer to the date on our Facebook page.

The community centre are seeking corporate sponsorship and raffle prizes for the night, and have developed a range of attractive corporate sponsorship packages that offer great local advertising value. They are also seeking donations for door prizes and the "Get Ready for Spring" raffle.

If you are able to help, please contact Kylie on:
Mobile: 0414 968 578
Email: kyliesmiley@gmail.com

Aspendale Gardens Primary School News

Principal's Report from Cheryle Osborne:

How Wonderful! New Permanent Classrooms for Our School! AGPS has been awarded \$1.2 million from the State Government to enhance our school. This will enable us to replace some of our relocatable classrooms with a permanent building. It will certainly make a huge difference to our teaching and learning environment. We are really happy and excited about this wonderful windfall for our school. We are looking forward to a fabulous new building which we expect to start by the end of next term.

Congratulations to new Kingston Junior Mayor

Our school captain Naveen Satish-Kumar presented an outstanding speech at the Kingston Council Junior Mayor Competition resulting in him being voted in as the 2014 Junior Mayor. Naveen competed against 25 schools in the Kingston District so to win was certainly a wonderful achievement.

Harmony Day

We had an amazing array of wonderful national dress costumes on Monday 24th March to celebrate Harmony Day. We enjoyed a Chinese dragon dance, student dances, singing items and speeches. The students particularly enjoyed the earth balls being tossed in the air. We had many wonderful parents join us for our Harmony Day celebrations.

Chinese Program

Our Chinese program continues to grow from strength to strength. We will be taking 12 students to China to visit our sister school in Nanjing. This will be followed by a visit to Beijing to experience the Great

Wall and then to Xian to see the Terracotta Warriors. Again we will be welcoming 20 students from Nanjing to our school who will enjoy a homestay with our very generous families for one week.

Pumpkins Galore in our School Garden

Our garden continues to be a highlight for our students. We currently have 26 varieties of pumpkins growing in our garden! Yes, hard to believe but true! The students enjoy harvesting the fresh organic vegetables each week then taking them to our kitchen to cook. Some of the dishes would certainly make it in the Master Chef kitchen.

GARY HAMMOND AMusA. TEACHER OF PIANO KEYBOARD & GUITAR



Gary has been teaching in Aspendale Gardens for over 20 yrs. He is a qualified AMEB teacher & offers exams in both styles...

Many of our students have obtained scholarships, and have gone onto further studies. A Music education prepares your child for good study habits and self-discipline...



**Gary currently has limited vacancies for Private Lessons .
Please feel free to give us a call to discuss your child's needs...**

Mob: 0400 988 952 Studio: 9580 4049

6 WEEK BOOT CAMP

2 Sep - 10 Oct

**20% off
with this
voucher**

12 Sessions for \$144 (Normally \$180)

www.firmanfit.com.au | 9587 4600 | 0419 999 322

Tuesday and Friday's 5.45am at Aspendale Life Saving Club. Bookings essential. Original voucher must be presented.



firmanfit

Don't just get fit,
get firmanfit.

Progress on the Mornington Peninsula Freeway Extension

Good News! Our State Government has announced that \$10.6 million has been budgeted for detailed planning and preparation for the Mordialloc Bypass. The 8km Mordialloc Bypass will link the end of the Mornington Peninsula Freeway at Springvale Road right through to the Dingley Bypass that will commence construction in 2014.

Mordialloc State MP Lorraine Wreford said that the bypass would reduce traffic on Wells Road, White Street, Nepean Highway and beyond. Combined with the Dingley Bypass this road would drastically reduce congestion and improve safety on local roads.

At this stage we are happy with what has been released to the press and we understand Lorraine has been chasing the project along. We agree this road system is needed for the region ideally as a freeway.

When does the construction actually start?

The budgeted amount covers planning and is spread over the next four years. In AGRA we believe that we cannot wait for another term of government before construction starts. We believe that the government should commence construction well before the end of their next term.

What's the difference between a bypass and a freeway extension? The answer: traffic lights. This project has been described as the Mordialloc bypass, and may well include traffic lights at various intersections along its course. Driving from Springvale Rd to the Dingley Bypass may include up to 6 sets of traffic controls at 80kph as a bypass, or 1 set of controls at 100kph as a freeway. The equivalent route using Wells and Boundary Rd would be 11 sets of traffic controls up to Kingston Rd at 80kph. From our local experience, AGRA strongly recommend use of bridges over the freeway instead of traffic controls at junctions including Springvale Road, Bowen Parkway, Governor Road, and Lower Dandenong Road to ensure efficient traffic flows.

What about environmental protection for Aspendale Gardens and Waterways? The freeway reserve has been in place since 1969. Waterways construction commenced in 2000, some 31 years later. The Waterways development was flat land before construction. We ask that the planning process include integrity of the filtration of water coming down Mordialloc Creek, and consideration of constructed wetlands. The bypass will need attractive sound barriers, bike paths, landscaping and tree plantings along its route, especially when passing the residential properties to the east of Royal Palms.



Mordialloc Bypass (MPFE) : Dashed line 11

Morgan Conveyancing

ACCREDITED EXPERIENCED
FULLY LICENSED

The Personal Conveyancing Service

*Buying
Selling
Refinancing
Transfer of Title*

*Leave it to the Property Transfer Specialist.
Call today for an obligation free chat.*

P: 8685 8788

M: 0425 785 180

E: julie@morganconveyancing.com.au

W: www.morganconveyancing.com.au

Our Commitment

- Right Advice
- Exposure to more buyers
- Great service experience
- An outstanding result

For the right advice call

Nathan Arrowsmith

M 0411 149 921

E nathan.arrowsmith@raywhite.com

Steve Turner

M 0402 342 957

E steve.turner@raywhite.com



521 Main Street
Mordialloc, VIC 3195
raywhite.com

Ray White Mordialloc

Traffic lights vs Bridges

If this bypass is designed in the same way as the Dingley Bypass, there could be problems in its use. We remember the issues with the original Monash arterial system with traffic lights. This resulted in the Kennett government having to spend extra billions of dollars to correct the mistake and reconstruct it as a freeway system. Had that been done in the first place the cost to the taxpayers would have been significantly less.

When do we get to see the results of the MPF Extension feasibility study?

The MPF Extension feasibility study was promised for publication by Christmas 2013 and at time of writing it has not been released for public viewing. The Premier Dr Dennis Napthine said that the business case would present a chance for people to say whether the road was needed or not (which we thought was the purpose of the original feasibility study). It's hard for us to know without the results of the study, however we agree that it is important that the south east regional community have their say on this project. Refer AGRA website for 2010 proposal to complete the Dingley and MPFE.

Community feedback

Lorraine says that the feedback she has received is that the Mordialloc Bypass is a much-needed missing link for Mornington Peninsula through traffic in the Nepean corridor including Wells Rd.

A Herald Sun Article from 23 May 2014 invited feedback on this project. Add your comment here: <http://bit.ly/1kUFUZ6>

70 Apartments above the Shopping Centre?

VCAT has approved the stage 1 proposal for 23 dwellings above the Aspendale Gardens shopping centre, despite opposition from City of Kingston, AGRA, the primary school, shopping centre owners corporation and residents.

