



Malvern East Group

MEG Supports **PLANNING BACKLASH**

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MEG NEWSLETTER ...November/December 2023

From the Convenor's desk

Here we go with our last newsletter for 2023. We introduce a new note in this edition. We asked one of our members to write some snippets about what she sees when travelling around her area in her part of East Ward and her contribution is the lead article in this newsletter. If you would like to contribute to our first edition for 2024 let me know.

You may be aware that we have a new Mayor of Stonnington. On November 21 Cr. Joe Gianfriddo had the numbers over Cr. Morgan who was nominated by Cr. Klisaris. We offer our congratulations to Joe and wish him great wisdom during the last year of this Council. The position of Deputy Mayor was filled by Cr. Mike Scott.

Thoughts from MEG Member in Glen Iris

"The policy of promoting high density development near "local activity centres" was meant to prosper local communities. What was once a vibrant small shopping strip in High St. Glen Iris has deteriorated due to empty shops and failing businesses. This dreariness is typical in many shopping strips with vandalism and graffiti spoiling the appearance and giving the impression of neglect. The only bright light in High St. Glen Iris is a "massage parlour" with flashing lights day and night. Similar flashy parlours are in almost every shopping strip in Stonnington. Some with signs saying "back entrance available."

A twenty- nine apartment block in Malvern Road has been under repair for weeks, rather surprisingly as it had been built and occupied only in the last few years. Similarly faulty workmanship in newly built apartments and the overdevelopment in Glen Iris is resulting in extensive corrective repairs taking place causing congestion and mayhem. The unsightliness in Glen Iris is constant and the demolition of beautiful homes being replaced by inferior concrete monoliths is shameful.

What would have made a beautiful family home in Karana Place has been left vacant for over eight years. The notified authorities—State Government and Stonnington Council have done nothing to force the owner to occupy, sell or rent it to tenants whilst the house deteriorates due to lack of care.

Another State Government policy promoting high density development near trams, trains and buses has not been successful in increasing public transport participation."

Minister who is reshaping Victoria

We rarely hear of Sonya Kilkeny, appointed by Mr. Andrews as the new Minister for Planning. Like most sections of any government in Victoria now we can read what **'a spokesman' (or just a person)** has to say. We hear sometimes about her decision but don't hear **her** telling us what she's decided. MEG receives a report from Stuart Moseley, CEO of the VPA, about what his particular authority has decided regarding planning and we received the latest effort telling us that the Government has done exactly what it..(i.e. the VPA)..had decided about planning in general and about

providing 80,000 homes in particular, all of which Minister Kilkenny is hellbent on doing but we don't hear HER actually SAY anything.

She decided that 'the Great Wall of Frankston' was to be reduced from 12 storeys to 3 and subsequently 're-decided' that the developer could go back to 12.

Confusing to say the least.

Apology forthcoming?

NO!

In an Age article on December 16 we learn that she holds the marginal seat of Carrum, she's a 'media mouse' not a 'media salesperson.' 'She was born in Sydney,' has lived in many different places,' and that it's very difficult to arrange a meeting with her.

We also know that she reduced the height of the Great Wall of Frankston to 3 storeys and quickly switched to back to 12 storeys. Bewildering? Of course!!

Living in many different places has taught her about 'difference and tolerance.'

In a word, she doesn't know a hell of a lot about planning and she's not going to spend time with residents, many of whom, DO KNOW A HELL OF A LOT ABOUT PLANNING!

Development decisions worth billions mount on Kilkenny's desk

In The Age on Nov. 24, Cara Waters wrote that this situation is frustrating "developers, developers and residents." Jane Keddie of the Planning Institute of Australia declared that this "was not a normal timeframe for ministerial review." She went on to say that "There's not a lot of transparency in terms of all the applications and what stage they are at."

TRANSPARENCY? FROM STATE GOVERNMENT? THAT'S A LOT TO EXPECT.

We wonder how far Cabrini's got with its application.

Might take longer than it would done with Council.

The Property Council says that "delays impose additional holding costs on the developer and introduce uncertainty and risk into the equation, thereby reducing their ability to source affordable capital to complete the project."

"Kilkenny declined to comment on the delays in considering the applications."

YIMBYs will replace NIMBYs (Domain...December 9)

It would certainly appear that the YIMBY idea is supported by the 'powers that be.'

State Government has decreed that a second dwelling may be built on a block of ...well, some say 800sq.m., some say 300 sq.m. (and presumably anything in between)...

without a Planning Permit.

Some say that this can only be done in streets which are not in a Heritage Overlay or Neighbourhood Character Overlay. Some say it can be done anywhere. The YIMBYs say it would be allowed everywhere.

Perhaps Minister Kilkenny might see her way clear one day in the near future to say loudly and clearly ONE exactly what the situation is.

We can only hope that we'll know before houses start popping up beside us.

