

RESIDENTS

Voice

PUBLICATION OF

SOS

SAVE
OUR
SUBURBS

INC.

President's Address



Our second issue of the Residents Voice contains a report of our first victory - the result of an SOS campaign launched in our inaugural newsletter (May-June 1998 issue).

In short, the State Government has responded to SOS's concerns and has decided, for the time being at least, not to revoke a requirement in the Building Regulations that building surveyors must refer any building considered to be of special interest to Heritage Victoria before issuing a demolition permit. (See inside for the full report)

Even though we are encouraged by the Government's recognition of community concern over demolition permits, SOS will continue to campaign for the restoration of the critical link between town planning and demolition.

We are now highlighting the important issue of non-compliance with planning permits and the role of local councils in enforcing planning law.

Many planning permits, issued over the legitimate objections of local residents, result in permits with conditions imposed to limit the adverse impact the new development will have on neighbours and the locality. The least we should all expect is that these hard-fought-for conditions will be enforced.

But that is not necessarily the case. SOS has been told of many instances of local residents facing the problem of getting developers to comply with planning permit conditions and the endorsed plans.

It appears, too, that complaints to councils are rarely successful in ensuring compliance. In the City of Yarra, for example, not one enforcement order has been sought by the council in the past 12 months, despite many complaints of non-compliance.

More often than not, it is left to the local residents to take action in the AAT to enforce the permit, a task which is the primary responsibility of councils. The Planning and Environment Act clearly states that the council as the Responsible Authority has the duty to administer and enforce the planning scheme of its own municipality.

We believe that some councils are dealing with recalcitrant developers by advising them to make a further application that would retrospectively legitimise the development. At least that course of action gives local residents a chance to object. However, this does not always happen. A developer, with the assistance or acquiescence of council, can amend a permit or plans without those most affected having a say. Section 73 of the Planning and Environment Act permits council to make an amendment to a permit if that amendment 'will not cause an increase in detriment to any person'. The arbiter of whether that has occurred is the council. There is no appeal.

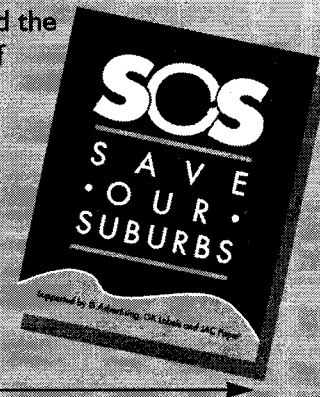
Although private enforcement proceedings is an option for residents, it is expensive and often does not achieve rectification.

We believe it should not be residents who have to meet the legal costs and inconvenience of enforcing planning law!

Jack Hammond - President

STICK WITH SOS

You have received six stickers with the newsletter. One is provided at no cost for each member. The other five are to be sold for \$2 each to others. We hope to see SOS stickers appearing all over Melbourne. On cars, windows, front gates and fences. Please send a cheque for \$10 to GPO Box 5042 Y, Melbourne 3001 and place your orders for more. Let's spread the message. If you do not want the stickers would you please return them to us.



Indra Davies in her back yard. Which is now overlooked by the house next door. Picture - Jim Hooper

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Heritage on LINE

- by Dr Miles Lewis

SOS has established a system which ought to greatly reduce the number of inappropriate demolitions taking place. We have negotiated an agreement with Anstat Pty Ltd to operate a Register of Special Interest and Heritage.

Currently, a building surveyor, before issuing a demolition permit, is required to consider whether the building is of heritage significance or of 'special interest'.

Finding out the building's formal heritage status is relatively straightforward but there are difficulties in determining whether a building is of 'special interest' as recent cases have shown. It is clear to SOS that building surveyors urgently need a way of discovering whether a building is of 'special interest'. Many others, including owners, purchasers and developers would be interested in the same question.

Anstat, our licensee, is a company which, among other things, issues certificates of the planning status of properties (zoning, overlays, relevant policy considerations etc). They will issue extracts of the new register as licensees of SOS and we will receive royalties from the fees.

As well as providing all the official heritage listings, National Trust classifications etc., the new register will also identify whether a property is under any kind of investigation by the local council, heritage or otherwise provided councils have advised SOS of their investigations.