VCAT has made it absolutely clear that they were approving only what was in front of them for the stage 1 application. Stage 2 was an unknown at the time and therefore could not be taken into account. The upstairs developer is now going ahead with plans for stage 2 to add additional floors onto the shopping Centre. This may triple the height of the existing building and significantly increase traffic issues around the



Charle's Bake House



Australian & Continental Breads Baked Daily

* Cakes & Pies * Quiches
* Sausage Rolls * Sandwiches

Open 7 Days

Mon-Fri 7 to 7, Sat-Sun 7 to 5

Ph: 9587 0599

Shop 6, Narelle Drive, Aspendale Gardens Shopping Centre

proposed ramp.

As advertised in our last newsletter and noticeboard in the shopping centre, we arranged a community meeting at the developer's request to talk about the plans for the stage 2 development. We summarise key points here.

We believe that stage 2 will bring the total to 70 dwellings with a car park to hold 86 vehicles. We have been advised by the developer that the height of stage 2 is estimated to be 16-17m compared to 2.1 metres at present. That is a massive increase on the height of the current building!

BC39 stated that in their view the VCAT decision on stage 1 confirmed that this site can have an unlimited height within its zoning, however they indicate no plans to go above what they now propose for stage 2 which appears to be a four storey construction. BC39 own the airspace from 2.1 metres height. BC39 said that stage 2 will require reinforcing columns in the current walls and in the internal areas of the existing building and they will have to negotiate with the tenants in relation to compensation. This will be done before plans are finalised. BC39 said that they plan to construct stage 1 and stage 2 at the same time.

They said that there will be disruption to the shopping centre during this time of 3 to 4 weeks.

BC39 said they will have to meet with the school on a range of issues. The Primary School has raised concerns including parking problems during delivery and collection times.

BC39 said the local community could have some input into the centre colour schemes etc. They also asked what could they contribute to the community, for example a room in the building for community meetings.

The planned ramp for stage 1 will be used for the additional vehicles parked on the rooftop under the upper stories of the stage 2 development. BC39 said if the planned ramp is inadequate for the additional traffic they will resolve it satisfactorily.

AGRA's concern is also with the adequacy and safety of the ramp and total Shopping Centre and surrounding road traffic flow system as a package. We point out that the shopping centre car park and local street car park facilities were a requirement for approval of the school. Any loss of parking in the Shopping Centre due to 70 local dwellings may have an adverse impact on parents dropping or collecting children at the school.

We expect vehicle volumes forecast for stage 1 will be nearly tripled because of stage 2. This significant increase in traffic is of concern as is the additional loss of car parking spaces due to the very real likelihood that visitors and tenants will not always use the allocated rooftop car parks.

We will have to wait and see what the plans look like and also how council sees the impact. We remain concerned at the size of this development especially the impact of increased resident cars and parking issues.

The state government has recently changed the rules about going to VCAT. We understand that the changes mean that the costs of the successful party can be awarded against anyone including Councils who have unsuccessfully objected to their development. This effectively appears to rule out individuals and organisations like AGRA being able to challenge any Developers plans through VCAT. AGRA will take this up with our state MP's so that we can get a clear understanding on what the changes mean so that we know where we stand in future.

TAX TIME 2014

Slavin & Co Pty Ltd – Accountants & Advisers

CPA
AUSTRALIA



Services Include

Personal Income Tax Returns	Self Managed Super Fund Tax Returns
Business Income Tax Returns	Company Income Tax Returns
Rental Property Tax Returns	Investor Tax Returns

Contact Details

Kevin Slavin
FCPA, Reg Tax Agent
Email: kevin.slavin@iinet.net.au

Address: 284 Wells Rd
Aspendale Gardens Vic 3195
Tel: 0417 599 263
Website: www.slavin.com.au

*Call today to book your
2014 tax time appointment*

Valentino's

• PIZZA • PASTA • SOUVLAKI • BURGERS

Check in Store for Specials!

*Traditional Charcoal Gyros Souvlaki
Charcoal Grill Burgers*

Pizza & Pasta

Trading Hours
Mon - Thu: 10am - 9pm
Fri - Sat: 10am - 10pm
Sunday: 4pm - 9pm

Souvlaki & Burger

Trading Hours
Mon - Thu: 10am - 9pm
Fri - Sat: 10am - 10pm
Sunday: 4pm - 9pm

Last order 15 minutes before closing time.
Min Delivery Order \$16. Tue - Sun after 5.30pm

TAKE-AWAY & DELIVERY

Phone Orders Welcome



Pizza & Pasta
9590 9506

Souvlaki & Burger
9588 2575

Shop 18 Aspendale Gardens Shopping Centre

(\$4 Delivery charge - Prices inc. GST)

Kingston Green Wedge Review

The Kingston Green Wedge is probably the most complicated and difficult issue that Kingston council is addressing, and has been an ongoing issue for many years. In the past 18 months, Kingston council has considered ways of resolving issues involving private land owned by farmers and market gardeners in the Kingston Green Wedge.

As promised in our last newsletter, AGRA has been meeting interested parties to discuss these planned changes. Our objective has been to try to understand both sides of the issue and understand what advantages or disadvantages will come to our community if these changes are implemented. AGRA has now met with four groups of key players as part of our attempt to understand the big picture.

- COK Councillors supporting changes.
- Defenders of SEGW opposing changes
- COK Councillors opposing changes
- Market gardeners and farmers supporting changes.

All groups that we met with were helpful and shared their perspectives on the issues that the Kingston Green Wedge has been facing for a number of years.

Based on our discussions, we understand there are a number of areas within the Kingston Green Wedge that have their own challenges:

- Central Kingston Green Wedge
- Springvale Road
- Moorabbin Airport

Although we have different viewpoints in AGRA, we

have general agreement on the following points:

- public open space in the Kingston Green Wedge including Karkarook Park and Braeside Park must be protected. This is a given, and these parks are not at risk.
- to fulfil a role as the ‘lungs of Melbourne’, the coverage of trees needs to increase.
- market gardeners who own private land are asking for help following the economic decline of agriculture in the Kingston Green Wedge
- landowners said the Kingston Green Wedge should never have included private property. There’s no compensation, just devaluation.

Within AGRA there is sympathy for the market gardeners. The question is how can the objectives of both the farmers and broader community be achieved?

