



Malvern East Group

A Member of **PLANNING BACKLASH**

Phone/Fax 9572 3205
Email meg@chezsamuel.com
Web <http://www.chezsamuel.com/meghome.php>

Newsletter April/May 2007

From the Working Group

We've had a few glitches in our near-perfect system:

- (a) The flyer for our meeting on March 14 was not received by members on email. This mystery will be solved.
- (b) We gave you the wrong website address in our last newsletter. The correct address is:

<http://chezsamuel.com/meghome.php>

Alas, with volunteer organisations these things happen and are generally due to over-commitment by a few people.

Now to the good news. MEG has grown by leaps and bounds. A number of areas of Malvern East were letter-boxed by some generous people and the applications for membership followed. Malvern Meadows Estate included a MEG Membership form in their recent newsletter and we are still receiving applications from that area. Because applications continue we can't give you an exact number of members but at this stage it is over 110. Thank you to all those volunteers who carried out the Membership Drive and to all our new members "WELCOME TO MEG".

MEG Meeting March 14: Impact of Melbourne 2030

On March 14 Dr. Bob Birrell addressed MEG members re the impact of M2030 on the fabric of Melbourne. Bob is a demographer at Monash University Clayton and co-author of *Melbourne 2030; Planning Rhetoric versus Urban Reality* (2005). He is an expert on the detrimental effects of the Bracks Government's strategic plan for our city. He talked of "opportunistic infill." This is the increase in medium density housing and we see it in Malvern East in the form of 2 or more dwellings being built on sites which originally had one detached house.

To maximise profit all available land must be built on. It's called "growth" and it's

carried out at the expense of the environment we value. Bob said the Government must promote development because it's the basis of the economy. We have very few manufacturing activities left so we MUST have construction and there has to be a commensurate increase in population (in Malvern East and in similar suburbs, "infill" has resulted in loss of open space, loss of trees that absorb the pollution we create, loss of residential amenity, loss of neighborhood character, loss of gardens).

The document M2030 states that a key initiative of the policy is "the protection of existing suburbs" and (further to this) "increased density will not be achieved at the expense of existing amenity. The character of existing suburbs will be protected."

As Bob Birrell said, "this can't be done." The Government cannot have it both ways. It can't leave existing suburbs alone and simultaneously have urban consolidation so it has opted to negate these key points of its document and go for growth.

Snippets

Reg Hunt Site: A very large sign on the site announces that the whole site with a Planning Permit is For Sale.....AGAIN! On April 4 the ever-vigilant Ron Syle rang to say that not only is there a For Sale sign but also that 3 flagpoles have been erected on the site with flags announcing Land for Sale. No application for extension of the Planning Permit has been received by Council at this stage. Have the owners given up???

Chadstone Shopping Centre: Work has started on the widening of Middle Rd. Construction of the extra 40,000 sq.m. of retail shopping will begin with the expansion of the JB Hi-Fi store and at the

lower level extending out from the Kmart shop area. An application to build an extra level on the David Jones carpark will be considered by Council in the near future. The application exceeds the building envelope. Are we surprised? A Consultative Meeting about this was held on April 12. It seems they want to move 500 car spaces from the eastern part of the site to the western. In all they will have parking for 9,500 cars. They have appointed a GREEN MANAGER! One wonders what he will be doing...perhaps breathing in the pollution to save the residents from doing so!

Harold Holt Pool: The appeal against Council's decision to Grant a Permit for works on this site has been deferred while discussions are held with the original architect.

Cnr. Koornang & Dandenong Rds: Several members have asked about this development. It will be a 3 storey building with 2 levels of basement car parking for 429 cars...a supermarket, 12 shops, offices, childcare and gymnasium.

Cnr Tooronga & Dandenong Rds: The Tattersall's building on this site is For Sale. Demolition of the old hotel on the Dan Murphy site Residents have deplored the loss of this local icon. The application for warehouse buildings on the site included demolition of the hotel. As it was not listed as a Heritage building Council had no choice but to agree to the demolition. What is worse than its disappearance is the disappearance of all the trees on the Boardman St. side of the site as well as some in John St. Residents of Boardman St. now have an uninterrupted view of a grey, box-like structure --- softened by nothing!

Neighbourhood Character Study: This was submitted to DOI 3 months ago. Council seeks Ministerial approval to exhibit the amendment and call for public comment. No doubt we'll be told to change it, just as we were for our Student Housing Policy. They tell us to develop Local Policies and won't let us have what we want. It's called "democracy at work!"

PLANNING BACKLASH

On May 6 MEG will host a meeting of representatives from the Residents' Groups that comprise Planning Backlash. We are able to have only one representative from each of the 60 groups. Professor Kevin

O'Connor from the Faculty of Architecture, Building and Planning at Melbourne University will address the groups reps.

