



Malvern East Group

MEG Supports *PLANNING BACKLASH*

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Newsletter Jan-Feb 2009

From the Convenor's Desk

Much has happened since our last newsletter in October. The Community Forum for Council Candidates hosted by MEG on November 12/08 involved a great deal of our time and energy and, if we can go by the number of congratulatory emails we received, it was a great organisational success and created an opportunity for interested residents to meet some of the candidates. The teamwork was superb and we were so grateful to two MEG members, Rachel Davies and Sally Davis, whom we co-opted to help with the endless details and who took upon themselves the added task of calming my near hysteria which surfaced regularly.

We also extend our thanks to Hadley Sides C.E.O, Geoff Cockram Manager of Finance and Corporate Affairs and Mayor Claude Ullin who gave us tremendous support in finding ways around all the bureaucratic obstacles.

The election resulted in the return of 6 incumbents and a new councillor in each of the 3 wards. We hope they will support the work of MEG.

There are major matters to deal with this year...a submission re the VCAT Review, comments on the Urban Growth Boundary incorporated in a document called "Melbourne @ 5 Million"...(the very thought of that gives one the horrors)...and one that has just come to our attention through the Planning Backlash network, "An Investigation of Crown Land and Public Authority Land in Melbourne's Municipalities." Submissions are due on Feb.16/09.

Now settle back for a LONG newsletter!

MEG Membership

Welcome to our new MEG members and thanks to those who have renewed their

membership. To those who haven't this is the last newsletter you will receive. Thank you for your support in the past. If you need to check your membership status ring Andrew on 9572 5464 and leave a message.

Facts & Rumours

Rumour Passed onto to MEG from a Port Phillip resident..."The next thing they are going to build at Chadstone is a casino." Surely not!

Fact Evan Thornley, MLC for Southern Metropolitan Region) has resigned. This is the same Mr. Thornley who is quoted in the Report of the Select Committee on Public Land. Re the huge development at Caulfield Racecourse..." I am a great supporter of higher density development in areas (like this one) because that's the very thing that will prevent people knocking down suburban houses and putting blocks of flats in leafy green streets." **WHERE** has Mr. Thornley been in recent years?

Rumour Recently ousted Port Phillip councillor Dick Gross will be a candidate for Evan Thornley's seat in the Legislative Council. Mr. Gross lost his position on Council because of his support for the huge development on the public land at the St. Kilda Triangle site.

Fact On Stateline on Nov.28/08 it was reported that some ALP candidates for Local Council Elections were being investigated by the ALP party machine because they had directed preferences away from other ALP candidates. Stonnington was mentioned as one of the municipalities under investigation. Such a sin could mean expulsion from the Labor Party!

Rumour The Monash/Caulfield development has been postponed. It may start 6 months later than was originally proposed. So the Caulfield Plaza will not close in March '09 as originally proposed.

Fact Council has applied to the Minister for an Interim Protection Order for 945 Dandenong Rd., the former Morton Ray Masonic Temple.

Reg Hunt Site

On Dec.22/08 Council was presented with a report on this long-standing application. The Permit issued by VCAT March 31/04 has never been acted upon. Having received the Permit the then owner Malvern East Pty. Ltd. promptly put it on the market. In 2008 Becton bought the site and by-passed Council by applying directly to VCAT to amend the Permit. Becton has made significant architectural changes, increased the number of units and the number of car spaces and they have also applied for a change of use from 'dwelling' to Retirement Village. The Planning Department recommended that Councillors support the Amendment. However, Councillors felt that the substantial changes in design should have required a new application, that embodied in the VCAT decision was wholehearted approval for the original design and that what was proposed was certainly not 'just a minor amendment.' It was unanimously resolved to oppose Becton's application at VCAT on Feb.23 & 24/09. The saga continues.