Council’s Kingston Green Wedge Proposal

This is the council motion of 3 March 2014 regarding Kingston Green Wedge: 3.2 Green Wedge Planning Scheme Amendment, Moved: Cr Bearsley Seconded: Cr Brownlees

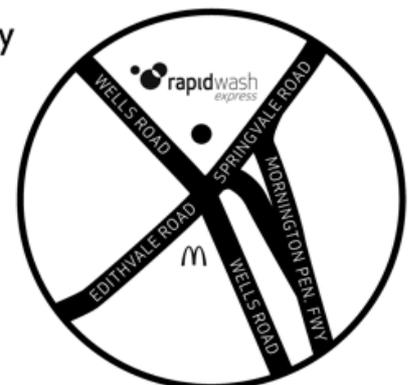
That considering Council’s 2012 policy position as per page 151 of the Kingston Green Wedge Plan that:

1. Agriculture in its current form is unviable and it is unreasonable for Council to impose consolidation of land parcels (page 151). Further Council seeks an investigation into niche agriculture (page 151) including the economics that underpin such a use. Council deems niche agriculture in its current form (hot houses) as an undesirable end use given the negative impact on private open space which is in conflict with the objectives of the adopted Green Wedge Plan; and

3min Tunnel Car Wash • 5 Star • Latest Technology

- > 3-minute Express Tunnel employing the latest technology
- > Soft Touch Auto with new Neoprene “Safety-Polish”
- > Super Self Serve Bay with Marine Flush.
- > 2 x Dog Wash > 17 Vacuums > Car care products

Cnr Wells & Springvale Rd
9776 2155



**ASPENDALE
GARDENS
JEWELLERY**

2 Items Cleaned & Checked for
\$10.00 (Don't lose your stones!)

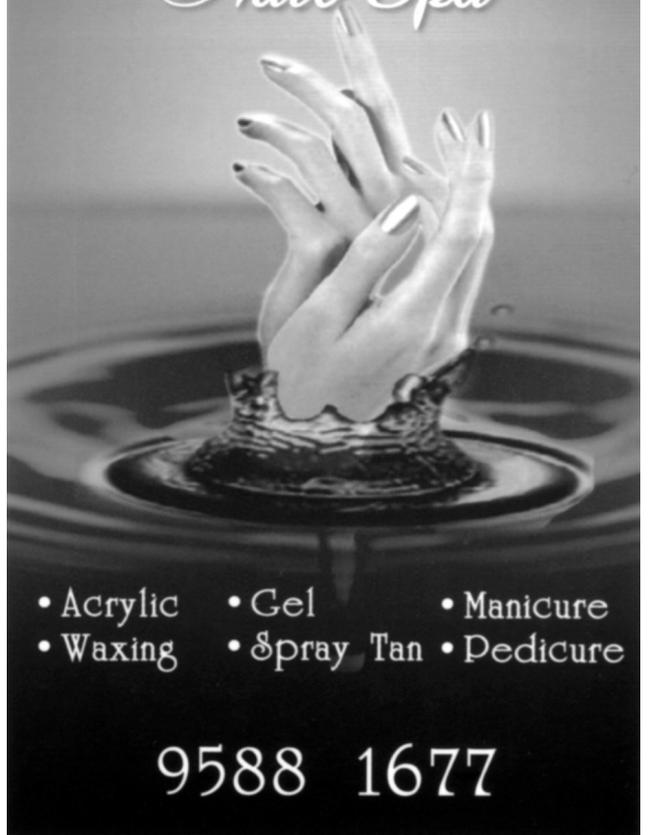


- * Bangles
- * Chains
- * Watch batteries
- * Bracelets

We create individual designs for you.
Talk to Bob about your ideas for unique jewellery.

PH: 9587 0033

*Jacquelyn's
Nail Spa*



- Acrylic
- Gel
- Manicure
- Waxing
- Spray Tan
- Pedicure

9588 1677

T: 9551 4617
A: 8 Arco Lane, Heatherton
E: arcoh@arcocafe.com.au
W: arcorestaurant.com.au
f arco restaurant-group

arco
cafe · bar · restaurant · function centre

*Finally... somewhere local you
can enjoy beautiful Italian food.*

Open for Friday & Saturday night dinner.

Opening hours:

Monday to Thursday: 7am - 3:30 pm
Friday: 7am - late
Saturday: 6pm - late

*Or...celebrate your next
memorable function.*

Birthday celebrations Sporting functions
Special occasions Corporate events
Religious celebrations Christmas parties

Bookings available seven days a week
Sit down and cocktail functions available



2. That Council seeks to establish a transition plan from unviable agriculture to a sustainable end use which allows and facilitates:

2.1. An improvement of private and public open space amenity, and 2.2. An increase in public open space both those earmarked for acquisition (Chain of Parks) and new parks, environmental assets and regional sporting facilities.

Further that an action plan be developed in consultation with stakeholders to deliver these end uses and is not limited to a Green Wedge Zone.

3. That Council works to minimise land use conflict in the delivery of the above.

4. That Council commence the preparation of a Planning Scheme Amendment to amend the Kingston Planning Scheme to:

4.1. Introduce the Green Wedge A Zone with a minimum subdivision of 40 hectares in the schedule to the zone over the land presently located in the area covered by the Special Use Zone Schedule 2 north of Kingston and Heatherton Roads

4.2. Introduce the Rural Living Zone and seek to include a minimum subdivision of 2000sqm in the schedule to the zone over the following:

· land presently located in the Green Wedge Zone between Kingston and Heatherton Roads and Lower Dandenong Road, and land located on the eastern side of Tootal Road, Dingley Village and outside the Urban Growth Boundary (*AGRA understands this is a total area of approx. 380 hectares or 950 acres*).

4.3. Introduce and/or modify, as appropriate, any Overlays which exist or are required in the Kingston Planning Scheme to give effect to the Amendment and prepare any necessary revisions to Local Planning Policy.

5. That Council continue to action Item 13.1 of Council of the 16th December, 2013 which may involve seeking advice from the Department of Transport, Planning and Local Infrastructure in relation to whether it would be necessary to modify the Urban Growth Boundary to achieve the intent of the resolution.

6. That Council obtain any necessary legal advice required in relation to the preparation of the Planning Scheme Amendment.

7. That Council engage with Planisphere and the Department of Transport, Planning and Local Infrastructure in relation to the form and content of a Planning Scheme Amendment.

8. That Council engage with landowners as required in the formulation of a Planning Scheme Amendment as it relates to matters associated with appropriate infrastructure provision and associated contributions as required.

9. That upon completion of items 4 to 9 of this resolution, a report be brought back to Council for a decision on the form of a Planning Scheme Amendment and a decision on whether to seek authorisation from the Minister to exhibit the amendment.

Supported: Crs Tamsin Bearsley (South Ward), Ron Brownlees, Geoff Gledhill, John Ronke (South Ward), Paul Peulich.

Opposed: Crs Rosemary West, Steve Stakios, David Eden (South Ward), Tamara Barth.

Notes from AGRA meeting with COK councilors supporting proposed changes

Cr Tamsin Bearsley, Ron Brownlees, Geoff Gledhill

Cr Brownlees: "We have an open space which is unique in Melbourne. We have the opportunity for flood abatement, passive recreation, active recreation but we have to take private ownership into account"

Our understanding of the market gardeners' situation: Within the central Kingston Green Wedge, A number of market gardeners have owned and farmed the land years before current green wedge zoning was put in place in 2003. The market gardeners report that suppressed land values from zoning prevent them from moving their farming operations to larger, more economical lots further out from the city as their parents and grandparents have done in past generations.

Zoning restrictions on the market gardeners' private land means that it cannot be built on to allow their children live next to them, nor can it be subdivided to free up capital or retire debt. Many of the market gardeners are well past normal retirement age and are clearly in a difficult situation.

The net effect is many land owners are desperately unhappy, much of the land is derelict and risk becoming truck storage depots, if a better compromise is not found.