SOS will advise councils that they will be able to enter such information onto the register at no cost. Building surveyors and others will be able to obtain official extracts for a small fee.

The register will also contain SOS material and the Melbourne Mansions Data Base, a research project conducted by Miles Lewis at Melbourne University.

SIGNS OF THE TIMES



On his last visit to Melbourne, Barry Humphries wrote this poem about unwelcome changes to his home town.

The Suburbs In Between

... How may we rediscover Melbourne
As it once had been?

I suggest we start exploring the suburbs
in between.

If you know Clifton Hill and
Collingwood

I beg you to beat a path
To that Cinderella suburb - that time capsule,
Westgarth

Forget Ringwood, forget Bayswater, you'll
find the peace you want In undulating,
uneventful, overlooked Heathmont.

I know Camberwell too well, and Burwood
bores me to distraction

But a stroll through Hartwell guarantees
sublimist satisfaction

And although Prahran and Armadale do have
a certain tone

Hawksburn has a hidden charm and wonder
all its own

You may sing in praise of Balwyn, but perhaps you have
never been

For a walk on a wet Wednesday through the
byways of Deepdene

You love Mornington and Portsea, but I travel west instead
To peaceful Hoppers Crossing, or remote Indented Head
You may like Preston for its PANCH, or dear old Coburg for
its jail

But give me the joys of Croxton, Strathmore or Ascot Vale!
"We must attract the wealthy tourist, there is no time to
waste".

Scream our pygmy politicians, who have much more power
than taste.

"Events or die!" the gray men cry, and time forever marches
Perhaps the Shrine will shortly boast a pair
of golden arches

As event upon ghastly event keep our city in the black
Until the citizens revolt and long to journey back
Where delightful havens beckon like Bentleigh and Bulleen
For Melbourne's magic has been banished to
the suburbs in between.

**Save Our
Suburbs**

← *don't let this,
happen to you*

**NO winter sun
NO sky views
NO privacy**

ATTENTION

WE WELCOME NEW RESIDENTS TO OUR NEIGHBOURHOOD
HOWEVER
DEVELOPERS ATTENT ON OVERSHADOWING OUR HOMES
ARE NOT WELCOME AND WILL BE FINGER WITH STRONG
OPPOSITION FROM A UNITED COMMUNITY

SAVE ELWOOD STREETS

S.E.S.

**We Will Oppose
Inappropriate Development**

**Overlooked
Overshadowed
Overwhelmed**

*It's too late for me; don't let it be too late for
join*

Save Our Suburbs and/or Richmond RAID
(Residents Against Inappropriate Development)

9427 1828 or 9428 0282



What the Minister's Advisors think about

The **GOOD** DESIGN **GUIDE**

RELEASED UNDER
F.O.I.
20 MAY 1998
D.O.I.

Documents released to SOS under Freedom of Information laws have revealed that the Minister's own advisors - the Local Government and Planning Advisory Council - have raised concerns about the Good Design Guide.

These concerns were outlined in an attachment to a letter sent to the Minister for Planning, Mr Robert Maclellan, by the chair of the panel, Ms Jane Nathan on March 13. They had been offered in response to questions raised by the Minister in earlier correspondence.

Although the accompanying letter affirmed the status of the GDG as an effective planning tool, Ms Nathan suggested that a combination of social and cultural demands for medium density housing and low interest rates was **'encouraging development that is driven solely by economic benefit'**.

The letter went on to state that some 'inappropriate developments' had resulted giving rise to the current community backlash.

LG.PAC responses to questions raised by the Minister included calling for a review of the GDG Elements relating to car parking and vehicle access, energy efficiency and neighbourhood character.

It was suggested also that the role of density should be 'clarified' and 'not be seen as the single driving criteria for medium density development'.

Concern was expressed that understanding of the content of the GDG appeared to be limited among objectors, applicants and councillors.

Other areas of concern addressed the scant provision made for retained or newly planted trees to grow to maturity and it was stated that developers and planning officers held the assumption that if GDG techniques were used, a permit should follow. Rather, it was stated, there was a need **'to get the message across that the techniques are an absolute minimum'**.

