



Malvern East Group

A Member of *PLANNING BACKLASH*

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Newsletter July 2006

From the Working Group

It is a year since we had the inaugural meeting of MEG and our membership has shown a steady growth. Thank you to all those people who have seen the need to join with us in our attempt to combat the "tyranny of the urban consolidation bullies."

It is time to renew your membership and we have attached a Membership Form for you to fill in and return to us. Those who joined in May/June/06 are not required to renew until next year...unless you are feeling particularly generous!

Special thanks to those who contributed to the beginnings of MEG in tangible ways...Joan and Norm Warway, Noel and Gwen Dennis, Ron and Olwyn Syle, Pam Higgins, Scott Samue, Sally Davis and Margot Carroll...to name just a few.

We are grateful to Council for giving us an 'in kind' grant for the use of Northbrook House for our first meeting since June 29/05. Sally Davis chaired a meeting there on June 8/06 and we heard Remy Favre present his paper on "VCAT EXPOSED." As it was the coldest June in 148 years and the coldest night in June/06 we did not have as big an audience as we had hoped but those who came were intrigued by the information Remy gave us regarding the pro-developer performance of VCAT members. Remy's presentation was based on his research of VCAT decisions regarding medium and high density developments for 2005 and the results were daunting to those of us who oppose such developments. Our thanks to Councillors Anne O'Shea, Judy Hindle and Chris Gahan for braving the cold and showing their support for our organisation. Our thanks also to Councillor John Chandler who sent his apology.

We have had a busy time supporting other "anti-inappropriate development" groups across Melbourne and Victoria. We have

joined with 60 residents' groups under the banner of 'Planning Backlash.' Through this loose coalition of groups we hope to influence Government with regard to Planning Policy. This is election year so from now until the election on November 25/06 there is much work to be done.

We have continued to support residents when they have requested assistance in dealing with inappropriate developments in their neighbourhood. We are happy to advise MEG members at any time.

Monash/Caulfield Development

Two members of MEG attended the Information Session regarding the Monash/Caulfield development. Information was extremely limited. Concept Plans were shown. These gave little detail and questions from the audience resulted in a further lack of detail and a number of "I don't know's." Two MEG members lodged a submission with the Priority Development Panel with reference to the 'walled city' (ghetto) Monash proposes for this site. We are afraid that the whole thing is a 'done deal' and we certainly got the impression that resident input was to be considered to be little more than nuisance value. Nevertheless, because of the impact on Malvern East residents, MEG members should continue to oppose the excessive and inappropriate development of this site. Stonnington Council lodged a submission on behalf of the city.

Tooronga Village Development

A MEG member also attended the Information Session regarding the Tooronga Village site. This was run by Boroondara Council rather than by the developer and, though Concept Plans only were available, Councillors and Council Planning Staff were able to fill in much of the detail. Two MEG members lodged a submission to Planning Panels regarding this application.

Stonnington Council supported Boroondara Council by lodging a submission.

Both of these developments have an inevitable 'spillover' affect on Stonnington and are, therefore, deserving of our attention.

Community Grants

Jacque Chilvers lodged a submission to Council in March/06 for a Community Grant. MEG received \$110 in cash and an 'in kind' grant for 4 uses of Northbrook House for meetings during the coming year. Our thanks to Council.

"My Neighbourhood"

Did you receive the recent publication "My Neighbourhood" from Council? If you didn't please let your Councillors know. (We've given up on trying to get Stonnington News delivered. Delivery seems to be quite selective.) In "My Neighbourhood" Council requests feedback from residents regarding the 'Waverley Road, Malvern East Neighbourhood Activity Centre. Heights limits have already been approved for this centre. To register your interest in consultation ring 8290 3414 or email ... strategicplanning@stonnington.vic.gov.au MEG has registered. Please indicate that you are a member of MEG when you register.