Cr Bearsley: "Two years ago, before council, I couldn't understand why the Kingston Green Wedge was such a mess that it was in. I've been researching ever since. All along I've wanted to enhance and protect public open space.

It's now clear that the Kingston Green Wedge is a lot more private land than I originally expected. To

increase public open space and trees, we need to work with the land owners and treat them with respect.”

Southern Kingston is prone to flooding and we will have the opportunity to introduce wetlands and flood protection in the northern section.

Without an alternative solution, we are faced with the possibility of vehicle storage instead. Council have received two applications for this use. It's not what we would prefer but a possible outcome if we don't come to a better solution.

Agriculture is in decline at a rate of 11% per annum. Many farms are not viable. There are only two major farmers and this may reduce to one when the Dingley By-Pass is completed. It was explained that 70% of the current lot sizes are only a hectare which is well under the minimum lot size for viable farming use.

Even with Green Wedge A in the northern section of the Kingston green wedge, those in the special use zones will continue to do whatever they please, ideally we want the tips to be finished up. We can't just do with privately owned land what we would like for example introduce flood abatement without landowner agreement etc.

The Kingston Green Wedge Plan doesn't address these problems. Planisphere ran the process and made the recommendations. Kingston Council Officers were taken out of the process and had nothing to do with the report and when the report was made they were bound to work within state legislation. *Ken (President) comments: To cut town planners out of the GW Study appears to be totally inappropriate.*

Notes from AGRA meeting with market gardeners supporting change

Poultry Farmers Reg and Rex Mickelborough

Egg farmers Reg and Rex Mickelborough are father and son, 4th generation poultry farmers in the City of Kingston. Their farm resides on 6 acres on Old Dandenong Rd, Heatherton.

Reg's parents and grandparents were pioneers of the area. They started the Mordialloc Hospital, Cheltenham Park, kindergartens and schools. Reg: "I've come to the end of my life, I have to make a living off that land, and I can no longer do it. So what's the alternative for me? After a hundred years of service to the community, we're being treated like... I shouldn't say."

The Mickelborough's shed was built in 1960 as a caged egg system. Their 6 acres is not enough to run a proper free range system. In order to run a free ranged egg farm, they need to take their skills and farm to a larger property further out.

Commercial agriculture is not viable in this area between Centre Dandenong Road and Heatherton Road. Small properties cannot compete with large open range egg farms, or large acreage agriculture. Average size of the properties is two acres - trying to get a solution for a specific pocket within this area that is fragmented is difficult.”

One of the constraints farming within a Green Wedge Zone is that it doesn't allow enough value in the property to source the extra capital needed to continue on with farming. In terms of the investment that we make to upgrade the shed, income would probably be just covering the interest on the loan. So as a viable agriculture business, what do we do?

The lifecycle of the market gardener as explained by the farmers present: What traditionally happens is that as suburbia encroaches on the area and you need more land to be competitive, you sell that block of land for other than farming uses such as industry or residential and then you buy more land for bigger scale agriculture further out.

Classic example is the Keysborough Egg Farm. They had a farm and they were able to subdivide it for residential use. With the proceeds they built a massive farm out Bendigo way. They came back to Keysborough and built a magnificent shop, where people can still buy the fresh eggs, but they come from Bendigo. They are selling eggs cheaper than others can produce them.

Rex explained the zoning was overlaid on this area of existing Kingston rural land by the Hamer government to protect sand extraction with agricultural land. The extraction creates a hole, it becomes a tip, they fill it up with rubbish, cover it off and it becomes a hill with trees. That's the lifecycle of the sand extraction in the Kingston Green Wedge.

The rest of the land in this area that didn't get used for sand extraction – is what we are talking about.

The current farmers have been caught in this Green Wedge area where they can't grow, and they can't sell their land to buy further out. Over time it's just getting harder and harder to do agriculture in this area.

Planisphere and other council engaged consultants have all said that agriculture is no longer viable in the Heatherton Green Wedge.

Market Gardeners Gary Daff, Scott Lowther

The owners gave a brief history of the Green Wedge from their point of view. These are properties that have been owned long before it was green wedge, long before allocated as sand extraction. The Daffs

have been there since 1948, before the airport. The Mickelboroughs have been there since 1954.

In the 70s land was intended for mining, for sand extraction at some time in the future. In the meantime, it was OK for it to be agricultural until such point that state government wanted to take over for sand extraction. After a better sand deposit was found in Melton, it was no longer needed for this purpose.

In recent times when the green wedge was overlaid in 2003, bank valuations dropped significantly. So anybody who had a loan, the bank came to them and said "guess what, you owe me money" because your property valuation is no longer enough. The only reason why the existing farmers are making it work is that they are eking out an existence, the place looks like a mess and infrastructure is aging, the land was supposed to be their superannuation. That's it. That's all these guys have.

To continue on we need to be able to realize on our current asset and we can't do that in the current zoning. Other owners have tried to sell properties close to us that operate on the same sort of scale. People don't want to buy green wedge land because what would they do with it? They can't get a return out of it.

The following difficulties exist: The area is known as the sandbelt region that is why golf courses abound. Because the drainage is so good this means that farmers need a significant amount of fertiliser and water. Water in the drains is used for agricultural purposes. Gary; "Every time there's not enough free flowing water in the drain, we have to buy town water, we have to pay Melbourne Water rates, and it's incredibly uncompetitive."

Flooding: When heavy rains come, the tip fluid comes down through the drains – and that contaminated water has killed crops. The other change that's coming up is the Dingley bypass that's coming through. It's going to separate some of the farmland, so what was a larger parcel of land for the Butlers, he won't be able to get from one side to the other. How will he get his tractor across the Dingley bypass? That makes it even more difficult to farm.

This leads to the question the community must consider: what have we got, with the Kingston Green Wedge in current run down state. Look at it now. It's a mess. An absolute mess.

What will Kingston get? By turning this specific area into rural living, the farmers can move on, developers will put homes on half acre blocks, Kingston are going to get rates to spend on the area, they are going to get playing fields which will be state of the art. That's the plus side of it.

What will Kingston lose? If we do plan it well, we could do everything we wanted it to. If we want it to be lungs of Melbourne, it becomes part of the covenant over the land. Rural living is a possible solution if done with the right controls and overlays. If there's a covenant over the land, you couldn't subdivide any further.

Scott: "Setting up of the Kingston green wedge in 2003 was fundamentally flawed, because it included private property. We would not be having this conversation if private property was excluded. Unless there's some sort of fair compensation, for the people who have private property in that land, to compensate for the devaluation, this is going to go on as a fight forever".

What will happen is (without a compromise) they will sell to the highest economic use for what they can get out of the land. That could be a transfer station or trucks, whatever is allowed.

Land owners are going to need to make a living such as turn their land into hard stand to store trucks to earn a living, an allowable use, and there are numerous examples of this happening including a recent truck transfer station off nearby boundary road."

Questions from AGRA committee

What other options have you considered for example taking advantage of the Federal government wanting to plant trees to achieve their commitment to reduce Australia's carbon emissions by 5%? Instead of farming eggs, you could individually or join together to develop or sell the land to someone who may want to farm trees, etc?