The panel recognised that the GDG Element relating to car parking and vehicle access was 'a problem' and suggested that the provision of one car space per dwelling was not achievable in the inner metropolitan area and that the Element needed to be reviewed

The Element relating to energy efficiency was seen to be ineffective and requiring review

The panel had also concluded that developers, applicants and objectors shared the perception that when

'push comes to shove the overall driver in urban consolidation is density and issues such as neighbourhood character and energy efficiency take a back seat'.

The letter and attachments are on the Net - www.creativeaccess.com.au/sos

Silencing THE Residents VOICE

Documents obtained by SOS under the Freedom of Information Act reveals that a Ministerial advisory body has suggested that involvement in 'day-to-day' planning issues **should be delegated from Councillors to Council Officers.**

From the minutes of LG.PAC.

" Role of Councillors -

This was raised as an item which the LG.PAC should investigate immediately and that it may have implications for the role of the LG.PAC. Essential there is a concern regarding information released by the MAV regarding the role of councillors as being community representatives not Board of Directors.

If this is what was intended by the information put out by the MAV it is disconcerting to have the Department saying one thing and bodies such as the MAV holding different views which will see a clash of cultures emerging and will impact on the overall role of the LG.PAC'

The establishment of a special advisory committee has been proposed by the Local Government Planning and Advisory Council (LGPAC). The council was formed to advise the Minister for Planning and Local Government, Mr Robert Maclellan.

Critics fear that such a move would diminish the role of the resident in the planning process, and result in a further loss of neighbourhood character and amenity.

Stonnington Mayor, Cr. Chris Gahan was quoted in the local 'Southern Cross' that residents concerns would be 'ignored' if local councillors were forced out of planning decisions.

The Mayor of Hobsons Bay and President of the Municipal Association of Victoria, Cr. Brad Matheson, was cited in the same article as 'totally rejecting' the proposal to further delegate planning powers.

"We don't want a planning system run by technocrats. It would cause a further loss of heritage, neighbourhood character, and allow open-slasher developments", he said.

RELEASED UNDER
F.O.I.
20 MAY 1998
D.O.I.

Elwood Street Savers

Port Phillip has a new residents group. Save Elwood Streets (SES) was formed after a meeting on May 21 when about 250 people packed Elwood Primary School hall.

Founding member, David Taafe who runs a rose nursery in Ormond Rd., Elwood, said the group aims to safeguard the area against over-development and called for the immediate restoration of control over demolition permits to local councils.

The meeting was chaired by the president of the Art Deco Society, Helen Graham.

Speakers included Kristin Stegley, president of Brighton Residents for Urban Protection and Ian Macrae, who is both a committee member of SOS and Port Phillip's Save Victoria Hotel and Bayside Preservation Association.

Contact SES on 9531 6973



Northcote says NO

A residents' group with the emphatic acronym NO (No Over-Development) has been formed in Northcote.

Contact: P.O. Box 554
Northcote, 3070.

DEMOLITION PERMIT

UPDATE

Pressure from SOS, the community and councils has forced the State Government to back down on plans to remove a Building Regulations' requirement that surveyors must refer any building considered to be of 'special interest' to Heritage Victoria before issuing a demolition permit.

However, this is only an interim measure promoted as providing councils with sufficient opportunity to ensure all buildings of significance or interest are protected through municipal planning schemes.

After meeting with SOS on June 12, Mr Maclellan said the Building Control Commission would advise all building surveyors to seek written advice from the relevant council before issuing a demolition permit. However, he said, this would not give any council the right to veto a permit.

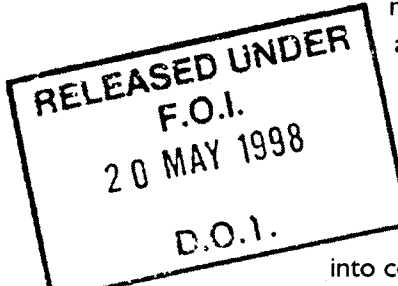
In 1994, the State Government repealed the Building Control Act 1981. As one result, demolition permits were now able to be issued by private building surveyors and municipal building surveyors who were not the surveyors for the municipality in which the property was located. The surveyors were required to consider whether a building was of 'special interest' by reason of its 'design, appearance, location, use or environment' before a decision to issue a permit was made (Regulation 2.2).

