



# Malvern East Group

MEG Supports **PLANNING BACKLASH**

Phone/Fax 9572 3205

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

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

## Newsletter Oct-Nov 2008

### From the Convenor's Desk

At our AGM in August we were sorry to hear that Remy Favre was leaving the Working Group of MEG and glad to know that he will still be involved with MEG. Thank you, Remy, for your considerable contribution to the formation of MEG and its on-going activities. Andrew Dixon has agreed to join the Working Group and take over the role as Treasurer.

Since the AGM we have been working on arrangements for the Community Forum we hope to have on November 12<sup>th</sup>. As this is election year for Councillors, we propose to invite all Council candidates to speak briefly and answer residents' questions at the Forum. It is important for Stonnington residents to know the agenda of each candidate because, for all the decisions which affect us, we need the votes of Councillors from North, South and East Wards. Election Day is November 29<sup>th</sup>. We will send out a notice about the forum with all the details in a few weeks.

### Membership Subscriptions

For those who have not yet renewed their subscription this is a gentle reminder. In January, we will adjust our Membership List. We believe it's important not to "fudge the figures." Attached is a Renewal Form.

### Facts & Rumours

**Fact** The Interim Protection Order on the Scope house at 189 Wattletree Rd has been removed and as we write this newsletter this beautiful Federation house is being demolished. The developers wanted the 3 sites from 185-189 Wattletree.

**Rumour** Cabrini will develop the site.  
**Fact** Cabrini is using facilities at the Malvern Bowling Club 3 mornings a week for Rehab.

**Fact** The proposal for the developments on Public Land at Caulfield Racecourse has been taken out of the hands of Glen Eira

Council and is with the Priority Development Panel.

**Rumour** No-one except the Panel knows exactly what is proposed. It has been reported that there will be no building higher than those proposed for the Monash Caulfield development.

**Rumour** The Minister has not yet signed it off because the developer of the Monash Caulfield site is opposing it.

**Fact** Grollo's firm Equiset is the developer of Monash/Caulfield.

**Rumour** Becton, new owner of the Reg Hunt Site, made \$79,000,000 last year but because of exposure to the U.S. sub-prime crisis profits dropped to \$11,000,000.

**Rumour** The owners of Chadstone Shopping Centre have acquired 2000 houses around the centre. Can't be true...perhaps 200 would be nearer the mark.

**Fact** Spotlight will close its 2 stores in Malvern and move to that architectural gem on the corner of Koornang & Dandenong Rds. in November '08.

### Reg Hunt Site

Becton has applied to VCAT to change the use of this development to a Retirement Village and to make some architectural and internal changes. There is a 2.49m reduction in height, a 'squaring off' of the building, and increase in the number of apartments to 77, an increase to 120 of parking spaces with all car movements from the Service Road. There is an increase in the size of the swimming pool and a 'residents only' cafe/restaurant. Resident objectors to the original application seemed to have adopted an approach of "For heaven's sake just DO it and get it over and one with."

### **Monash University Caulfield Campus**

The Caulfield Plaza will close in March 2009. There will be no supermarket between March 2009 and December 2011. The student apartments will be completed in 2011, as will the 11 storey Law Faculty and the office buildings will be finished in December 2012. The supermarket will be underground, as will the parking spaces. A shopping mall is proposed for the above ground area (we wonder if it will include a McDonalds!) At an Information Session some time ago the Chair of the Priority Development Panel assured us that there would be trees on site. We can't imagine where there will be space for ONE tree let alone SOME trees.

### **Waverley Rd. Activity Centre**

An Amendment to the Planning Scheme has been prepared and was exhibited at an information session on September 10<sup>th</sup>. Submissions are due by October 29<sup>th</sup> and these will be considered in the preparation of the Urban Design Framework for the area. The Amendment is still a Draft Document. It has not yet reached the stage of being a "seriously entertained" document.

### **Stonnington Failed to Make Victoria's Top 10 Areas.**

A report in *The Age* on August 20<sup>th</sup> stated that the top Melbourne areas for liveability are Nillimbuk, Manningham, Bayside and Boroondarra.

Could it be that the excessive inappropriate development permitted by the State Government policies are slowly destroying our city? Did you see the article in the Leader (July 29<sup>th</sup>) regarding new application for the Fun Factory site in South Yarra? Not content with a permit for 27 storeys, Capitol has now lodged an application for 38 storeys. When will it STOP?

### **Winky Pop Decision**

Residents should be aware that this legal decision means that Councillors are not permitted to declare a position regarding a Planning Application prior to the Report and Recommendation from the Planning Department being considered at a Council Meeting. In the 'Winky Pop' case, Justice Kaye found that "the Councillor's behaviour was pre-determined, and affected by apparent bias, which meant that it was highly unlikely that Hallmarc could get a fair hearing. This was against the principles of natural justice....."

This means that, though Councillors may sympathise with residents' anxiety to have an application refused by Council, they cannot publicly declare that they have adopted a biased position.

### **Human Rights Charter To Affect Planning**

In *The Age* on September 6<sup>th</sup>, tucked away on P.14 was a brief article about a speech made by the President of VCAT, Justice Kevin Bell, in which he indicated that the Victorian Charter will affect planning decisions. We'll have to read that! At the same conference in Creswick, Minister Madden flagged changes to the Planning and Environmental Act will take place in 2009.

### **Liveability Under Threat**

In *The Age* August 23<sup>rd</sup>, "Melbourne's liveability is under threat because of excessive population growth. Population has outstripped the efficient provision of public transport and road systems." Are we surprised?

