



# Malvern East Group

MEG Supports *PLANNING BACKLASH*

C/- 14 Chanak Street,

Malvern East Vic 3145

Phone/Fax 9572 3205

Email [meg@chezsamuel.com](mailto:meg@chezsamuel.com)

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

## Newsletter...November/December 2013

### From the Convenor's Desk

The Council election has been and gone and East Ward is no longer represented by the councillors with whom we had become familiar. Anne O' Shea, Judy Hindle and Greg Hannan left the field open for 8 candidates. There were many complaints from the community because little information was provided for voters. This was partially due to the previous Council voting 5-4 for attendance voting rather than postal. With postal voting the VEC sends a brief profile of each candidate when they notify you of the election. This is not done for attendance voting. We can only hope that this scenario is not repeated. There was a number of 'dummy' candidates with no contact details. Greens candidates in all wards were party-endorsed and candidates who were members of the Liberal Party were unendorsed. There was one ALP candidate in North Ward who was not party endorsed. MEG's Forum for Council Candidates had 13 speakers from a total of 36 candidates. There were apologies from 4 candidates. Some candidates did not to reply to our invitation.... 3 from East Ward, 4 from South Ward (3 with no contact details) and 6 from North Ward (3 with no contact details). We listed these and the apologies at the Forum. We were thanked by many people for at least trying to bring the candidates to the people. One candidate was not pleased with us and said so. His complaint was that we had not stopped some candidates from speaking for longer than they should...and he was quite right...we didn't interrupt them when we should have done so however we would have thought he might have had the courtesy to say either nothing or 'thanks for the effort' but he was not inclined to do so. Ah well...can't please everyone can we?

Results of the election are:

#### East Ward

John McMorrow, Erin Davie, Adrian Stubbs.

#### North Ward

John Chandler, Matthew Koce, Jami Kilsaris

#### South Ward

Melina Sehr, Claude Ullin, Sam Hibbins.

Swearing in of new Councillors was on Nov.8, Mayoral Election November 14 and the first Council Meeting is on November 19.

### Gems from Council

At Council Meeting on October 22 the Forrest Hill Precinct was aptly referred to as "a developer's picnic ground." Another comment was that with planning in general "the health and sanity of residents is being compromised." An exiting councillor (not from East Ward) stated very firmly, "**There is not enough development in East Ward.**" The councillor also talked about "**archaic suburban attitudes.**" (We're pleased that councillor has gone!) These comments do not appear in the Minutes of the Meeting.

### Metropolitan Planning Strategy

**A Discussion Paper has been released by Minister Guy. An Information Session for residents will be held 4p.m. to 6p.m. at Level 46/ 55 Collins St.on November 20. (RSVP to Nikita Walsh on 9208 3837 or email [planmelbourne@dpcd.vic.gov.au](mailto:planmelbourne@dpcd.vic.gov.au) )**

*MEG has 3 hard copies of this document.  
Please ring MEG if you want one.*

This strategy will replace M2030 and Melbourne @ 5 Million. Shadow Minister for Planning Brian Tee has vowed to restore key elements of these 2 documents if/when the Labor Party wins the next election. The link to the Discussion Paper is

<http://www.planmelbourne.vic.gov.au/>

and a hard copy can be obtained from Peter Sagar at DPCD on 9208 3029.

In our submission on Planning Zones Reform MEG said that a key deficiency in the document was that there was no over-arching strategy and that the Minister was seeking to decide on the tools for such a strategy prior to producing the actual strategy. A quick glance at the recently published Metropolitan Strategy has shown MEG that it's "more of the same"...i.e. it contains the core elements of M2030 & Melb @ 5 Million **and** a lot of words. Planning Zones Reform could be seen as a means of circumventing this and, while allowing development opportunities in the Commercial Zone and the General Residential Zone, it attempts to limit it in the suburbs through the implementation of the Neighbourhood Zone. It is vital that you look at **Melbourne Metropolitan Strategy** and **make a submission**. Submissions are due on March 1/2013.

