



MALVERN EAST GROUP
c/- 14 Chanak St, Malvern East VIC 3145
www.chezsamuel.com/meghome.php
(03) 9572 3205

MEG NEWSLETTER SEPTEMBER 2013

From the Convenor's Desk

MEG is having a break and won't be available for some weeks so we thought we would send you an abbreviated newsletter with as many snippets of news that we can gather in a short time.

MEG Subscriptions

We remind you about your MEG Membership. Over 100 people have renewed and we thank you for that. For those of you who haven't done so we thank you for your support in the past and remind you that this will be the last newsletter you will receive. Last November we did not have time to cull the Membership List but it will be done this year.

Thank You

Our thanks to everyone who attended the MEG Meeting on September 5 and to all those who helped in making this an interesting session with special thanks to the speakers...Mary Drost (Convenor of Planning Backlash), Joanna Stanley (Member of the Ministerial Advisory Panel) and Cr. Matthew Koce (Mayor of Stonnington).

New Residential Zones.

This new zoning will affect all of us in one way or another. Stonnington Council released documentation regarding State Government's Reformed Zones legislation on September 16 and every resident will have been informed of the proposal by the time you receive this newsletter. Council has until June 30/14 to implement the legislation. It is a requirement that Council consult widely with the community prior to submitting the final document to the Minister. ..

Three information sessions will be held and you can '**drop in**' to any of these.

Tuesday Oct 1, 4-7pm. at Phoenix Park
Thursday oct.3 4-7p.m. Stonnington City Centre
Tuesday Oct.8 4-7p.m. Grattan Gardens Community Centre

Documentation is available at Planning Dept. at Prahran Town Hall, Malvern Town Hall and at the 4 Stonnington Libraries.

It is in your interests to take part in this information process and submit your views to Council.

You can also indicate your interest and receive updates on the planning zone reforms by registering your email at....strategicplanning@stonnington.vic.gov.au

You can comment on the draft proposals for the new residential zones from Monday September 16 to Monday October 21.

We urge you to have your say.

Devastating News...

The Panel Report for Amendment C173 has been released and MEG is weeping. The area covered by this Amendment is from Bates St. to Tooronga Rd. in Malvern East and this area includes the site of the massive 18 storey proposal on what was known until recently the "Fitness First" site. The Panel has virtually superseded the 6 day Merits Hearing at VCAT regarding that Planning Application. They might as well have said, "Go for it fellas! Would you like more than 18 storeys?" The only way we can make a change to this Recommendation is to lobby all Councillors, and in particular our East Ward Councillors and request that when this comes to Council on September 30th they change the Recommendation and insert some mandatory controls and send their own Recommendation to the Minister for his consideration.

This is an outrageous Panel Report in which a Panel of 2 people has virtually set itself up as the Responsible Authority and we all have to ensure that Councillors do something about it. Ring them, write to them, email them, meet with them and **demand** (nicely of course) that they don't accept it....and do all of this **AFTER** you have read Strategic Planning's Recommendation to Council in the Notice Paper for Council Mtg. of Sept.30. Councillors did not accept the Panel Recommendation for 590 Orrong Rd. in Armadale and there's absolutely no valid reason why they should accept the Recommendation for C173 in Malvern East. The Panel virtually recommends a free-for-all for applicants proposing developments in this Small Neighbourhood Activity Centre along Dandenong Rd. from Bates St. to Tooronga Rd. (Alas, it's now a Commercial 1 Zone.)

This Report is SO BAD that MEG believes a complaint should go to Planning Panels Victoria.

18 storeys for Malvern East

It's a seemingly never-ending saga. At a Practice Day hearing on May 24 Senior Member Rickards decided on a date for Mediation which was requested by the applicant and dates for the Merits hearing. Compulsory Mediation was set down for June 27. Council did not want Mediation and the 3 (only) residents who turned up were not even asked.

Needless to say the Mediation was a farce and no resolution was reached. The 6 day Merits Hearing started on July 22 and within minutes was aborted. The applicant requested an adjournment and needless to say was given it. No party to the proceedings other than Council was notified of an application for adjournment. The Member then set a date for a second Practice Day Hearing on August 23. Deputy President Helen Gibson listened to what was said by the applicant and residents and set dates for the next 6 day Merits Hearing starting on December 2.

In the meantime the Panel Report for C173 has been released and unless Councillors flex their muscles and DO something about the Panel Recommendation MEG feels that the application is a lost cause. Residents should try to attend Council Meeting on Sept.30 and we hope that the 85 objectors will rally around and turn up to the VCAT hearing. Anyone who didn't object but who wishes to support the residents and Council in opposing this monstrous 'thing' can come to any part of the hearing during the 6 days from Dec.2.

(Great time of the year for a VCAT hearing!!)

Chadstone Shopping Centre.

No doubt you remember the massive development proposed at CSC. Council refused the proposal for the hotel and the office block on Dandenong Rd. and CSC has appealed this decision. (Are we surprised!) The hearing starts on Oct.14 and has been set down for four days.

It's interesting to note that CSC has reduced what was allowed in Amendment C154 and are scaling back the development. Apparently profits from the centre haven't been what was expected. It was reported in Bus. Age Aug 22 that there was a 27.9 per cent fall in net profit. As a result the size of the proposed expansion was trimmed by 5000sq.m. There are Planning Applications lodged with Pl. Dept. which refer mainly to changes in the development on the northern side of the site.

CSC lodged an appeal to VCAT about this in September and if you want to clarify the decision please ring the Pl. Dept. The wording of the VCAT decision is 'bureaucratic speak' and we would not like to explain it to you. We'll leave it to the professionals!