Reg: People lost millions when Timbercorp went broke. If we have to get into a new business... I'm 73 next year, two other land owners are 80 and 90. How are we going to start new businesses?

What about Organic farming?

Gary: We get people all the time saying 'why don't you try organic?' There's no-one knocking on our doors saying can we buy your property to grow organics! (it needs to be chemical free for 7 years). - If it was viable, it would have been done. There have been a number of people next to the Mickelboroughs who have tried to lease land and make a go of it. There's been five. Every single one of them has gone broke.

What about government buying the land?

Scott: Council, state or federal government don't have plans to buy the land. How would you feel about raising the rates to buy the land? (eg. doubling rates

for 7 years) If you did that, you could say truly say 'it's everyone's green wedge'.

If the land is rezoned to rural living, is this just the thin end of the wedge? What's to stop more and more subdivision at the request of developers and landowners until its higher density?

Scott: If there's a covenant over the land, you couldn't subdivide any further. If this is set as half acre blocks, it couldn't be subdivided any further, that would have to be worked out before it is let go.

Has anyone thought of approaching the responsible authority for Melbourne cemeteries to see if some of the land could be used for that?

Gary: Cr Brownlees has been advocating for 10 years.

So what's changed? When you bought the land for rural use, what has changed since then?

Gary: As far as the bank is concerned, it has changed. Competitive agriculture has become based on large acreage.

With climate change an issue, you've got to look at things 50 to 100 years down the line. What about the environment and forests to protect?

Scott: There are no native forests to preserve in the Kingston Green wedge. It's a brown wedge. We can all get benefit out of this green wedge area, with more trees, but it's going to require an approach that involves compromise. Could you work together with us to help resolve this difficult situation?

Notes from AGRA meeting with COK councillors opposing proposed changes

Cr Steve Staikos, David Eden, Rosemary West

The current Green Wedge is not what was envisaged by the Hamer Government. The northern area and parts of the central area contain large sand mine holes and waste tips. Moorabbin Airport is part of the Green Wedge but will shortly be a complete built up area with a shopping center finally enclosing the landing strip from both sides. Therefore the airport while zoned Green Wedge will in fact be the total opposite of a Green Wedge concept and in reality should be removed from all plans describing it as Green Wedge. The federal government allowed this development to take place even though it was opposed by our Council. All discussions about the Green Wedge should now have the airport removed and the overall size of the Green Wedge adjusted so that we know what we are talking about. This should be shown on maps of the current Green Wedge with the airport removed. This is another case of creeping contraction of the Green Wedge jeopardising its viability. This creeping contraction is continuing and will be speeded up with Councils latest plans as submitted to the

Minister and will ultimately result in the Kingston Green Wedge concept collapsing.

There are flood and flight path overlays over the Green Wedge and these should help protect some areas from inappropriate development for example the Southern Golf Club. Where residential living has been allowed too close to the Green Wedge residents complain when farmers fertilise their crops. This is another outcome of allowing residential development in or close to the Green Wedge areas. There are a number of residential developments close to the Green Wedge. Residents look forward to tips being phased out and this will happen under the current and future GW plan. Old tips once full are covered with soils and made into parkland thereby adding to the Green Wedge concept.

The previous Council (Councillors) decided to have the Green Wedge Plan prepared independently of Council Officers because the Council Officers had prepared a report supporting a concrete crusher proposal in the Green Wedge which while allowed was totally inappropriate and known to be opposed by Councillors. Ultimately Planisphere was appointed to carry out the research and to prepare recommendations to Council on how the Green Wedge should be developed in the future. This included a representative survey of 800 people across various demographics which included landowners. This resulted in the Planisphere Plan which was presented to Kingston and passed by a vote of 8 to 1 last year prior to the 2013 Council elections. Remember many of the Councillors who voted in 2013 are part of the new Council and clearly one or more changed their vote since that time.

The unnecessary reopening of the plan to make changes to the previously adopted concepts has resulted in landowners who knew for sure the boundaries of the Green Wedge and therefore the impact on their properties has caused them to believe that there is hope that they will now be able to sell their properties as residential land and therefore receive residential land prices instead of Green Wedge rural prices and this has once again resulted in them holding off on making decisions on how to use their land within the terms of Green Wedge zoning or to sell it off to other Green Wedge land owners or other interested parties for development as Green Wedge land. Clearly the land price difference will be enormous and those Councillors supporting the Council submission to the Minister have taken away the certainty that all landowners in the Green Wedge had and replaced it with uncertainty and possible windfall gains which once again prevent solutions being found that can meet the needs for open space (lungs of Melbourne) in the future high density Melbourne and for all Kingston residents.

It is understood that because of the regenerated uncertainty a lot of businesses don't want to move or invest in the zone. An example was given of a new organic market garden is operating successfully in the wedge and that this development which is an ideal use of the Green Wedge Plan will be threatened by the proposed revisions to the GW Plan. The point was made that the concept of half acre house lots with houses will or could create issues for the airport and flight paths etc.

Major issues were raised with the concept of introducing 2000sq metre (half acre lots) with one house per lot in the central zone of the Wedge. This is a large area of the wedge and will impact on those landowners inside and outside the central areas who want to remain as farmers. They will have problems with carrying out farming operations close to residential properties such as making noise and spraying or creating odours or farming animals such as horses and cattle. They will be affected by householder's pets. In addition creating such a large residential area will require significant infrastructure including new roads, and support services such as playgrounds, kindergartens, doctors, shops, petrol stations etc all taking up designated farmland by covering it with concrete, bricks and roading materials thereby minimizing the ability of the farmland to support the Green Wedge concept. Once the GW zoning has gone and overlays are placed on the development what will stop Developers seeking further concessions in regard to lot size and revision to any tree planting conditions that may be placed on the development. Experience is that the Developers will find ways to overcome any controls that they see as minimising their opportunity to make extra profits. Refer to the fiasco that is now unfolding along Springvale Road. In addition there will be increased use of existing roads within the region contributing to gridlock or similar traffic problems. By allowing this type of development Council will encourage other landowners not included in this area to seek similar changes so that they have the same opportunity to gain windfall profits. Where does it stop?

The request by Mentone Grammar to change their Green Wedge Playing Fields from Green Wedge zone to Residential zone or similar confirms exactly what we are talking about. This land is currently operating exactly as Green Wedge land is meant to and now Council are faced with and have accepted and perhaps unwittingly encouraged Mentone Grammar to seek a residential zoning for what is rural land purchased at rural land values and if their application is successful they will benefit from a massive jump in land value. Why wouldn't all landowners hold and minimize further investment in their properties if this type of opportunity has been opened up. (AGRA Note: At the

time of writing we now know that Mentone Grammar quoted that Councils planned Green Wedge changes along Springvale Road as one of the reasons to seek rezoning to residential). This if successful will also encourage or force further Green Wedge reduction.

Notes from AGRA meeting with group Defenders of SE Green Wedge Secretary Barry Ross

Barry explained Waterways and Sandhurst Golf Course Estate were big chunks taken out of the SE Green Wedges.