Meeting with the Minister

Minister Madden has agreed to meet with 4 (only) persons from *PLANNING BACKLASH* on May 10. The Working Group of *PLANNING BACKLASH* is anxious to increase the number of people permitted to attend this momentous meeting. We are working on a submission regarding our concerns about the adverse impact of the Government's planning (*sic*) policies.

Interesting Comments Relating to Melbourne 2030

At the opening of the Garden Show, Mr Bracks said, "Gardening is a healthy occupation AND it's good for the environment." Now that's an admission coming from the head of a Government that presides over the systematic loss of our green canopy. We lose 5% of the canopy each year. The lungs of the city are being eroded. Greenhouse gas emissions are on the increase. Climate change threatens us all.

Recently Jane Edmanson of gardening fame was heard to say "Melbourne is turning into a city of roofs." How right she is!

In 2005, the same year that Bob Birrell and his co-authors proclaimed the dangers of M2030, Mike Nahan, then at the Institute of Public Affairs, wrote in an article in the *Herald Sun* "after just 3 years, the Bracks Government's much-trumpeted 30 year plan for Melbourne is in tatters.....The central theme of Melbourne 2030 is that our traditional suburban lifestyle is unsustainable. It must therefore be replaced by denser, high-rise living...." This, he said, might suit planners but "it goes directly against the preferences of the vast majority of Melbourne residents." He goes on to say, "the plan largely sees the preferences of Melburnians as something that needs to be changed and controlled." And in *The Age* (April 7/07) it was reported that an ex-president of the Housing Industry Association said, "planners' dreams of urban consolidation should remain just that."

The entire M2030 document is a mass of contradictions as is its implementation.

Planning Applications

28 Chadstone Rd: Medical Centre with parking dispensation. Permit Issued to the Butterfly Foundation for a Therapy Centre for people with eating disorders.

3 Waverley Rd: Restaurant and associated car parking dispensation.

73 Darling Rd: Alterations & additions to Place of Worship and car parking dispensation.

52 Belgrave Rd: Demolition of existing house & construction of 2 two-storey dwellings.

74 Nirvana Av: Partial demolition, alterations & additions to dwelling on a lot less than 500 sq.m. in a Heritage Overlay.

23 Bates St: Construction of carport including gate & driveway in Heritage Overlay.

23 Karma Av: Partial demolition, alterations & additions to dwelling in a Heritage Overlay.

68 Emo Rd: Alterations and additions to dwelling in a Heritage Overlay.

3 Vickery St. Construction of new dwelling on a lot less than 500sq.m.

30-32 Finch St: Partial demolition and additions to dwelling in a Heritage Overlay.

1143 Dandenong Rd: Extensions to multi-unit dwelling in a Heritage Overlay.

1173 Dandenong Rd: Partial demolition and works to construct 2 dwellings on a lot in a Heritage Overlay.

16 Alma St: Development of 4 double storey units.

16 Hilda St: Two dwellings on a single lot.

11 Villers Sq: Partial demolition, alterations & additions including carport and new crossover in a Heritage Overlay.

60 Coppin St: Partial demolition, alterations & additions in a Heritage Overlay.

19 Prior Rd: Alterations & additions to existing dwelling and 2 storey dwelling at rear.

305 Wattletree Rd: Restaurant for 170 and car parking dispensation. Permit issued for 50 patrons and rear courtyard to accommodate 4 car spaces.

790-792 Warrigal Rd: 3 storey building...20 dwellings over basement car park.

VCAT Hearings

32 Serrell St: Partial demolition of dwelling and outbuildings & construction of rear upper level on a lot under 500 sq.m. in a Heritage Overlay. Against conditions.

19/4/07

52-56 The Boulevard: Development of land for child-care centre. Appeal withdrawn.

4-6 Clarence St: Dance Academy in Res.1 zone. Against Decision to Grant.

Permit Issued with extra conditions.

1409-1413 High St: Harold Holt Pool.

Against Decision to Grant. Adjourned.

45 Ardrie Rd: First floor addition in Heritage Overlay. Against Refusal to Grant.

4/5/07.

67-69 Finch St: Carport for dwelling in Heritage Overlay. Against Refusal to Grant.

16/4/07

60 Tooronga Rd: Partial demolition & alterations & additions in a Heritage Overlay.

Failure to Determine. Awaiting Date.

3-9 Wilton Vale Cr: Alterations & additions to hospital, medical centre for 2

practitioners & car parking dispensation.

Against Decision to Grant. Awaiting date.

Have you visited MEG's website?

<http://www.chezsamuel.com/meghome.php>

MEG's postal address:
c/o 14 Chanak St
Malvern East VIC 3145