



Malvern East Group

MEG Supports *PLANNING BACKLASH*

C/- 14 Chanak Street,
Malvern East Vic 3145
Phone/Fax 9572 3205
Email meg@chezsamuel.com
Web <http://www.chezsamuel.com/meghome.php>

MEG NEWSLETTER...March/April 2018

From the Convenor's Desk



Featured on the left is a view from the backyard of 12 Chanak St. of the 18 storey 'thing' being built on the corner of Tooronga and Dandenong Rds. There are another 6 storeys to go on that 'lump' and at the 6th level there's a rooftop terrace where the inmates can frolic to their heart's content.

Below is a photo of a single storey house on the south side of John St. Spare a thought for all the people in John St. who are subjected to this stuff 'full-on.' The reason that this thing can be built to this height is that in Amendment C173 a previous Council did not put a height limit (not even a preferred height) on the land from Tooronga Rd. to Boardman St. and the Amendment was duly ticked off by a previous Planning Minister. So it's a matter of 'anything goes.' This thing has 18 storeys with 332 apartments built over a token commercial component at ground level and all of this is on less than half a hectare of land and 'bang up' against single storey homes on the south side of John St.

Heads should roll!

"They are destroying history...."

The day after we sent out our last newsletter we read in The Age on Feb. 15 an article which referred to the tree felling on St. Kilda Rd. for the 'cut and cover' Metro Tunnel.

"Heritage Victoria on Friday granted permits to



remove 60 trees in the area, despite the road recently being permanently added to the National Heritage List."

The Government's gone mad! The Metro Rail Authority plans to chop down 95 trees along St. Kilda Rd. It seems that not a day goes by without news of yet more trees being felled at the whim of Government or developers. At times we despair!

Another hospital with expansionist plans and no regard for heritage

St. Vincent's hospital has plans for an 11 storey development which threatens heritage buildings. Yarra Council has issued a Permit with strict conditions and St. Vincent's has appealed to VCAT Against Conditions. (Are we surprised?)

It was reported in The Age on Feb.28 that Cr. Jolly said, "*St. Vincent's Private can expand like invading imperialists or show a bit of respect for local heritage. It's up to them. We can't let big cheque books override our history.*" Love his comment!

Stonnington Council

Council Notice Paper March 5/2018. Due to its concern regarding the incremental loss of our green canopy Council has proposed stronger protocols to protect existing trees by imposing a "bond" for each significant tree on site. It also proposes "*to expand the urban forest across public and private land.*" Council seeks to "*green the City of Stonnington.*" MEG applauds the proposal though we have reservations about its implementation. We propose that the "bond" be \$100,000 and we doubt that even that will stop the tree vandals. It is SO difficult to stop developers (and residents) getting rid of trees. We've heard of the 'copper nail treatment,' holes made in the trunk of a tree and poison injected, the list is endless... the moonscaping of sites before Council has an opportunity to prevent the tree loss...the pathetic response from the Magistrates Court when Council has been able to take one of the destroyers to court.

Replacement trees are so small that we cannot hope that they will provide the shade, the pollution-absorbing quality, the sheer wonder of GREEN for years. Developers need to learn to build around the on-site trees...and so do we!

Public Housing Renewal Program

The Age Feb.16 "*Public housing sell-off is a raw deal for everybody.*" With 35,000 people homeless in our state the Government proposals re the existing public housing estates are abysmal. Existing buildings will be demolished and developers will build new apartment blocks with a mix of private (for profit) units and public units. At some sites this will incorporate a "*a handful of extra public housing.*"

In the Sunday Age on Feb.11 Nick Miller reports on a similar proposal in London which has stalled "*because of fierce opposition from activists who have branded it social cleansing.*"

The proposals re the public housing in Prahran (not mentioned in the article) are for **16 fewer units and 60 fewer bedrooms** and State Government hasn't even started on the public housing in Sth Yarra! Stonnington Council has protested about the proposals and presented a submission to the Upper House Inquiry into the program.

In a letter to the Age on Mar.15 "*an American housing researcher came to Victoria hoping to learn what good social and public housing looked like.*" He deplored the fact that the Government can sell public land to private developers and keep the details of the sale confidential. "*The process around the Premier's public housing renewal program would make Donald Trump blush.*" (Is it possible?)

Surely that statement would make any sane individual ashamed but we suspect that this State Government does not know the meaning of shame!

Where's the sense?

The Age Mar.30 We told you in a previous newsletter that with all land valuations being in the hands of the Valuer General the next step by the Government will be the sale of the Titles Office. An Age reader pondered on the sense of selling a public asset worth \$2 billion and earning \$300 million a year when money for much needed infrastructure can be borrowed at 3% or less. MEG wonders too!

And talking of infrastructure

In Bus. Age on March 15 Ed. Shann considered the argument for cutting immigration numbers at least until there is a "catch-up" on infrastructure. He wrote that *"the strongest argument for cutting immigration is the failure to invest in the infrastructure needed to support Australia's rapid population growth."* What do MEG members think? If you have an opinion do let the "powers that be" know what you think.