Many market gardeners purchased land zoned as farmland on the fringe of Melbourne many years ago assuming that as Melbourne grew outwards they may benefit as land was rezoned from farming to industrial or residential use and then sell and make a capital profit and move on. Those farmers were making an assumption that the government may rezone their land from low value farming use to other high value uses. That was a business decision or gamble. The land could remain for farming use indefinitely or as happened in 2003 the State Government zoned large areas of farmland surrounding Melbourne as Green Wedge use which meant that it would stay as farmland. So the farmer had not lost anything but no longer had the opportunity to sell his land as industrial or residential land. Their speculation was unsuccessful. Those outside the government's Green Wedge boundary would be able to make windfall gains in the distant future if their land was ultimately rezoned to support the expansion of Melbourne whereas those with land inside the Green Wedge would no longer have that opportunity. This of course resulted in some farmers being unhappy. However that is what governments do in order to plan for the future for the benefit of all.

There was no acquisition of the land - the farmers were told that it would remain as rural land.

Unexpected changes have taken place in the zone with the approval and development of sand mining and some other uses as mentioned earlier. This along with some eating away at the boundary of the Green Wedge for other uses such as residential along with degradation of the soil due to over use and possibly through lack of management has had some impact on some Market Gardeners in the Green Wedge.

When combined with changes to farming methods and market changes (supermarket oligopolies) farmers claim make it impossible to continue farming economically.

Ken (President) comment: This has some validity and needs investigating. If the State Government and the people want Green Wedges then perhaps they should be considering the changes that they have allowed to take place in the past within some of Melbourne's Green Wedges and how those changes have made it difficult for some individual farmers to stay viable).

Aspendale Gardens-Edithvale Community Bank® Branch

Believe in your bank



'It's powerful stuff knowing my banking is helping my community.'



'Some say money is power, but I think people are powerful too.'

Aspendale Gardens-Edithvale **Community Bank**® Branch is all about giving power to the people. Plain and simple. It's about the power to change and the power to make a positive contribution to our community's wellbeing.

That's because our **Community Bank**® branch is owned and operated by our community, with profits invested locally. It's a way of banking that's already resulted in more than \$85,000 in contributions for local community projects, initiatives and groups.

There's no catch, just a commitment to sharing the profits generated by your banking for the wellbeing of our community.

So believe in your bank. Drop into your branch at Aspendale Gardens Shopping Centre, Aspendale Gardens or phone 9588 0610. Find us on Facebook and join us today.

Bendigo and Adelaide Bank Limited, The Bendigo Centre, Bendigo, VIC 3550. ABN 11 068 049 178. AFSL 237879. S43074-5 (192603_v6) (13/08/2013)

Barry gave an example (his opinion) of farmers in Heatherton who have owned the same piece of land since 1971 and have claimed that the land is too small for farming and has no future but they or their children are still there. They have been in that situation for over 40 years.

Barry expressed concern at the degradation in the north of our GW in terms of market gardens becoming sand mines. However with good planning these holes can be developed as part of the lungs of Melbourne.
Ken (President) comment: The plan to place minimum 40 hectare lot sizes on this land may have good benefits however here at AGRA we do not know how those land owners expect to economically use this land and meet the objectives of the Green Wedge. No doubt Council have this worked it out?.

Barry said that in relation to the landowner's claims that they were not allowed to speak to Planisphere at the community sessions this should be investigated as they needed to be heard.

Ken (President) comment: We have carried out a cursory check on this situation and understand that prior to the formal introduction of the GW zone by the State Government in 2003 the landowners were not consulted. We understand that during the recent public consultations they were in fact probably some of the main attendees at the public meetings along with Green Wedge activists and proponents. It is also believed they made some submissions but as the landowners of the properties involved they were not given any special access to the consultants apart from the normal process).

Question was asked about alternative uses for the land that the public would not expect as being allowed uses under existing Green Wedge conditions but are. Barry said that under the current rules for example truck depots are a low cost viable option.

He said that VCAT has a history of supporting this use in the Green Wedge. This will have to be addressed at some time.

Question was asked: if the farmers can't buy equivalent land further out, and they can't borrow against their land. What are the options? Barry: "it's a vicious cycle".

Springvale Road Mentone Grammar Playing Fields

On the 8th of April 2014 Ken (AGRA president) invited a Mentone Grammar representative to join the meeting which included central land owners and AGRA. We wanted get the view of this large organisation that owns land that sits well inside the Green Wedge boundary and is being used as a sports

ground which perfectly meets the objectives for Green Wedge purposes and yet we heard they want the land to be removed from the Green Wedge overlay.

Mentone Grammar replied to our invitation in their letter dated the 6th of May 2014. They thanked us for our invitation to meet with the AGRA Committee and advised that the Mentone Grammar Board has not considered any ramifications of a change to the present zoning for this area. They wrote that the Keysborough playing fields are a most valuable resource for School activities, and for Old Mentonians sporting and social activities. They said "Bearing this in mind this matter is presently before the State Planning Minister and Mentone Grammar have nothing further to add at this point in time... obviously if there is a change to the zoning for this area, Mentone Grammar will consider the options available in the interests of the School and its future requirements."

Since then, AGRA was supplied via FOI with a copy of a letter dated the 20th April 2012 (2 years ago) written by Melbourne Grammar to John Nevins CEO City of Kingston. In this letter Mentone Grammar are seeking to exclude their land from the Green Wedge for various reasons including that it is no longer suitable for the Schools purposes and that it is potentially incompatible with the future urban land use proposed by Council to the south and east which is to remove that land from the Green Wedge and change it to residential use. This confirms that Councils objective to remove the Green Wedge zone along the narrow strip of Springvale Road is a contributing factor to Melbourne Grammar's decision to also seek removal of their ground from the Green Wedge and to seek rezoning to a residential or similar use. This has been one of the great fears that supporters of the Green Wedge have long warned Council and the Planning Minister of what will happen if pieces of the Green Wedge are gradually stripped away. Properties alongside then see an opportunity to do the same thereby further reducing the Green Wedge area ad-infinitum and this has now happened here and in turn will encourage other land owners to do the same.

Excerpt from letter: *"To be quite candid our committee were shocked to find out that what you told us in your letter dated the 6th of May is completely at odds with the submission you made ... there was no reason for you to mislead our association the way you have done... pity we could not hear your case and both parties ask questions of one and other at the meeting so that we all understand the need for change or no change. An opportunity lost.*
Yours Sincerely, Ken Carney President
Aspendale Gardens Residents Association, Inc"

President Comments

The concept of Melbourne Green Wedges were introduced by the Hamer Government in 1971. The objective was to create open spaces that will contribute to community health by acting as the lungs for an expanding Melbourne. In addition the protection of clean water supplies. Governments make decisions for the majority of people when developing visions and planning for the future and that means that controls and overlays projecting well into the future are applied to land whether it is private or publically owned.