VCAT Fee Increases

We have told you about the massive increases in VCAT fees. In the Leader (July 16) we were informed that Council was worried about these fees which make it more expensive for both Council and residents to fight developments. If Council is worried then there is every reason for residents to worry too. It will be an expensive exercise for a resident to lodge an appeal against a Council decision.

Shrinking Apartments

At Council Meeting Sept.2/13 Cr. Chandler drew attention to an article in the Age which referred to the size of a city apartment. The apartment was 11sq.m. (Can you believe it?) Cr. Chandler pointed out that 14sq.m is required for a car park. MEG is appalled that in this land of wide open spaces people are reduced to living in broom cupboards. Cr. Chandler asked the Planning Department for a report to be presented to Council regarding the introduction of a minimum size for an apartment in Stonnington. Melbourne City Council has begun this process.

Council Borrows 15 Million

At Council Meeting July22/13 Councillors unanimously approved a proposal to borrow this amount at a rate of 3.5225% fixed for 12 months with guaranteed roll over provisions. The loan was arranged to partially fund Council's capital works program.

267-271 Waverley Rd.

After a Refusal to issue a permit by VCAT and an order From VCAT to restore the heritage façade this site was sold. Nothing has been done since the sale...no restoration of the façade and no new planning application.

191-193 & 195 Wattletree Rd.

No doubt most of you have seen the carpark that Cabrini has put on 185-189 Wattletree Rd. Cabrini had the 'single dwelling' covenants removed from the 3 sites, demolished the houses and 'land-banked' for some years prior to getting a permit for a carpark. The adjacent site at 191-193 Wattletree Rd. has a large single 2 storey house covering all of one block and part of another. A Supreme Court decision refused an application by the owners to have the covenant removed and the owners have not been able to sell the site. There is an Planning Application for the 3 sites which includes a carpark on 191-193 and a 4 storey medical centre on 195 with four 2 storey apartments. The very thought of 5 housing blocks of carparks in a Res.1 zone is an anathema to MEG. The applicants have lodged an appeal Against FTD. As we write this no hearing date has been set down.

945 Dandenong Rd. (Masonic Temple)

We reported on this in our last newsletter and have had so many enquiries about it that we thought we'd tell you AGAIN...the application for a 7 storey multi-dwelling development **has lapsed. Please take note!**

Some Planning Applications

114 Burke Rd. 3 storeys. 7 apts. 16 car spaces. VCAT appeal by applicant. Permit issued.

4 Coonil Cr. Malvern Medical Centre in a H.O. Appeal Against Refusal to Grant. Appeal withdrawn.

8 Gordon Gr. ...Malvern 3 storeys, basement car parking. Appeal Against Refusal to Grant. Permit issued.

3 Midlothian St. Construction of 2 dwellings on a lot. Info. Requested,
69 Macgregor St. Construction of 2 dwellings on a lot. NOD to Grant a Permit.
379 Wattletree Rd. Demolition & development of 3 storey bldg., 12 apts. & basement car parking. Against FTD. VCAT issued Permit.
1 Clarence St. Construction of three 2 storey bldgs.. Permit issued.
26-28 Emo Rd. Alterations to existing apt. block including constr. Of 2 extra apts. Appeal Against Conditions. Appeal allowed. Conditions varied.
3B Epping Rd. (Greek Church...Hall) Appeal Against Decision to Grant. Permit issued.
100 Argyll St. Constr. Of more than one dwelling on a lot. Consultative Mtg. held.
2 Maroora St. Five 2 storey bldgs. on a lot. Still no decision.
19 John St. Second storey addition to a house on a lot less than 500sq.m Adv. complete.
5 Winton Rd. Construction of multi-dwelling. Permit refused. Appeal lodged. Awaiting date.
336 Waverley Rd. (Newsagency at the Terminus) Pt. dem. & use of site for dwellings in a Commercial 1 Zone & in a H.O.
28 Abbotsford Av. 2 dwellings on a lot. Info. requested.
112 Bowen St. Alterations & addns. To a dwelling on a lot & addition of 2nd dwelling. Refusal to Grant a Permit. Appealed. Awaiting date.
24 Ardrie Rd. Construction of 2 additional dwelling & reduction in car parking requirement.

REFORMED ZONES

The neighbouring municipalities of Glen Eira and Borondarra have completed work on their zones and have achieved around 80% of the municipality in the Neighbourhood Zone. Stonnington cannot hope to achieve such a high percentage because we live in the only municipality which has an 'Inner Melbourne' component and a 'middle suburbs' component. Sadly for the residents in previous City of Prahran area the 'Inner Melbourne' component takes the weight of masses of development and if we're not careful this trend will spread through the middle suburbs. It's already started with the high rise developments proposed by CSC on Dandenong Rd. and the massive 18 storey proposal, at the other on Dandenong Rd. abutting a sensitive residential neighbourhood....and, of course, we have seen the 'development creep' of the smaller developments for years. It was this 'creep' that gave birth to MEG.

So we urge you to get as much information as possible and tell Council what you want for your area. MEG 's submission re the Reformed Zones will be asking for at least 70% of the municipality to be in the Neighbourhood Zone.

Submissions should reach Council Strategic Planning Dept. by Oct.16 and their recommendation will go to a Council Meeting in November. The recommendation from that meeting will go to the Minister for his approval.

Don't feel daunted by the thought of lodging a submission. These do not have to be lengthy efforts. You don't need to know a lot about Planning in order to tell Council what you want. If you live in a Heritage Overlay and think that you're protected, think again! A development may not be permitted to be built next door to you but remember that each building that goes up takes away a bit more open space, a few more trees, another backyard and, as a consequence we all have less air to breathe, less protection from the heat and a less pleasant environment.