Council also announced preparation for a Structure Plan for Chadstone Shopping Centre and the surrounding residential area in early 2007. This Structure Plan will be developed in consultation with the community and Council asks that residents, community groups, shop owners and traders become involved. Ring 8290 3415 or email...nmcnally@stonnington.vic.gov.au Please indicate that you are a member of MEG when you register.

Neighbourhood Character Study

You may remember the flurry about this study in the latter part of 2005. Some of you contributed information for 2 members of the MEG Working Group who attended all the Steering Committee meetings. Jon Brock, General Manager of Planning and Economic Development, has informed us that a report on progress of this Study will be presented to a Council Forum late in July and then there will be a final round of public consultation. Following this, adoption of the Study will be sought together with Council to prepare an amendment to the

Stonnington Planning Scheme. This will probably be around September/October. Once it is in our Planning Scheme its recommendations will have to be taken into consideration by all parties when Planning Applications are being considered.

Council will hold a consultative meeting on the Waverley Road, Malvern East Urban Design Framework. This proposal includes interim height controls. The meeting will be at Malvern Town Hall from 6.00 to 7.00p.m. on Wed. Aug.23.

Reg Hunt Site

Thanks to Ron Syle for checking up on the status of this application. A Planning Permit was issued 2 years ago. It expired June 30/06. The applicant requested an extension. In requesting this, representatives of the applicant (Malvern East Properties Pty. Ltd.) said that they had still not presented amended plans in accordance with the conditions on the permit, nor had they even commenced the Environmental Audit. They have appointed the Galli Group as builders for the project and they hoped that Council appreciated that "complex construction issues are involved." Galli Group, owners and designers are discussing choice and standard of materials and finishes for the project. Further to all of this there has been a change in market conditions! Council granted a year's extension.

Zagame Corporation

Application for a 23 storey building was lodged on July 22/05. The application was not advertised.

Glen Eira Council was sacked in August /05. It was reported that the administrator would not be making planning decisions prior to a new Council being elected in Nov,.05. Councillor Anne O'Shea sent a letter to local residents in September/05. Subsequently Councillor O'Shea informed us that the application would come before the administrator on Nov.21/05. A few Stonnington residents lodged late objection. The application was refused by the administrator on the advice of Glen Eira Planning Department.

The report included comments from the Priority Development Panel. They suggested that there was a need for the applicant to ...strive for excellence, have a higher expectation of quality and the podium

needs a lot more work. The most telling comment came from DSE's Urban Design Unit..."There are no redeemable features of this proposal."

There were 7 Reasons for Refusal. Not daunted by such trivia, the applicant lodged an appeal with VCAT giving as reasons for appeal that all the Council's Reasons for Refusal were wrong. We received Notice of Appeal on Jan.30/06.

TIXXIS, acting for the applicant, asked the Tribunal to accept the application for appeal but not proceed until amending plans were lodged with the Tribunal. On Feb.9/06 we were notified of a Directions Hearing at VCAT on Mar.3/06 at which the matter was adjourned for an Administrative Mention on June 1/06. You will note that VCAT did not say, "Go away and start again with a new and somewhat decent proposal and lodge it with the Responsible Authority."

On May29/06, we received a letter from TIXXIS stating that the re-design (which they claimed in the appeal was not necessary) was well-advanced but not yet completed. They sought (and got!) an extension of 2 months from VCAT. The Administrative Mention will now be held on Aug.1/06. At that VCAT will decide whether they will consider the amending plans and how widely the application would be advertised.

If you ever thought that VCAT was not a Planning Authority it's time to think again. It certainly thinks that it has the right to decide what to do about this entirely new application.

Snippets of News

In Melbourne Weekly, July 5/06, it was reported that Philippe Batters said that his Real Estate firm has sold 12 blocks of about 12 flats each, all of them in Sth Yarra and all of them to be demolished and replaced with family dwellings. All but one of these sales was driven by the high cost of Land Tax. This is a reversal of what's been happening all over Melbourne where so many houses have been demolished to make way for the ubiquitous 'apartment blocks.'