This does not mean that GW Zoned land would be just large parks but the land would continue to be privately owned rural farmland or government nature reserves for example land controlled by Melbourne Water. Certain activities can or could take place in these zones that may now appear inappropriate. For example sand mining, large greenhouses, waste tips, concrete crushing, vehicle parking areas to name a few. So Green Wedge does not necessarily mean green fields or natural forests or clean waterways. However the Green Wedge concept certainly has merit. I am writing this report while in London and I look around and can see the outcome of long term environmental planning all around me. Yesterday I had a walk around Wimbledon Common which is in the middle of a heavily built up area. People were relaxing, children who live in very high density areas were out in the country side playing and exploring. London certainly thought it through and planned for the future. Large parks, local parks, reserves for utilities that contribute to the greenery in the city and operating rural areas. These are not small parks or reserves they are large open breathing areas that also beautify the city. That is what Melbourne's forefathers envisaged and planned for.

We must not lightly give away the unique opportunity that has been left for us to manage not only for our immediate use but for the generations to come. The Green Belt that surrounds London prevents continuous outward expansion of the city. Remember the Government has just announced that Melbourne's population is forecast to double from 4 to 8 million people within the next twenty to twenty-five years. Allowing large sections of our Kingston SE Green Wedge land to be rezoned to residential could be a major mistake that once done cannot be recovered from. Once it's gone it's gone so it is vital that any proposed changes must be thought through carefully and the big picture should be the driving force. What is best for Melbourne is what it is all about.

Regarding water access issues: if the State government really wants Green Wedges in Melbourne issues such as these have to be addressed at State Government level and we would support that view.

If necessary subsidized Council rates, subsidized water rates etc. should all be considered to keep the concept viable.

As we would all expect the Pro change landowners will not consider options that would support improved development of the Green Wedge zone unless they can get residential prices for their urban land and it is apparent that Council are of a similar view. For example the suggestion to explore options that may make the farms viable by selling or joining with the larger farms in the wedge so they can benefit from the economies of scale are not on the table. Or to explore working with federal government to assist them meet their 5% greenhouse reduction by planting trees or to work together to explore the possibility of building a cemetery in the area. The cemetery would meet the severe shortage of cemetery space that is moving towards a crisis situation in Melbourne's south east.

Clearly Council and the owners appear to be focused on one thing and that is to obtain a maximum return on land that is zoned rural and was meant for rural use and was reinforced by the Green Wedge zoning. From the landowners point of view we understand their approach but we must remember that the Green Wedge is a State Government and Melbourne objective that has existed for many years and the land has always been zoned rural for farming and therefore all options should be explored and reported on by Council and State Government before they go down the path they are on.

Mentone Grammar is a major pro change large landowner and their objectives are now known. Without any regard for the State Government or community desire to maintain Green Wedges they have not only built a case for removing their land from within the Green Wedge but have also sought a change to the zoning from Green Wedge to Residential and they used professional advisors to do so. Clearly Mentone Grammar is a main driver for change in the Green Wedge and contrary to their reply to AGRA they see a major financial gain by selling rural Green Wedge land at residential values. Remember their submission was made to Council no doubt to be included in the Planisphere study and Planisphere did not agree that their proposal meets the needs of the Green Wedge. The question is: Does it meet the concepts of the Governments Green Wedge objectives?

So what are the options?

- Council go ahead with their plans which may include provisions for the 2000m² properties in the central Kingston Green Wedge and that those properties have an overlay that requires and specifies that trees must be planted on all properties and must be a certain percentage of the*

property size and maximum building size and construction are specified and parklands and open space and trails etc. are required for the wider community.

- Council and State Government to carry out further research on options that retain and protect the current boundaries of the Green Wedge and explore opportunities such as retaining the current sports grounds which we understand are a priority in the Green Wedge.
- Also to explore options whereby State Government support or facilitate uses such as forestry and cemeteries and the consolidation of the small blocks into efficient consolidated units that are able to benefit from the economies of scale of farming or plantation or other uses such as cemeteries.
- State Government to give financial support to enable these options to be realised for example to encourage landowners to amalgamate and/or develop their blocks of land for the greater good. This may be achieved through financial or other incentives.
- Reclarify the objectives of our Kingston SE Green Wedge. Government to determine and specify what they want our Green Wedge to do and then decide how that can be achieved. That could mean removing some land uses that are allowed in the Green Wedge but are not suitable to achieve the current objective which is to act as the lungs of Melbourne and to ensure that water supplies are clean and that appropriate engineering is planned and funded to minimize the risk of floods.

The real issue is: how do we achieve the vision of the lungs of Melbourne? What does the vision mean – was it intended to be farmland and trees which is what the general public believe and if so this raises the question: if the Government really support Green Wedges (the Minister has said he does) we must ask why? Because what is proposed by Council may result in an outcome where a viable Green Wedge will not be possible which in turn again raises another question, is the

green wedge a realistic concept to exist? Government must answer these questions before making a decision on our Green Wedge. We hope this comprehensive assessment of Councils current position on the Green Wedge is of interest to you. It is likely that Council and State Government will process this project so that any decisions are made after the coming State election so that this subject does not become an election issue. We hope that is not the case because we believe that voters should hear the arguments and know the Government and candidates and political parties position when they vote.”

AG Sports Ground and Surrounds

City of Kingston reports: “With regard to the new picnic shelter and park furniture, as you may be aware, Council submitted this project for a ‘shade grant’ funding application. As such, the project had been placed on hold while we waited for the outcome of this application. We have since been notified that we have been successful in receiving \$25k towards this project. Community feedback has been taken into consideration with regard to any design changes. We anticipate this project will commence within the next 1-2 months. Councillors and the community will be notified before the works commence.

With regard to the proposed tree planting, Council in conjunction with Melbourne Water are currently finalising site preparation and weed control for the planting of 1500 trees. Further, Council has also secured additional funding for 5,000 trees and these may be included in future offset project and plantings.

Council intends to engage with local community and school group for planting days in late August/early September.”

ASPENDALE GARDENS OVAL - LANDSCAPE CONCEPT PLAN

IMPROVING KINGSTON'S PARKS

As part of Council's ongoing commitment to the new Aspendale Gardens oval, a landscape concept plan has been prepared to illustrate the proposed edition of new park facilities at the Aspendale Gardens Oval.

KEY ELEMENTS

- Tree planting along the main entrance path: Acacia melanoxylon (Blackwood) planted in copses.
- New park seating and a litter bin adjacent to the main paths.
- The installation of a picnic shelter with tables, seating and a drinking fountain.

PROJECT TIMELINE

The works are proposed to take place in March 2014.

ADDITIONAL INFORMATION

For additional information, please contact Council's Team Leader Public Place Projects, Steve Perumal on 9581-4377. E-mail: steve.perumal@kingston.vic.gov.au



Litter bin at entry

Copse style planting of Acacia melanoxylon (Blackwood) to form Avenue along entry path

New park seats adjacent to path

Picnic shelter with tables, seating and drinking fountain



ACACIA MELANOXYLON



PICNIC SHELTER



240 LITRE BIN



WOODGROVE PARK BENCH



DRINKING FOUNTAIN



City of KINGSTON



BIG BRAND VITAMINS SALE!