Planning Matters....Latest News....December 28....from DELWP

MEG is on the mailing list of the Department of Environment Land Water and Planning. This was in the last edition.

"MAKING IT EASIER TO BUILD SMALL DWELLINGS

Amendment VC253 Makes changes to the Victoria Planning Provisions, all planning schemes and Building Regulations 2018 to facilitate small second dwellings."

A small second dwelling up to 60 square metres no longer requires a planning permit in most cases where there are no flooding, environmental or other special controls. A small second dwelling still requires a building permit, to meet siting, amenity, design and safety requirements—and cannot be subdivided or sold off from the main home..

More information is available about the changes, including detailed guides for applicants, assessors and updated practice notes."

So there you have it. Just make sure when one is being built beside you that there is a valid Building Permit in place. Remember, you can't object to anything about it!

Remember the saga of Acland Street? Sun. Age..December 18

Cars were banned from Acland St. St. Kilda some years ago. From being a happy and very busy shopping centre it deteriorated. People stopped visiting Acland St. They stopped eating there. The street was inhabited by street sleepers and backpackers. Even the popular cake shops saw business go down. Other shops closed their doors. COVID did the rest.

"In this once bustling strip renowned for its cakes and bakeries, the legacy of a postwar wave of Jewish and Eastern European migrants, one in four shops on Acland St. has been empty in the past year."

Acland St. has reported the highest vacancy rate of any retail strip in 20 years.

Port Phillip Council to the rescue!

*"Rent, **paid by the Council**, will be offered for anywhere between a month and a year, depending on the landlord's appetite."*

There's the solution for struggling Chapel St. in Stonnington. We, the ratepayers of Stonnington, can resolve to pay the rent for any struggling Chapel St. business!

We can hear the choruses of disapproval from here!

Should be a bit of fun for all of us!

LOCAL NEWS

851-853 Dandenong Rd. & Clarence St. A new proposal for the site

Previously there was a Council approval for this site for an 8 storey apartment building with 66 basement parking spaces. **NOW** there is a new application for **10 storeys of student accommodation** with 13 car spaces and 158 bike spaces. No basement at all because there's no need to "dig deep" for so few spaces.

As VCAT has approved development all of the multi-storey buildings from 857 Dandenong Rd... (now 1(a) Clarence St.)...to Finch St. MEG suspects that 851-853 won't get as far as VCAT. There was a huge campaign against 857. Hundreds of objectors whom VCAT totally ignored when the developer appealed to VCAT after the then Council refused it. For each of the other sites up to Finch St. the numbers of objectors fell and the then Council still refused each one.... and VCAT still granted a Permit for each one. Significant trees were demolished on all of those sites. There is one site left in that block and that is 883 Dandenong Rd., the site Boothby & Boothby Solicitors occupied for many years. We haven't seen any action about that yet.

973 Dandenong Rd. Student Accommodation

At Council Meeting December 18 staff recommended approval for a 4-storey residential building for student accommodation, comprising 53 beds. A total of 13 basement car parking spaces with access from Dandenong Rd.

This proposal is in a Residential Growth Zone. The application for student housing at 851-853 Dandenong Rd. is in a Commercial 1 Zone.

Caulfield Racecourse Reserve

First we heard on radio that there was a proposal to build two football fields on the Reserve. Then we saw a report on FB that another 'feasibility study for Caulfield Racecourse Reserve **and** Melbourne Football Club' was out for public comment.

On Dec.13 3AW reported that it could become the headquarters of Melbourne Football Club. All of this the Trustees say will be discussed with MRC which is a major tenant of the reserve.

MEG suspects that whatever happens will be what the MRC wants and not necessarily what the owners of the Reserve want. Each Victorian is part- owner of the Reserve, a FACT which entirely escapes the notice of the MRC.

Queen's Avenue... *(eastern side of Caulfield Racecourse, running north/south)*

Glen Eira council decided at their last meeting in December 2023 that they would destroy 250 mature trees along this street for a BIKE PATH and, eventually, would plant saplings in their place. *(From MEG...we're still experiencing shock!)* Construction begins in January. A writer to the Editor in The Age on Dec. 31 called it "**an act of vandalism.**" "Glen Eira municipality has the least open space per capita of any municipality in Victoria with Stonnington running a close second.

Stonnington did the same thing. Five out of the 9 councillors got rid of 67 mature trees in Percy Treyvaud Memorial Park...i.e. destroyed trees then dumped a great lump of concrete and lots of hard surfaces in the park **and planted saplings.** Stonnington CC and Glen Eira CC is a great couple. A pox on those who voted for this desecration.

Jam Factory You've heard that Chapel St. is getting a makeover. This will be "Makeover Number ???..." Have forgotten how many plans over a number of years there have been for makeovers of this street! This makeover is being led by the development of the Jam Factory and the surrounding land.....2 hectares in all. Council has approved a plan "*which will include 448 apartments and other entertainment options.*" (Sunday Age ...Nov.5)

Everything on the site will be demolished "*except for the façade and cinema building.*"

The famous brick chimney in the middle of the complex is to be moved.