State bans lethal building cladding

Age Mar.30 *"The dangerous aluminium cladding with a polyethylene core of more than 30% and expanded polystyrene panels will be banned on all multi-storey buildings."* The article indicates that of the initial 1369 buildings listed as having the flammable cladding 608 have not yet begun and 188 are only partly constructed. Minister Wynne is quoted saying...*"There is nothing more important than public safety."* Gosh!

Some Local Snippets

East Ward Meeting

We're all invited to the Ward Meeting on Wednesday May 23 at 7p.m. at the Phoenix Park Community Centre in Rob Roy Rd. Malvern East.

If you've never been to a Ward Meeting 2018 is the year to attend one. We hope to see you there.

Chadstone Bowling Club

Members of the Bowling Club, the Recreation Club and residents continue their fierce opposition to Council's proposal to destroy the greens and clubhouse and replace them with an indoor stadium. Along with a cast of thousands, MEG received an invitation from Council to nominate for the Stakeholders Committee. We declined to nominate as we do not support the destruction of the existing infrastructure to be replaced by an expensive stadium and the Bowling Club re-located to another part of the public open space in Percy Treyvaud Park.

MEG members were among the people who attended a packed meeting at the Clubhouse on March 20 where members and residents resolved to continue an unrelenting campaign against Council's proposal to remove them from their present site. The possibility of appealing to VCAT re Council's refusal to release documents under FOI was mentioned and this is to be explored by a number of members of the Club.

We noticed in Council's Draft of the Review of the Planning Scheme reference was made to the stadium *"to incorporate a range of indoor sports such as bowls and tennis. If built the*

*facility will respond to a lack of active indoor sports facilities for the municipality.” Does this mean that bowls and tennis are to be played indoors? Do the words **IF BUILT** mean that Council has doubts about the whole thing? We can only hope that eventually common sense will prevail!*

Beware the Secondary Amendments!

You may not be aware that Secondary Amendments to Approved Plans are not advertised so all sorts of changes can be made without the knowledge of residents.

The monstrous “thing” forever rising on the corner of Tooronga Rd. & Dandenong Rd. (bang up against single storey homes) has had a number of such Amendments. On **eplanning** there are pages of such Amendments made by Chadstone Shopping Centre and Cabrini Hospital and by large and small developers. We discover some of the changes quite by accident and all sorts of things happen without your knowledge and you won’t know about it until it’s **done**.

A recent such application from Cabrini Hospital dealt with a change to the signage on the new block in Isabella St. MEG considers that there should be no business signage in residential streets.

Chadstone...more changes

Leader Mar 31....At one of the car parks at the centre there will be an increase of 45 car spaces but please don’t get carried away by this eminently sensible addition. In a previous application regarding an increase in the size of the Food Court in the Atrium 72 spaces were deleted. Somehow it’s always a “win, win” for CSC where *“shoppers spent nearly \$2billion last year.”* (Herald Sun Mar.10)

In response to State Opposition’s proposal to supply police to 12 shopping centres a letter writer on March 3 suggested that if Westfield, Stockland, Vicinity and Gandel want to make their centres safe they should pay for security guards. MEG has been told that Chadstone has 4 security staff. We know that police have been called to the centre on a number of occasions. Apparently the State Opposition wants them on site all the time.

In Bus. Age on Feb.15 we read that the new chief executive of Vicinity has a “development focus” which could mean residential developments around Vicinity Centres. This is already happening at The Glen and we think that in the not too distant future we may see the residents around the shopping centre faced with more than a shopping centre with a new 13 storey hotel. Mr. Kelly said, *“With a material amount of land surrounding many of our shopping centres, I think there is clear potential to unlock and optimise significant unrealised value in the portfolio.”*

Review of the Planning Scheme

MEG lodged a submission to Council regarding this review. We commented on the following issues...Residential Development Densities, Reduced Public Housing, Open Space, Heritage & Neighbourhood Character and Trees.

Our submission is on the MEG website . If you don’t have internet access and would like to read the submission give MEG a ring.

Amendment C223....Major Activity Centre ...Glenferrie Rd./High St.

Council Notice Paper April 9th....The Recommendation of the Panel was approved. This included the contentious issue of 12 storeys at Malvern Central which residents had

vigorously opposed. The Mayor spoke on this matter saying that he did not believe that 12 storeys would be built on that site in his lifetime.

Included in the Recommendation was the panel's advice to approach Cabrini for the preparation of a masterplan with building envelopes. Council had better hasten to do that. We have been reliably (?) informed that Cabrini already has plans for an 8 storey development on the eastern side of the site.

MEG's comment about this Amendment is that it's considerably better than Amendment C173 that allowed **no height limit from Tooronga Rd. to Boardman St.**

(Are we repeating ourselves??)

Stonninginton Mansion....sold again!