Healthy Care
CHLORELLA
 Highly Digestible Superior Taste
 200g
 *SAVE \$11.00
\$8⁹⁹

Healthy Care
 RESTFUL RECOVERY
ULTIMATE MULTI
 150 Tablets
 *SAVE \$5.00
\$9⁹⁹

Healthy Care
 RESTFUL RECOVERY
ULTIMATE MULTI
 150 Tablets
 *SAVE \$5.00
\$9⁹⁹

Healthy Care
 Organic
Chia Seeds
 200g
 *SAVE \$9.00
\$9⁹⁹

Nature's Way
 Kids Smart
VITA Gummies
 Multi-Vitamin
 30 or 60 Pastilles Assorted Variants
 *SAVE UP TO \$5.06
\$8⁹⁹

Nature's Way
 Kids Smart
VITA Gummies
 Calcium
 30 or 60 Pastilles Assorted Variants
 *SAVE UP TO \$5.06
\$8⁹⁹

Nature's Way
 Kids Smart
VITA Gummies
 Vitamin C
 30 or 60 Pastilles Assorted Variants
 *SAVE UP TO \$5.06
\$8⁹⁹

Nature's Way
 Kids Smart
VITA Gummies
 Omega-3
 30 or 60 Pastilles Assorted Variants
 *SAVE UP TO \$5.06
\$8⁹⁹

my BULK PACK
Healthy Care
Fish Oil 1000mg Omega 3
 400 Capsules
 *SAVE \$2.00
\$12⁹⁹

Healthy Care
Fish Oil 1000mg mega 3
 400 Capsules
 *SAVE \$2.00
\$12⁹⁹

Healthy Care
VITAMIN D3 1000IU
 250 Softgel Capsules
 *SAVE \$5.00
\$14⁹⁹

Healthy Care
AMIN D3 1000IU
 250 Softgel Capsules
 *SAVE \$5.00
\$14⁹⁹

Healthy Care
CHLORELLA POWDER
 200g
 *SAVE \$8.00
\$14⁹⁹

Nature's Way
Vitamin D3
 100 Pastilles Assorted Variants
 *SAVE \$4.06
\$14⁹⁹

Nature's Way
Calcium
 100 Pastilles Assorted Variants
 *SAVE \$4.06
\$14⁹⁹

Nature's Way
Vitamin C
 100 Pastilles Assorted Variants
 *SAVE \$4.06
\$14⁹⁹

Nature's Way
Omega-3
 100 Pastilles Assorted Variants
 *SAVE \$4.06
\$14⁹⁹

Healthy Care
OLIVE LEAF 3000
 100 Capsules
 *SAVE \$4.00
\$15⁹⁹

Healthy Care
LIVE LEAF 300
 100 Capsules
 *SAVE \$4.00
\$15⁹⁹

Healthy Care
FORSKOLIN
 125mg 60 Capsules
 *SAVE \$13.00
\$16⁹⁹

NEW!
Healthy Care
BEE VENOM
 Face Moisturiser
 30g
 *SAVE \$7.00
\$17⁹⁹

NEW!
Healthy Care
BEE VENOM
 Face Moisturiser
 20g
 *SAVE \$7.00
\$17⁹⁹

Nature's Way
Joint Restore TRIPLE ACTION
 60 Capsules
 *SAVE \$12.00
\$17⁹⁹

Nature's Way
Joint Restore OSTEO KRILL
 30 Capsules
 *SAVE \$12.00
\$17⁹⁹

Nature's Way
Restore DAILY PROBIOTIC
 60 Capsules or Restore Daily Probiotic 60 Chocolate Salts
 *SAVE \$8.00
\$11⁹⁹

Nature's Way
Restore DAILY PROBIOTIC
 60 Capsules or Restore Daily Probiotic 60 Chocolate Salts
 *SAVE \$8.00
\$11⁹⁹

Healthy Care
PROPOLIS 1000
 100 Capsules
 *SAVE \$5.00
\$17⁹⁹

Healthy Care
PROPOLIS 1000
 100 Capsules
 *SAVE \$5.00
\$17⁹⁹

Healthy Care
BILBERRY & LUTEIN
 100 Capsules
 *FREE HEALTHY CARE ALL NATURAL LANOLIN CREAM 30G!
 *SAVE \$5.00
\$19⁹⁹

Healthy Care
LANOLIN CREAM
 30g
 *FREE HEALTHY CARE ALL NATURAL LANOLIN CREAM 30G!
 *SAVE \$5.00
\$19⁹⁹

Healthy Care
GARCINIA
 1000mg 60 Capsules
 *SAVE \$10.00
\$19⁹⁹

Nature's Way
Complete Daily Multivitamin
 60 Pastilles with Resveratrol 60 Tablets
 *SAVE \$5.00
\$9⁹⁹

Nature's Way
Mega B Executive Stress
 60 Capsules
 *SAVE \$9.00
\$13⁹⁹

Nature's Way
Mega B Executive Stress
 60 Capsules
 *SAVE \$9.00
\$13⁹⁹

Nature's Way
Mega B Executive Stress
 60 Capsules
 *SAVE \$9.00
\$13⁹⁹

my LARGE SIZE
Healthy Care
High Strength WILD KRILL OIL 1000mg
 60 Capsules
 *SAVE \$10.00
\$24⁹⁹

Healthy Care
High Strength WILD KRILL OIL 1000mg
 60 Capsules
 *SAVE \$10.00
\$24⁹⁹

Healthy Care
Coenzyme Q10 150mg
 100 Capsules
 *SAVE \$14.00
\$25⁹⁹

Healthy Care
Coenzyme Q10 150mg
 100 Capsules
 *SAVE \$14.00
\$25⁹⁹

Healthy Care
ROYAL JELLY 1000
 263 Capsules
 *SAVE \$12.00
\$32⁹⁹

FatBlaster
GARCINIA MAX
 50mg 60 Capsules
 *SAVE \$12.00
\$17⁹⁹

FatBlaster
RASPBERRY KETONES
 50mg 60 Capsules
 *SAVE \$12.00
\$17⁹⁹

FatBlaster
GREEN COFFEE BEAN
 7600mg 190mg CGA 60 Capsules
 *SAVE \$9.00
\$15⁹⁹

FatBlaster
GREEN COFFEE BEAN
 7600mg 190mg CGA 60 Capsules
 *SAVE \$9.00
\$15⁹⁹

Shop 21 Aspendale Gardens Shopping Centre 9587 5566
MON-FRI: 9am-9pm SAT: 9am-5:30pm SUN: 10am-5pm
Valid till 18 August 2014

THE DIFFERENCE WE MAKE FOR YOU

Hi Andy,
 My brother & myself are writing to you regarding the service you provided me for the sale of my property, at 10 Pandan Place, Aspendale Gardens. We believe this was the very best word with this amazingly professional and very talented team. Just after applied to the biggest financial transaction of your life and sketches your resolve... but just we did and have no regrets. We trusted Andy to sell my house agreeing to his marketing house presentation and selling strategies that occasionally seemed challenging to me. The result was simply outstanding not just the price but the total selling experience. Andy truly cares and understands the emotional ups & downs you experience during the lead up to the sale or the day. I would have no hesitation in recommending Andy to manage the sale of your property or any of my future property sales.
 Cheryl Logan.



Thanks Byron,
 for selling our family home for
 well over our expected price in
 a quick time & hassle free. Byron
 your #1 aspendale garden agent
 Simone Olivia
 Phil & Leanne Butel 19/4