MEG is so pleased the façade is to be maintained!

The previous Mayor Cr. Klisaris said, "*The Jam Factory will be the jewel in the crown of Chapel St. as we move to revitalise this iconic precinct.*"

MEG understands the Traders' Association has not been consulted about Council's plans for Chapel St. and that the association strongly opposes the removal of car parking spaces in the street which appears to be part of Council's PLAN. So is wider bicycle tracks. Surprised?? Apparently there is no Business Plan...yet!

If you want to find the survey for Council's ideas you have to tell them your sexual preferences and your age. A number of such preferences are listed and the last preference listed isOTHER.

If the demographics are not answered the rest of your survey is deleted.

It's democracy at its very best.

WHO decides these matters?

Another corner site in Toorak Village to bite the dust The western corner of the corner of Toorak and Mathoura Rds. with its art deco shops has already been demolished. Now the eastern corner site is For Sale and the buildings will be demolished.

A rumour about a senior executive member of staff in Stonnington

H.S. Dec. 28 "*Speculation is increasing that Stonnington executive Rick Kwasek has been appointed to fill the vacant general manager of property, infrastructure and design role that was headed up by controversial executive Roger Teale.*"

The article is talking about the staff situation at Melbourne City Council.

Apparently the City Council has a culture problem. Sally Capp vigorously denies this.

Parking sensors for some parts of Stonnington...Council Meeting December 18

These will be installed inGlenferrie Rd. Malvern..... Drysdale St, Malvern. Wattletree Rd..... Station St. MalvernHigh St. Armadale.....Morey St. carpark.....

Jackson St. Toorak....Jackson St. carpark Toorak.

(From the Convenor....Please check the signs in these areas.

I'm not absolutely certain that I have listed these correctly.)

Parking meters have been installed in a couple of car parks and times have been extended in some others, so check the times wherever you go in Stonnington.

Toorak Village blowout! Council Meeting December 18

The cost of "doing up" Toorak Village has blown out by \$2,089,395. This has been blamed on State Government. Apparently VicRoads would not budge from the times of their Clearways so work had to be done at night and this added to the overall cost. The project involved installing new footpaths in Toorak Rd. from Grange Rd. to Wallace Av., kerbs ... (brass edgings no less)... furniture, lighting and trees.

The overall cost of this project is estimated at \$87,191,58 excluding GST.

One of the traders told MEG that he can hardly wait to see the Councillors polishing the brass edges.

On a cheerful note we finish the newsletter for 2023 with these words from Simon Taylor in The Age on November 15

"At least I can find some solace in the fact that I probably won't ever have to put up with the construction of a train line to the airport in my lifetime, because they never seem to get round to that."

Some Planning Applications in and around Malvern East

11 Fontaine Av. Pt. dem., bldg 7 works to dwelling in H.O.

18 Thanet St. Malvern re-design of dwelling from 2 storey to single storey.

11 Epping St. Pt. dem., bldg, & wks to dwelling in H.O.

24 Sycamore St. Dev. Of 2 dwellings.

44 Scott Grove Glen Iris Development of multi-dwelling in GRZ.

26 Chanak St. Pt. knockdown of duplex. Application to amend Permit to extend rear veranda.

1117-1119 Dandenong Rd. Development of 2 rooming houses.

53 Jordan St. Malvern Alterations & additions to single story house.

77 Manning Rd. Constr. Of multi-dwelling development.

1213 Dandenong Rd. Pt. dem., bldg. & works in H.O.

728 Waverley Rd. Construction of multi-dwelling dev. GRZ.

27 John St. Pt. dem. bldg. & works to dwelling in NCO.

21 (a) Turner St. Proposed single storey extension to rear of existing of existing house.

29 Glenbrook Av. Dem> & constr. Of single dwelling.

60 Abbotsford Av. Constr. Of additional dwelling on a lot a lot in NRZ.

774 Warrigal Rd. Removal of restrictive covenant.

5 Coinda Pl. Sunnyside Kindergarten Partial dem. in H.O.

46 Central Park Rd. Addns & alterations to existing double storey dwelling in H.O.

3/50 Tennyson St. Seeking Planning permit fir fence constructed without prior to our purchase of property.

32 Karma Av. Pt. Dem., bldg. & wks to dwelling in H.O.

49 Wheatland Rd. Malvern.710 Alterations to existing single storey dwelling. Single storey garage and storeroom.

41 Alma Rd. Construction of 2 dwellings on a lot in NRZ.

710 Waverley Rd. Constr. Of 2 dwellings on a lot in GRZ In NRZ.

27 Forster Av. Proposed townhouses dev.