Can we look forward to this trend 'catching on?' Perhaps the Government's own tax policies will defeat its Urban Consolidation Policy. We can only hope!

From Life Magazine of The Sunday Age June 25/06, there was an interview with Steve Loader from CityWide, arborists who are employed by Stonnington C.C. When asked, "What is a tree's main enemy?" Steve answered, "The development of our city."

From Council Meeting June 19, a 5 to 4 vote saw Council approve an application for three 2 storey dwellings on a 602sq.m. site at 25 Cawkell St. Malvern! Is this what Malvern East can look forward to?

'Planning Backlash' Petition

Thanks to all of you who signed the Petition seeking the repeal of M2030 and special thanks to those who collected signatures...Jacquie Chilvers, Sue Cranage, Mark Deshayes, Lynne Stewart, Pat Rattle, Olwyn Syle, Maria Biviano and to Chris Lockie who always allows us to place our notices and requests in his butcher's shop at the Terminus Shopping Centre.

Donation

A well-wisher in Prahran has given us a donation of 1500 envelopes! These should last us for a while!

Planning Applications

4-6 Clarence St. Application to use part of St. John's hall as a Dancing School.(Res.1 Zone.) Car parking dispensation.

16 Wilmot St. (Again!) Two 2 storey dwellings.

20 Paxton St. Two 2 storey dwellings on a single lot.

151 Waverley Rd. Dev. of land as a restaurant and dispensation to provide 4 (only) car spaces.

543 Waverley Rd. 2 single storey dwellings.

17 Abbotsford Av. Two 2 storey dwellings on a single lot. Refusal to Grant a Permit was issued under delegation on May 26/06. (See VCAT Hearings.)

19 Abbotsford Av. Two dwellings on a single lot. (Additional 2 storey dwelling at rear of site.)

15 Rowena Rd. Dual occupancy.

Construction of a new 2 storey dwelling at rear of site.

617 Waverley Rd. Two dwellings on one lot...2 storey dwelling at rear of site.

49-51 Waverley Rd. Use of site as a cafe and associated car parking dispensation.

2 Webster St. Removal of restrictive covenant.

708 Waverley Rd. Two 2 storey dwellings and one single storey dwelling on a single lot.

809-823 Dandenong Rd. (Dan Murphy's) At Council Meeting on June 5/06 Council voted for demolition of the old hotel and construction of a new single storey building with 2 storey components on the north-east corner of the site near John & Boardman Streets. 103 car spaces.

317 Waverley Rd (one of the shops in the new "student" apartment block at 313 – 319 Waverley Rd.) Use of land as a take-away food premises. This is in addition to the shop at 319, which was designed as a 20-seat food and drink premises.

VCAT Hearings

17 Abbotsford Av. Two 2storey dwellings ... Appeal Against Refusal to Grant. Awaiting Date.

790-792 Warrigal Rd. 3 storeys, 20 flats over basement car parking. Failure to Determine. Hearing on June 14/06. Awaiting Decision.

7 Belgrave Rd. Two dwellings on a lot within a Heritage Overlay. Against Refusal to Grant. Awaiting date.

3-9 Wilton Vale Crescent Alterations and additions to existing hospital. Against Decision to Grant. Hearing on June 29/06. Awaiting decision.

Elizabeth St., Malvern (Old MECWA Site) Against Refusal to Grant. Hearing on Aug.14/06.



MALVERN EAST GROUP
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 East Malvern Vic 3145
 Telephone: 95723205 email meg@chezsamuel.com

APPLICATION FOR MEMBERSHIP

Family Name: _____ Given Names: _____
 Address: _____
 Suburb: _____ Post Code: _____
 Phone (Home): _____ Phone (Business): _____
 FAX: _____ Email: _____

I wish to become a member of MALVERN EAST GROUP (MEG).

Signature of Applicant.....Date.....

Membership contribution \$5.00 per person Total \$ _____
This membership is for the year ending 30 June 2006.
Receipt Required Yes/No



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