Hunters Hill Precinct

This is one of 3 new heritage precincts for which Interim Protection has been sought by Council. These are listed in the Notice Paper October 6/08. Hunters Hill Precinct includes Deakin St., Devonshire Rd, Gillman St., Royston Av., Westgarth St. and parts of Tooronga & Wattletree Rds. Malvern. On Dec.15/08 one property at 290 Wattletree Rd. was added to the original Hunters Hill proposal and Nos.96-126 Tooronga Rd. Malvern East were removed. Property owners will be notified.

Waverley Rd. Neighbourhood Activity Centre

A report was presented to Council on Dec.22/08. 51 submissions re the Planning Scheme Amendment were received by

Council. A summary of these is in Attachments 4 & 5 of the Notice Paper for Dec.22/08. The Planning Dept. recommended that Council request the Minister to set up an Independent Panel to consider the submissions, the majority of which seek changes to the original proposal. Council deferred its decision on the Recommendation to the first meeting in Feb.'09

267-271 Waverley Rd.

This is a proposal to demolish 3 shops in a Heritage Overlay, erect a 5 storey building with shops and 17 dwellings and limited car spaces. A Consultative Meeting was held on Dec.23/08. When the applicant was asked by an objector what market he was aiming for he said that it would be for people who either don't have a car or people with very small cars. As the ceiling height of the flats is 2.7m MEG thinks they will be just right for short people with small cars. Subsequent appeal lodged for Failure to Determine.

Chadstone

A newsletter from the owners of Chadstone informs us that "exciting new retail offers have been completed." There are "many value based retailers including 'Best and Less' and 'Priceline' and many new, exciting, fashion retailers will open at the end of '09. (Now you really wanted to know that, didn't you?)

A meeting of the Chadstone Community Group was held late '08 to hear concerns from local residents. You'll be pleased to know that management has noted all of the concerns and is addressing them! The next meeting is in February '09 and if you want to convey your concerns to Management contact Steve Clegg (0430 585 844) or Denise Wallish (9563 0943). Don't forget to ask when the casino will be built!

Stonnington High-Rise Rows

Sth Yarra residents along with Melbourne High School intend to fight a panel's decision re the contentious development on the corner of Alexandra Av. and Chapel St. The panel recommended a 50m high building for the site. Council wanted a limit of 30m.

The owners of the Fun Factory site have appealed to VCAT against Council's Refusal to Grant a Permit for a 38 storey development on the corner of Toorak Rd. and Chapel St.

Stonnington is the only municipality outside the CBD that is inundated with such high-rise developments. The Forrest Hill Precinct between Melbourne H.S. and Toorak Rd. is littered with high-rise (grey!) buildings with nary a green leaf in sight. It seems that developers see Stonnington as a "forever market" for people living wanting a canyon existence in what have been dubbed "termite mounds" and bleak economic forecasts do not affect them at all. We are informed that a director of the firm that owns the Fun Factory site recently paid \$11 million for a house in Toorak.

Student Accommodation

The vexed question of student accommodation has again been highlighted in the press. These applications cause stress to residents who don't like suburban houses knocked down to make way for square grey (they're always grey!) treeless sub-standard housing and students who live in the purpose-built accommodation leave as soon as possible because the rents are so high.

Foreign students are a plus for the Australian economy and a big plus for developers and unscrupulous landlords who exploit them outrageously. MEG regularly hears stories about 3-bedroom suburban houses which house 10 or more students each paying \$100 a week...one toilet, one shower. We hear of sheds and garages being converted to student accommodation without a permit.

A resident in the Malvern Meadows Estate (near Holmesglen) recently reported such a case to MEG. A house in the area is rented to 10 people...3 'couples' plus 4 more, two of whom are Swinburne students. At least one person sleeps in the garage. A figure of \$6000 a month plus expenses has been mentioned. This is collected by a woman who visits regularly.

You can see in the Planning Applications List an application in the same area for a change of use from a residence to a student boarding house. At least in this case if Council issues a Permit the Conditions of Permit can be enforced.