In March, this year, however, the Building Control Commission proposed changes to the Building Regulations including the possible revocation of the 'special interest' provision. That followed a Supreme Court finding, several months earlier, that a demolition permit issued by a municipal surveyor at Boroondara for a property in Canterbury was invalid because the surveyor had failed to take into consideration the 'special interest' provision.

The President of SOS, Mr Jack Hammond, said that although SOS is delighted with the interim measures, the Minister had not gone far enough.

"SOS will continue to campaign for the restoration of the link between demolition and town planning for all buildings, not only heritage buildings", he said.

Documents obtained under the Freedom of Information Act by SOS reveal that in March this year the Minister's Local Government and Planning Advisory Council had suggested a 12-month trial period in which buildings could not be demolished unless plans for the replacement building had been approved.



THE PENINSULA

4 M NETWORK
Comprises

- MORNINGTON
- MOOROODUC
- MT MARTHA
- MT ELIZA

LINKS UP

They have united to address residents' concerns about planning on the Peninsula.
Contact Arthur Moore: 5975 6148

Meet the Municipal Rep

Michael Gill

SAD is the acronym for the Strathmore Anti-Multiple Unit Development group and SAD is how Michael Gill feels after speaking to some of the people who call him for advice. "One recent case really affected me", he said. "It involved an 84-year-old woman who was looking after her gravely ill husband while trying to cope with the demands of a developer who was agitating to build a development on their boundary. "The thought of that sick, old gentleman trying to cope with jack-hammers outside his window was heart-wrenching".

Before his involvement with SAD, Michael had known very little about planning. "But since then, of course, I have accumulated a lot of detail", he said.

The SAD group emerged from that local battle and later on Michael and Diane volunteered to act as SOS municipal representatives for the City of Moonee Valley.

"The local community is extremely supportive and we have close links with the neighbouring group, Essendon Residents Resisting Over-Development Everywhere (ERRODE)", said Michael. "We are also fortunate in having a supportive local member, Judy Maddigan and an equally supportive councillor in Peter Gould who is always very available to residents. It certainly helps".

At the Gills' house, the phone rings constantly with Michael making visits to sites two or three times a week. But he believes the considerable personal sacrifice is well worth making: to protect the neighbourhood character and amenity that attracted him and his wife, Effie, to Strathmore five years ago. The couple now have two boys, Ben, 5 and Thomas 2.

"We are a close-knit community and we will fight hard to safeguard our amenity", he said defiantly.

"People are not stupid. They fully realize that some developers are using our amenity to sell their units while they provide nothing for future residents or the neighbourhood".

Check the list for a contact for Michael and other SOS municipal representatives for Moonee Valley. Local groups are :

ERRODE - Michael Villani, 9337 9894

SAD - Diane Adey, 9379 4513

Niddrie West Essendon Community Group

President, Veronica Eastwood, ph. (h) 9337 9764, (h) 9377 7779.

Moonee Valley Community Coalition - the umbrella group for the Ascot Vale Residents Action Group. Moonee Ponds Resident Group, Aberfeldie Community Group, Friends of Steele Creek, Lynch's Bridge Community Action Group, Flemington Neighbourhood Action Group and the Keilor East Action Group.

Contact Veronica Eastwood as above.



Municipal Representatives

Ballarat

Greg Henderson, 0353313537

Banyule

Chris Siciliano 9434 2033
Sandra Hamlet 9435 3180
Jane Crone 9457 1675
Noel Withers 9435 4513

Bass Coast Shire

Carola Adolf 03 5678 2286

Bayside

Val Ross 9589 0895
Sara Kent 9589 4790
Sean Matthews 9598 7163
Jocelyn Lee 9596 6835
Cheryl May 9596 1823

Boroondara

Fred Douglas 9857 8646
Luba Copland 9889 1869
Keryn Christos 9817 3755
Jenni McLeod 9836 3191
Gillian Simonson 9813 2186