\$52.5 million bought a piece of our heritage. MEG lodged a submission to the Upper House Select Committee on Public Land in 2006 after Deakin University had sold this site and mansion to the developers Hamton for \$33million in 2000. (Our submission can be seen on the MEG website.) Three successive governments were involved in the process of the title to this Government property being in the hands of Deakin. We still have hard copies of the correspondence between Deakin and these State Governments whose members should hang their collective heads in shame for allowing Deakin to acquire the property for NOTHING and for not informing Malvern Council nor Stonnington Council of what they had done. As for the actions of Deakin University.....words fail us!

A public campaign was organised by the then Stonnington Council when the 'Sale by Tender' notice went up on the property in Glenferrie Rd. in an attempt to keep the property in public hands where it belonged ...and still belongs... but Deakin was not to be diverted from making money from the sale of our land and a significant piece of our history.

Skyrail

In February '18 Caulfield Leader wrote about the *"mammoth sky rail beam that has been erected over Grange Rd."* MEG wonders how many trucks will be repeating the Montague St. saga on roads such as Grange, Koornang, Poath, etc. One resident said that her street has been turned into a *"mile-high concrete jungle."* In the Herald Sun on Feb.15 *"Noble Park residents were not celebrating the opening of the elevated Noble Park station. Homes that back on to the project are ruined by the towering infrastructure. Some residents reported that the noise could be heard up to 3km away."* MP David Davis called it a *"monstrous structure."*

In The Age on Feb. 16 rail passengers on sky rail *"commented on how smooth the ride was, as well as the sweeping view of the surrounding suburbs."*

We guess that view of people looking down on those suburbs is not so pleasant for the residents of the suburbs.

MEG Member laments development.

In the Sunday Age, she writes about development in nearby Carnegie where *"houses are being sold, felled like dominoes and replaced by the execrable and ubiquitous McMansions or the equally hideous, vertical multi-storey dwellings that resemble so many termite colonies of boxes stacked upon each other for human habitation."*

She urges residents to be *"vigilant, alert and take action."* MEG also urges you to do this. We have heard a Carnegie resident say that *"Carnegie has been trashed"* and she's right.

So many parts of Stonnington have also been trashed. Residents need to be aware of the facts of a Planning Application and be prepared to lodge an objection on planning grounds. We venture to say that Chanak St. is in the process of being trashed. On the southern side there is the monstrous 18 storey 'thing' in our backyards and on the northern side McMansions have crept in. If the lots are over 500sq.m. no Planning Permit is required for a single house so residents cannot object unless the street is in a Heritage Overlay or a Neighbourhood Character Overlay.

Council says no to helipad for Sth Yarra

The bid by Larry Kestelman to have a helipad on the roof of his 54 storey building on the corner of Toorak Rd. and Chapel St. has been refused by Council. He can of course appeal to that wise and wonderful organisation VCAT. He has 60 days from the date of decision to lodge the appeal. We have not heard that this has been done.

It never ceases to appal us that the seat of all planning wisdom (VCAT) could grant a permit for a 54 storey building in the suburbs. One wonders if we have maniacs running this State.

Plant a tree that's bound to outgrow you

Domain Feb. 17 Some trees manage to survive among our highrises and pollution and as Indira Naidoo says in Domain *"we need them not only for their relaxing beauty but also for the oxygen they generate, the shade they provide for our overheated cities and the urban wildlife they sustain."*

As usual, MEG urges you to resolve to **plant a tree** this year. More than ever we need them.

Not getting the Leader regularly?

Ring Mac on 045070729 every time the Leader is not delivered to your property. He's determined to make Leader delivery a "sure thing."

Just a few of the Planning Applications in and around Malvern East

100 Darling Rd. Construction of a multi-unit development and reduction in car parking req.
7 Bent St. Secondary Consent to approved plans. Change the cladding material from sheet metal to masonry.

24 Beech St. Dem. of existing house and construction of a 2 storey dwelling with 5 bedrooms plus study and 3 car spaces in an NCO. Removal of most vegetation.

22 & 22A Winter St. Demolition of dwelling & construction of 3 two storey dwellings with 5 bedrooms each, basement car parking and rooftop terrace. Refusal to Grant a Permit by Pl. Dept.

973 Dandenong Rd. Multi-dwelling development in Residential Growth Zone.

252 Waverley Rd. Multi-dwelling development in General Residential Zone.

483 Waverly Rd. Constr. of multi-dwelling development in General Residential Zone. Info. requested.

28 Darling Rd. Constr. of 2 dwellings on a lot in a General Residential Zone.

152 Darling Rd. Constr. of additional dwelling on a lot in GRZ

23 Hughes St. Dem. of existing dwelling and constr. of new dwelling in NCO

84 Argyll St. Constr. of 2 dwellings on a lot in NRZ, Info requested.

18 Batesford Rd. Constr. of 2 dwellings on a lot in NRZ. Info requested.