And then in *The Age* on September 5<sup>th</sup>, "City of 8 million 'unliveable' " Planning experts(?) "urge the Government to radically overhaul its infrastructure policy and investment."

Dr. Bob Birrell said that, "the Government is going to have to re-think its planning across the entire spectrum."

RMIT's planning professor Michael Buxton (an aficionado of M2030) now says that "the Government will need to revise its contentious M2030 planning strategy."

On September 1<sup>st</sup>, *The Age* published an article by David O'Brien, a Planning Barrister, who set out clearly what we have been telling the Government for years. We have said that strategically directed, incentive-driven decentralisation must be seriously considered. David O'Brien says the Government should consider the Irish model where 'Gateways' have been established to develop regional centres. He indicates that M2030 is flawed because it concentrates on development in Melbourne, not in the state as a whole. He says that towns such as "Portland, Bendigo, Wangaratta and Ballarat (and there are others) "offer the chance to get the balance right." He goes on to say. "Strategic planning is required."

At last we have an authoritative voice expressing what we have advocated. Will they take any more notice of him than they

have of us? Will this Government ever LISTEN to the people?

### **Significant Words from Jim Fogarty (Landscaper)**

From the Sunday Age magazine June 8<sup>th</sup>:  
"Trees are a precious resource that reduce wind, absorb heat and pollutants and provide a sense of community."  
Environmental Credits..."In producing oxygen, trees burn up carbon dioxide in the atmosphere and are therefore an efficient way of reducing greenhouse gas emissions. Areas planted with trees will reduce the amount of stormwater run-off, helping precious rainwater to soak back into the ground."

### **VCAT Hearings**

*66 The Boulevard*. Four 2storey dwellings. Against Refusal. Aug.12. Awaiting decision. Refused.  
*1997-2005 Malvern Rd*. Retirement Village. Against Refusal. Aug.12 Awaiting decision. Bus Shelters...Hearing adjourned to Nov.10  
*19 Prior Rd*. Three 2 storey dwellings. Against Refusal. Oct. 2.  
*40 Beaver St*. Alterations & additions to dwelling in H.O. Against conditions. Aug.22. Awaiting decision.  
*402 Waverley-22 Serrell*. Alterations & additions to existing Aged Care Facility. Against Failure to Determine. Nov.5  
*100 Waverley Rd*. Construction of a McDonalds Restaurant. Against Failure to Determine. Dec.1,2,3. Adjournment requested by Council rep. to Dec. 3,4,5.  
*27 Chadstone Rd*. Illuminated signage. Against Refusal. Nov.12

### **Council Decisions**

*2 Steele St*. Alterations & additions on a lot less than 500sq.m. Permit  
*51 Ardrie Rd*. Part. dem. and alterations & additions to dwelling in H.O. Permit  
*7 Webster St*. Construction of second dwelling. Permit.  
*13 Albert St*. Alterations & additions to dwelling in H.O. Permit  
*253 Waverley Rd*. Demolition of dwelling in H.O. Permit  
*27 Ardrie Rd*. Alterations & additions to dwelling on a lot less than 500 sq.m. Permit Refused.  
*13 Paxton St*. Construction of 2 dwellings. Permit Refused.  
*374 Wattletree Rd*. Create second vehicle crossing. Permit Refused.  
*573 Waverley Rd*. Alterations & additions to dwelling on a lot less than 500 sq.m.

Notice of Decision to Grant a Permit (NOD).  
*6 Villers Sq*. Alterations & additions to dwelling in H.O. Permit  
*31 Ardrie Rd*. Part. dem. alterations & additions to dwelling and construction of crossover in H.O. Permit.  
*2A Merville Av*. Part dem. and alterations & additions and extension to dwelling in H.O. Permit.  
*33 Albert St*. Part dem. and alterations & additions to dwelling in H. O. Permit.

### **Planning Applications**

*137-139 Waverley Rd*. Convenience shop/cafe. Car parking dispensation.  
*66 Beaver St*. Part Dem. and building to dwelling in H.O.  
*66 Central Park Rd*. Part. dem. and alterations & additions to dwelling in H.O. Information requested.  
*335 Waverley Rd*. Construction of second dwelling on a lot.  
*1341 Dandenong Rd*. Floodlit major promotion signs.  
*75 Kerferd St*. Part dem. and alterations & additions to dwelling in H.O.  
*10 Nirvana Av*. Part dem. and alterations & additions to dwelling in H.O.  
*1/26 Chanak St*. Alterations & additions to dwelling on a lot less than 500 sq.m.  
*2A Hedgeley Av*. Construction of building and works win Neigh Ch. Overlay.  
*45 Midlothian St*. Two units on a lot.  
*8 Warley Rd*. Second dwelling on rear of site. Refused.  
*6 Emo St*. Dual occ. Amended plans under consideration.  
*11-13 Darling Rd*. 3 storeys, 17 units.  
*949 Dandenong Rd*. Student Accommodation...4 storeys...60 units...10 car spaces...20 bicycle spaces.

**Don't Forget**  
**MEET THE CANDIDATES**  
**Your chance to meet and**  
**question the candidates**  
**standing for Stonnington Council**  
7:00pm Wednesday November 12<sup>th</sup>  
Malvern Town Hall Upstairs Foyer

### **MEG's Postal Address**

MEG  
c/o 14 Chanak St  
Malvern East VIC 3145