### **CCC (Community Consultation Committee)**

Meg is a member of this committee which meets on a monthly basis with Minister Guy. The other 4 members are representatives from the Working Group of Planning Backlash. At these meetings we often dare to question the wisdom of the 'powers that be' and we are grateful for the opportunity to do so.

### **Resident Representative on Advisory Panel**

A member of the CCC is on the Panel which will advise the Minister about the Planning Zones Reform. It is a relief to know that the Minister has agreed to have a residents' group representative on that Panel and we wish Joanna Stanley from Brunswick Residents' Association all the luck in the world. She has a tough job. The other 3 people are well-known pro-developer proponents.

### **Concreting of What Was Once the Garden State.**

From The Age on April 14.. *'in old and new suburbs dwellings are gobbling up blocks.'* Professor Townsend from Deakin University says that *'backyards are being chopped off at an incredible rate.'* Gardens provide shade, room to breathe, green leaves to absorb pollution and they are slowly being destroyed in the push for more and more growth. Townsend says that gardens are restorative to mental health, can relieve depression and anxiety and that those who gardened on a regular basis had a 35% lower risk of dementia. In a **Natural Childhood** report by the British National Trust it found that British children were rapidly losing contact with nature and that as a result their health and education were suffering.

### **Private gardens help neighbourhoods breathe.**

Governments and planners need to be reminded of this over and over again.

### **Developer Removes 12 Trees**

In the Age July 22 it was reported that a developer had twelve significant trees lopped in 2010 prior to construction starting on his \$20 million mansion on the half-hectare block in St. Georges Rd. Toorak, formerly owned by the Baillieu family. Stonnington took the case to the Magistrates Court. An ex-councillor defended the developer's actions saying that "People should have the right to remove trees from private land." Can you **believe** that?

### **Caulfield Plan Gets the Nod**

The MRC has awarded the contract for the billion dollar development at Caulfield Racecourse to the Beck Probuild Consortium. (Age. Aug 18) Construction will start within 24 months and is expected to take 15 years to complete. MEG understands that in the process of this disaster the trees in Smith St. will go and what was once Crown Land will have a 20 storey building. Sometimes one despairs!!!!

### **Ageing Population Dilemma**

At a Monash Alumni event on October 31 Professor Colette Browning declared that an ageing population is not to be considered a burden. It is in fact a great

achievement. Older people are great contributors to society and should be considered an asset rather than a burden. Governments should stop bemoaning the fact of an ageing population. Rather they should be considering that it's a triumph. Now there's a thought!

### **857 Dandenong Rd. & 875-879 Dandenong Rd.**

Despite great efforts by residents VCAT has issued Permits for 7 storey buildings on both of these sites. The decisions by VCAT are a disaster for residents particularly those who live on St. John's Lane and in Clarence Street. The developer of 857 is advertising apartments from \$309,000 for sale prior to construction. Won't get much for that!

### **Amendment C154 Chadstone Shopping Centre**

On August 13 Councillors very quickly moved that the Planning Department's Recommendation that the Panel Report be approved and sent to the Minister for approval. Two Councillors (who are no longer on Council) bemoaned the fact that residents had not contacted them prior to the meeting and by their silence had indicated that submitters were happy with the Recommendation. This highlights the fact that objectors to any proposal should always contact Councillors prior to the meeting when their issue is to be considered. Residents have the false impression that Councillors don't like to be "bothered," that expressing their views immediately prior to a matter being considered is only wasting Councillors' time because they have already either lodged objections or made submissions. Residents incorrectly assume that their objections & submissions have been read by Councillors. This would be a very rare occurrence. On Nov. 9 Minister Guy signed off Amendment C154 with the proponents having to spend \$19 million on traffic works in Warrigal and Dandenong Rds. MEG heard that they were not happy about that. More news about Chadstone in Sunday Age Nov.11. A private consortium wants Govt. funding to build a new Chadstone Station and subway tunnels between the Glen Waverley and Dandenong lines, removing 6 level crossings **and** freeing up all that land for...you've guessed it...more housing!