Casey Shire

Sharon Beel, 9707 4721

Darebin

Paul Scopelliti 9416 9872
David Redfearn 9489 5686

Glen Eira

Cheryl Forge 9576 0099

Hobsons Bay

David Moore 9397 5773

Kingston

Robert Titchener 9580 0102
Ella Hayes 9583 9789
Derek Wilson 9583 2839
Margo Haverfield 9580 6271

Maribyrnong

Alan Ross 9318 5833
Jack Harrison 9317 7843
John Preston 9214 6690

Maroondah

Anne Kaufman 9879 5228
Rosalind Savio 9725 1467

Melbourne

Sue Chambers 9349 1558
Sandra Rowell 9329 7826

Moonee Valley

Rick Clements 9337 5647
Michael Gill 9379 9624
Diane Adey 9379 4513

Moreland

Lesley Williams 9387 2228

Mornington Peninsula

Meg Breidahl 9787 3033
Arthur Moore 5975 6148
Ralph Percy 0359741222

Nillumbik

Gayle Blackwood 9846 1221

Port Phillip

Philip Shaw 9699 6371

Stonnington

Tom Moloney 9510 3540
Dianne Duck 9576 1492

Whitehorse

David Scotte 9878 8714
Philip Warren-Smith 9898 6107
John Hodgetts 9809 6966

Yarra

Jo Kinross 9419 8494
Ruth Clemens 9428 0282
Kate Austin 9419 2272
Amy Robson 9419 5170

Yarra Ranges

Paul De Blasiis 97264311

Media Watch



Community News (Moonee Valley), May 5 1998. (The Planning Minister) "appeared to be rattled by the SOS (Save Our Suburbs) groups and seems to be trying to shift the anger and fears of those opposed to medium-density developments to councils" - Cr Glenyys Romanes of the City of Moonee Valley.

Herald-Sun, May 9, 1998. "I would hate to see Victoria become the inner-city no-garden state. But it has the potential if we keep demolishing our leafy suburbs with big gardens and big trees. "I just feel a lot more foresight is required. "If the appeals tribunal continually keeps overriding councils then maybe the state government should step in. Somebody has to stop it" - Peter Thomas, CEO of Stockdale and Leggo, Victoria's largest franchise group of real estate agencies.

The Age, June 7 1998. According to the dean of RMIT's faculty of the constructed environment, Professor Leon van Schaik, the encouragement of medium-density housing was unwittingly destroying Melbourne's suburbs by opening all areas to subdivision.

"(This) means you can move from suburbs with established gardens and houses with grounds and in a very short space of time you can discover you're surrounded by brick walls and minimum outdoor space without having opted for that".

NOT SO

GOOD DESIGN GUIDE

Victoria's Good Design Guide, introduced in 1995 to overcome the problems associated with VicCode 2, is a well-intentioned initiative which has lately become unstuck.

The public, particularly in Melbourne's eastern and south-eastern suburbs, has become more vocal in opposing much of the medium-density development brought about under the Guide because it sees it as destructive of the character of established residential suburbs.

What has happened?

The Good Design Guide, as intended, has facilitated the increased production of medium-density housing in Melbourne's inner and middle ring suburbs. While this is unlikely to reduce urban sprawl to any significant degree, the opportunity presented by the GDG to bring about higher density living at acceptable visual and physical standards has all too frequently been missed. Many developments resulting under the Guide are perversions of its original intentions and are causing unnecessary anger and anxiety in the affected neighbourhoods.

The present dilemma can be partly blamed on the Guide's

1. Blanket application of its provisions within a 7 km radius of the GPO

Increasing residential densities in inner and middle ring suburbs cannot work successfully everywhere. Location-sensitive provisions are needed to identify a range of densities suitable for the great diversity of residential and mixed-use areas within the 7 km. radius. The link between transport routes and denser urban development makes sense but residential intensification should be kept low in urban and historic conservation areas, in precincts with sensitive landscape and vegetation or where existing infrastructure cannot reasonably be improved.

2. Inappropriate and lax requirements for a site analysis

This is a crucial stage in arriving at an acceptable design outcome and needs considerable expertise in its preparation if it is to be more than a token requirement. The term, site analysis, which has been around for much of this century, unfortunately implies a plan-based two-dimensional inventory of site conditions. Traditionally, this type of

analysis has given scant attention to the third dimension, which should really be the determining consideration in the exercise. Not only must site specific conditions be analysed but so should the context which encompasses adjoining properties and spaces - streetscape, for instance - as well as the character and quality of the wider neighbourhood.