There is also an application for Student Accommodation at 615 Waverley Rd. A previous application for this site was for 16 units. It was refused by the Planning Dept., by Council and by VCAT.

Undaunted by this plethora of refusals the same applicant has now lodged an application for 20 units. It's been dubbed "battery hen" accommodation.

Melbourne 2030

In 2002 this document clearly defined the principle of an Urban Growth Boundary...not an original concept. In Dec. '08 the State Government ditched this 'principle' and extended the boundary yet again because M2030 had not worked. "A boundary that keeps moving is not really a boundary." (Age Dec.1/08)

Dr. Bob Birrell a demographer at Monash University (Bob helped us start MEG!) predicted this from the outset. There are so many reasons why M2030 has not worked...the lack of Government commitment to public transport, an overriding preference for houses in the suburbs with gardens in backyards and leafy streets, public open space, the cost of building apartments and a desperate lack of planners who can think laterally. The whole thing has been 'state-sanctioned greed.' Meanwhile the Government has announced newly designated business centres called District Activity Centres...Broadmeadows, Box Hill, Dandenong, Frankston, Footscray and Ringwood. All are designated Principal Activity Centres in M2030...what's in a name? Instead of decentralising the State, the Government appears to be trying to decentralise Melbourne. As one contributor to the Age (Dec.4/08) lamented, "Whither Decentralisation?"

In our last newsletter we outlined David O'Brien's proposal for decentralising the State. Were any of David's ideas taken on board by the Government...nary a one!

Fantastic News...from the Planning Backlash Network

Congratulations to Brian Walsh of the Kew Cottages Coalition. Brian has been utterly relentless in his battle over the controversial development [on public land](#). It was Brian's persistence that resulted in the formation of the Select Committee on Public Land. Since the Report was released

he has persistently asked that the State Ombudsman conduct an investigation into the whole sordid affair. The debate in the Upper House in Dec.'08 saw Government members speaking against the investigation but when Matthew Guy said, "If you don't vote for it it's because you have something to hide", Government members, including Minister Madden, crossed the floor to vote for it. The State Ombudsman will also investigate the St. Kilda Triangle site...another development on public land. People like Graham Richardson who refused requests to attend hearings of the Select Committee will be forced to respond to the Ombudsman's regarding his involvement in the Kew Cottages development.

MEG's Position re Public Land

Our view is unequivocal. We oppose the sale of Public Land by Federal, State or Local Governments. We lodged a submission to the Select Committee regarding the Stonington Mansion site debacle which was literally given away by 3 successive governments...Cain-Kirner, Kennett and finally the present State Government. We lodged a submission opposing Council's proposal to sell the land at Bowen St. We have attended meetings re Kew Cottages and St. Kilda Triangle. In a letter (Age Dec.15) Brian Lowe said it all..."The Kew Cottages site is a disgrace and a monument to development greed and myopic ill-considered planning. It is only one of dozens of similar land grabs."

Harvesting Water

Council is spending the recent Federal Government's grant of \$364,000 on a scheme to harvest water at Como Park. In the Sunday Age (Dec.28/08) Jim Fogarty says that "Melbourne's streets are one of the best rainfall catchments we have." He would like to see "green gutters" to harvest water for our street trees and more trees to create shade "to cool our houses and urban areas." To adapt to climate change we need to use parks and gardens to reduce the impact of heat stress.

Planning Applications

2 Webster St. Dual occ.
945-947 Dandenong Rd. Student Accommm. 60 units. Lapsed due to lack of

response to Info. Requested. Appeal lodged.

13 Epping St. Pt.dem. alterations & additions in H.O.

66-68 The Boulevard. 4 dwellings on a single lot.

26 Coppin St. Pt. dem., alterations & additions in H.O.

76 Darling Rd. 3 dwellings on a single lot.

63 Kerferd St. Pt. dem, alterations & additions in H.O.

18 Kerferd St. Pt. dem. alterations & additions in H.O.

21A Manning Rd. Pt. dem. alterations & additions in H.O.