### **Cabrini's Tentacles Reach Up & Out**

Cabrini never stops. Some years ago it acquired 3 sites in Wattleree Rd. at 185, 187 & 189 all in a Res.1 zone. It had the covenants removed from these sites, demolished the houses and 'land-banked' for a number of years. It then had the land re-zoned Hospital Land and applied to build a carpark on the land. Planning Department issued a Notice of Decision to Grant a Permit and residents of 191 a neighbouring property lodged an appeal to VCAT. Recently VCAT issued a Permit with conditions. In the meantime Cabrini had lodged an application for 152-154 Wattleree Rd. to demolish the two heritage buildings and build 4 storeys of offices and shops. Permit was granted and the buildings are now demolished. Information in a flyer Cabrini distributed to the local community says that the 4 storey building will be "the permanent base for

Cabrini's education department. In its first year it's anticipated that 500 students will participate in clinical education and more than 600 clinicians will move through the site for education, training and research.' There has been no application for change of use. There is a current application for an extra storey to be added to the existing hospital building in Isabella St. for consulting rooms. A decision about this was deferred from Council Mtg. of Oct. 22 to Nov. 19 when the new Council will consider it. The way to contain this hospital is for Council to follow its own Local Policy and demand that Cabrini produces an IPO...Incorporated Plan Overlay. If this is not done...and soon... the incremental creep of Cabrini will see more and more of the residential area being taken over by this institution.

### **267-271 Waverley Rd.**

This application for a 3 & 4 storey building with basement car parking, shops on the ground floor and residences above has been refused by VCAT. VCAT has also ordered the replacement of the heritage façade which was 'accidentally' (oops!) It is believed that the site is up for sale. It's a great win by Council and residents and we congratulate those residents who showed such perseverance during more than one VCAT hearing.

### **Reg Hunt Site...sold again!**

The site has been sold to the Knowles Group which has erected a tasteful mauve timber fence on the Hyslop Pde & Dandenong Rd. sides with "Arcane...Aged Care" signs attached. Behind the mauve fence (which no doubt you realize blends in beautifully with the urban forest!) the weeds grow higher and higher and as we write this newsletter not a blow has been struck on the site. Will the permit issued by VCAT about 7 years ago ever be acted upon? We think that while MEG lives this will continue to be a news item.

### **Weeroona**

In Business Age July 21 we saw that Regis which owns the site of the old Weeroona Nursing Home on the corner of Waverley Rd. and Serrell St. Malvern East has sub-divided the empty site into 3 lots all fronting Serrell St. The Age reported that Regis is expected to make \$10 million on the sale of these lots and will use this to develop an apartment-style nursing home on the land facing Waverley Rd. A few years ago Regis applied unsuccessfully to replace 9 single-level units on the eastern part of the block with multi-storey townhouses.

### **11-15 Chadstone Rd.**

VCAT refused to issue a Permit for Holmesglen to build a 3 storey development for student accommodation on this site a couple of years ago. Local residents have observed that the 3 sites are now surrounded by cyclone wire fencing. The rumour is that Holmesglen proposes to demolish the houses on the sites. Council has not yet been notified of a private Building Surveyor issuing a Demolition Permit

and Council Planning Dept. has not received a new application.

### **Holmesglen**

And talking of Holmesglen...in the Age (Oct. 19) it was reported that Holmesglen might share a campus with a hospital in order to ensure its future. It plans to make 60 jobs redundant and will increase diploma fees from an average of \$2500 to \$4000 next year. Canberra University will set up a branch at Holmesglen and Charles Sturt University will offer dental hygiene and oral therapy courses at the Malvern East campus. Holmesglen CEO said that the institute was willing to take over Swinburne University's Prahran campus **but only if the Government provided it free!** Same old story! Government land is OUR land just as Stonington mansion site was OUR land. The Kennett Government **gave** that site to Deakin University and as we all know Deakin sold it to a developer. Perhaps Swinburne campus should be made into a park or be used for an open entry secondary school which Stonington doesn't have but whatever happens to it we must not allow any government to **give it** to any institution.