What is needed is an analysis of the urban form and the **urban image** of the locality of the proposed development. This would ensure that proposed developments are evaluated in the third dimension, currently not well done, and in relation to the general neighbourhood character.

3. Applicability to small lot size, never intended for higher utilisation.

The GDG allows, as a general principle, lot sizes of less than 750 m² to be developed with dwellings of 300 m² or 250 m² depending on street frontages. Within the 7 km radius, developments with densities greater than 1:200m² may be located on sites; this means that many 19th century subdivisions with lot sizes intended only for single, detached, semi-detached or terrace houses are now undergoing residential intensification.

As a typical example, take a site in Richmond, measuring 19m by 9 m and traditionally containing one house which when redeveloped to accommodate two units requires three-storeys in height, thus dwarfing its neighbours.

To incorporate the various good design recommendations made in the Guide in such tight situations will be beyond the capabilities of many designers and, it would appear, of no great interest to most developers.

It must be remembered that architects, who can be assumed to have the skills necessary to design higher residential density dwellings on 19th century sites, are only responsible for 7 per cent of all housing starts in Australia. Who, one is compelled to ask, is responsible for all the rest?

by Mario Gutjahr, Head of Urban Planning, Faculty of Architecture, Building and Planning, University of Melbourne
Part two next issue.

Peter Williamson

FOUGHT for his

COMMUNITY

From the **Maclellan Archives**

On October 10, 1997, the Planning Minister was interviewed by Jon Faine during his morning program on 3LO about the burgeoning backlash against higher density development.

Faine: You're encouraging a much higher level of urban density.

Maclellan: No, Jon. What we are encouraging is diversity and we're acknowledging some of the tidal movements in our society which is that our society is growing older ... certainly I've been trying to get inner city change down here on Southbank, trying to get residential where there used to be useless old warehouses and closed sheds.

Faine: And the transformation has been remarkable

Maclellan: And that's where it should be concentrated. But if you say that I'm wanting every leafy street in Bundoora to have some medium density in it, the answer is no. It never has been true.

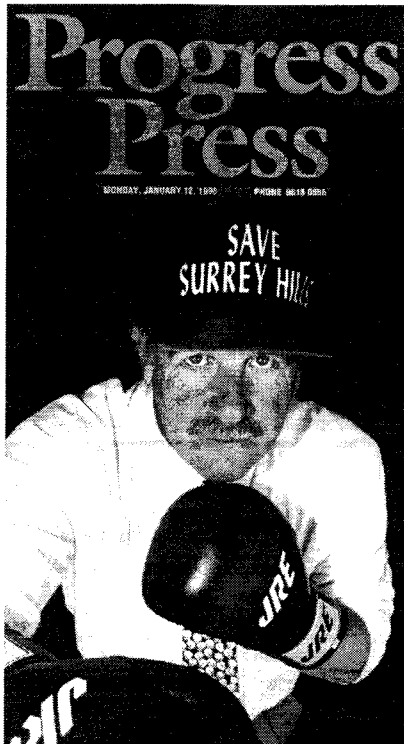
AND LATER ON ... Jon Faine raises the matter of community concerns about high-rise developments along the Bay.

Faine: ... People are saying that if you let one in then off it goes and step by step it ends up like the Gold Coast in 15 years.

Maclellan: I hear you, Jon, but I can't see Bayside Council approving of increased height along the foreshore there. I can't see Port Phillip approving of it further down there.



"I embrace SOS!"
(3LO May 1998)



Mourners came from as far away as Canada and New Zealand to attend Peter's packed funeral service which was held at the Camberwell Baptist Church on July 9. Many of these people had met Peter in his capacity as an international management consultant.

So great was the demand for his expertise, that Peter was constantly flying out of the country which makes his dedicated commitment to the community in Melbourne even more remarkable.

Peter has helped hundreds of people cope with their planning problems. One Boroondara resident recently expressed gratitude to the SOS committee for help she had received but singled out Peter for special attention.