47 Tooronga Rd. Pt. dem. alterations & additions in H.O.

267-271 Waverley Rd. Dem. of 3 shops in H.O. Erection of 5 storey bldg. for shops and 17 dwellings. Car parking dispensation.

615 Waverley Rd. 2 storey bldg. Student Accommm. 20 units...4 car spaces.

195 Waverley Rd. 3 storey bldg with caretaker's res & 4 further dwellings. 4 car spaces. Car parking dispensation.

318B Wattle tree Rd. Pt. dem. alterations & additions in H.O.

1 Repton Rd. Alterations & additions on a lot less than 500 sq.m.

833-843 Dandenong Rd. 6 storeys...Retail & 139 apts for Student Accommm. Car parking dispensation.

22 Epping St. Alterations & additions in H.O.

25 Clarence St. Wks to multi-storey res. development.

88 Argyll St. Change of use from res. to student boarding house.

34 Moama Rd. Alterations & additions on a lots less than 500sq.m.

65 Ivanhoe Gr. Bldgs & wks in Special Bldg Overlay.

78 Paxton St. Multi-unity development.

40 Coppin St. Alterations & additions in H.O.

1 Waverley Rd. Change of use to a tea-house.

2 Grant St. Alterations & additions on a lot less than 500sq.m

17 Bates St. Pt. dem., alterations & additions in H.O.

Planning Decisions

6 Emo Rd. Dual Occ. Permit Issued.

16 Hilda St. Dual Occ. Permit Issued.

2/6 Thomas St. New de. on lot less than 500sq.m. Permit Issued.
385-387 Waverley Rd. Dem. & constr. of four 2 storey dwellings on 2 lots. Permit Refused.
1039-1041 Dandenong Rd. Child Care Centre. Permit Refused.
11-13 Darling Rd. 3 storeys over basement car parking. 17 dwellings. Permit Refused.
35 Finch St. Dem. & constr. of 2 storey dwelling in H.O. Amendment to Permit issued.
66 Central Park Rd. Pt. Dem., alteration & additions in H.O. Permit Issued.
195 Waverley Rd. Shops & dwellings in 3 storey bldg. Permit Refused.
13 Fontaine Av. Pt. Dem. & alterations in H.O. Permit Issued.

VCAT

19 Prior Rd. 3 dwellings on a single lot. Against Refusal. Feb.6/09. Adjourned once. Further adjournment requested by applicant.
100 Waverley Rd. McDonalds Rest. Against Failure to Determine. 3 days hearing Dec.3,4,5. Further 3 days Jan 28,29 30.
20-22 Arcadia Av. Multi-unit dev. Against Conditions. Dec.10/08

8 Parslow St. Dual Occ. Against Decision to Grant. Dec 11/08
51 Ardrrie Rd. Part Dem. & alterations in H.O. Against Conditions. Dec.12/08
27 Ardrrie Rd. Alterations & additions on lot less than 500sq.m. Against Refusal Jan.19/09
13 Paxton St. Dual Occ. Against Refusal. Feb. 11/09
280 Waverley Rd. Part Dem., 3 storey bldg in H.O. Failure to Determine.
8 Warley Rd. Dual Occ. Against Failure to Determine. Feb.20/08
1287-1291 Dandenong Rd. (Reg Hunt site) multi-storey dev & change of use to Retirement Village. Against Refusal. Feb.23 & 24 '09
949 Dandenong Rd. Multi-Storey bldg Retail & Student Accom. Against Failure to Determine. Mar.4/08
1039-1041 Dandenong Rd. Child Care Centre. Against Refusal. Apr.6/08
267-271 Waverley Rd. Dem. in H.O. 5 storey bldg...shops, 17 units. Against Failure to Determine. Awaiting date.

MEG's Website

Please note that if you Google Malvern East Group you get a MEG website that has not been updated. To get the updated version you need to go to.....

www.chezsamuel.com/meghome.php