### **Converted Churches...Malvern East & Armadale.**

At 3 Olive St. (cnr. Darling Rd. & Olive St) the 3000sq.m. site of the former All Saints Anglican Church is for sale. The original church and hall have a local heritage listing but no doubt the other buildings will be demolished making way for...heaven only knows what!!! Asking price is between \$3.3 million and \$3.6 million. Local residents should start preparing themselves.

In Armadale almost opposite the enormous LendLease development the former St. Albans Anglican Church at 583 Orrong Rd. is for sale. The church has a National Trust listing. Asking price is \$2.5 million.

### **590 Orrong Rd. Armadale**

The Supreme Court has granted permission for Stonnington Council to challenge the VCAT decision to grant a permit to LendLease for huge developments on this site. The case will be heard in 2013 on April 16 & 17.

**Cnr Toorak Rd. & Chapel St.** We have reported previously about the Permit issued by VCAT for a 38 storey building on this site. In Business Age Sept.29 we saw that the owners of the site are rumoured to be looking for buyers at a selling price of \$65 million. Looks like the whole thing is in the "too hard" basket. May it remain there!

### **Membership Subscriptions**

If you haven't renewed your MEG Membership we remind you that in January we delete from the Membership List the names of those who haven't renewed. Thanks to all those who continue to support us and welcome to our new members.

## **Planning Applications**

( News about **some** of the applications in the East.)

**379 Wattletree Rd.** Demolition of existing residence and development of a 3 storey building with 12 apartments and basement car parking. VCAT appeal for Failure to Determine. Awaiting date.

**648 Warrigal Rd.** Construction of multi-dwelling development in Res.1 zone. VCAT Appeal Against Refusal. Awaiting date.

**646 Warrigal Rd.** Construction of multi-dwelling development in Res.1 zone. Deferred from Council Meeting of

Oct. 22. Decision by Councillors on Nov. 19.

**12-16 Carrum St.** 3 storeys, 24 apts., basement car parking. VCAT Appeal Against Refusal to Grant Nov. 16.

**47 Webster St.** Removal of Covenant. VCAT appeal Against Refusal. Awaiting date.

**82-84 Manning Rd.** 2 storey development...11 units. VCAT Appeal Against Refusal. Appeal upheld. Permit issued.

**8 Gordon Gr. Malvern.** 3 storey development with basement car parking. Has not yet gone to Council Mtg.

**100 Waverley Rd.** 24 hr. trading by McDonalds. Appeal Against Refusal. Council decision upheld. No 24 hour trading for McDonalds.

**19 Rotherwood Dr.** 2 storey development with basement car parking. Refused by Council. Out of time for Appeal to VCAT.

**25 Belgrave Rd.** Second dwelling on site in an H.O. Refused by the Pl. Dept. Lapsed.

**214, 216 & 218 Waverley Rd.** Construction of multi-dwelling building. Refused by Pl. Dept. Lapsed.

**833 Dandenong Rd.** Restaurant & café liquor licence on ground floor of 6 storey building.

**35 Belgrave Rd.** Alterations & additions to dwelling in H.O. Against Decision to Grant. Appeal dismissed by VCAT. Permit issued.

**100 Argyll St.** Construction of more than one dwelling on a lot. Further info requested in June. Must be supplied by Nov. 26 or application lapses.

**1 Clarence St.** Construction of 4 dwellings on a lot. Info. Requested re Amended Plans. Reply required by Nov. 26.

**123 Manning Rd.** Construction of 2 dwellings on a lot in a Res.1 zone. Appeal Against Refusal to Grant. Awaiting date.

**26-28 Emo Rd.** Alterations to existing apt. bldg.including construction of 2 extra apts.

Consultative Mtg. held on Oct.18. Report to go to Council Mtg.