"After talking to Peter, who had been a complete stranger to me, I felt that I had regained faith that community spirit was still alive. It means a lot to me", she said.

Di Williamson said of her husband:

"Peter only knew how to give. He never, ever expected anything in return".

Peter Williamson came out fighting on the front page of the Progress Press on January 12 this year. In full, glorious colour. The rally cry Save Surrey Hills was emblazoned across the front of his blue campaign cap and the photographically enlarged boxing gloves were red as

anger. But most formidable of all was the determined look in Peter's eyes and the military bristle that lingered about his clipped, ginger moustache.

The feisty chairman of Save Surrey Hills was on a mission to safeguard his neighbourhood from rapacious developers. But his heart was big enough to extend that local concern to Melbourne as a whole. He answered the call and joined the SOS committee impressing other members with his practical intelligence, dedication, steadfastness and good-humour.

Tragically, Peter, 52, died suddenly on July 4 as he worked on his vineyard at Murchison in country Victoria. He leaves a wife Di and children, Briony, Jason and Karlye.

SOS

Policy

SOS now has drafted a comprehensive policy document which will be circulated to all members.

The policy considers everything from the demographic planning of Victoria down to the need for security lighting in multi-unit developments. It deals with problems arising from the current legislation, state government policies, the procedures of the AAT and the ironically named Good Design Guide.

Upcoming **SOS** MEETING

An SOS public meeting will be held at the Great Hall, the Ivanhoe Centre (former Town Hall), 275 Upper Heidelberg Rd., Ivanhoe at 8 p.m. on September 16.

The president of SOS, Jack Hammond, will chair the meeting which is being organised by SOS groups and municipal representatives in the northern region.

The City of Banyule has provided the Great Hall free of charge.

One of the topics to be discussed involves the importance of retaining native and exotic trees in suburban Melbourne.

Please contact Chris Siciliano 9434 2023 for details.

HOW TO CONTACT SOS

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How to Lose

\$51,000...

The impact of **high density** developments can make costly demands of existing residential amenity.

New research has discovered that adjacent residential properties are devalued by an average of 3% to 8% within the City of Melbourne and an average of 4% to 9% for properties within the City of Stonnington.

That equates to an average loss of between \$16,675 to \$29,375 in the inner metropolitan area and \$41,923 to \$50,769 in Stonnington.

Those figures are taken from research material by Michael Powell, a graduate in Town Planning from Melbourne University.

In his research, Mr Powell, pointed out that developments that reduce the value of adjacent properties are contrary to the objectives of the Planning and Environment Act 1987 and concluded:

'The end result to this process is the erosion of the community's previously assumed confidence in the controls of the planning system. The loss of confidence is seen at the resident and developer levels'

Mr Powell concentrated on the impact of high density development. He assumed that medium density development would have little or no financial impact on adjacent dwellings.

Over **BACK** The **FENCE**



We have all heard that disparaging remark 'Not In My Backyard'. It is often used to dismiss residents' concerns about medium-density development. But why shouldn't we be concerned. After all, new buildings are often so overwhelming in terms of bulk, density and height that it seems that they ARE in our backyards, psychologically if not physically.

John Keane of Hughesdale recently took The Australian's reporter, Richard Yallop, on a tour of his back garden over which looms four two-storey town houses. The new buildings are on two boundaries and have windows which offer a bird's eye view of John's sunroom, living room and bedrooms.

John's mother was photographed looking out of her bedroom window ... at a brick wall.

The snap of the Keanes' backyard is now in the SOS photo album. We want your's. We want to go behind the pillared and porticoed street faces of these new developments and show what they are doing to backyards of Melbourne.

Send us the photographs as there will be a prize. So if you feel you are being overlooked, overshadowed and overwhelmed by your new neighbours, you are well qualified to enter our competition. Just take a photograph of your new neighbours from the vantage point of your backyard. A before shot would be valuable, too.

We intend to hold an exhibition of all entries so please be creative in your efforts. Send your entries to GPO Box 5042 Y, Melbourne, 3001 before August 30.

RESIDENTS

Voice

GPO Box 5042Y, Melbourne 3001.

ISSUE 2- JULY/AUGUST 1998