

Eltham Community Action Group (ECAG)

Graham Fildes

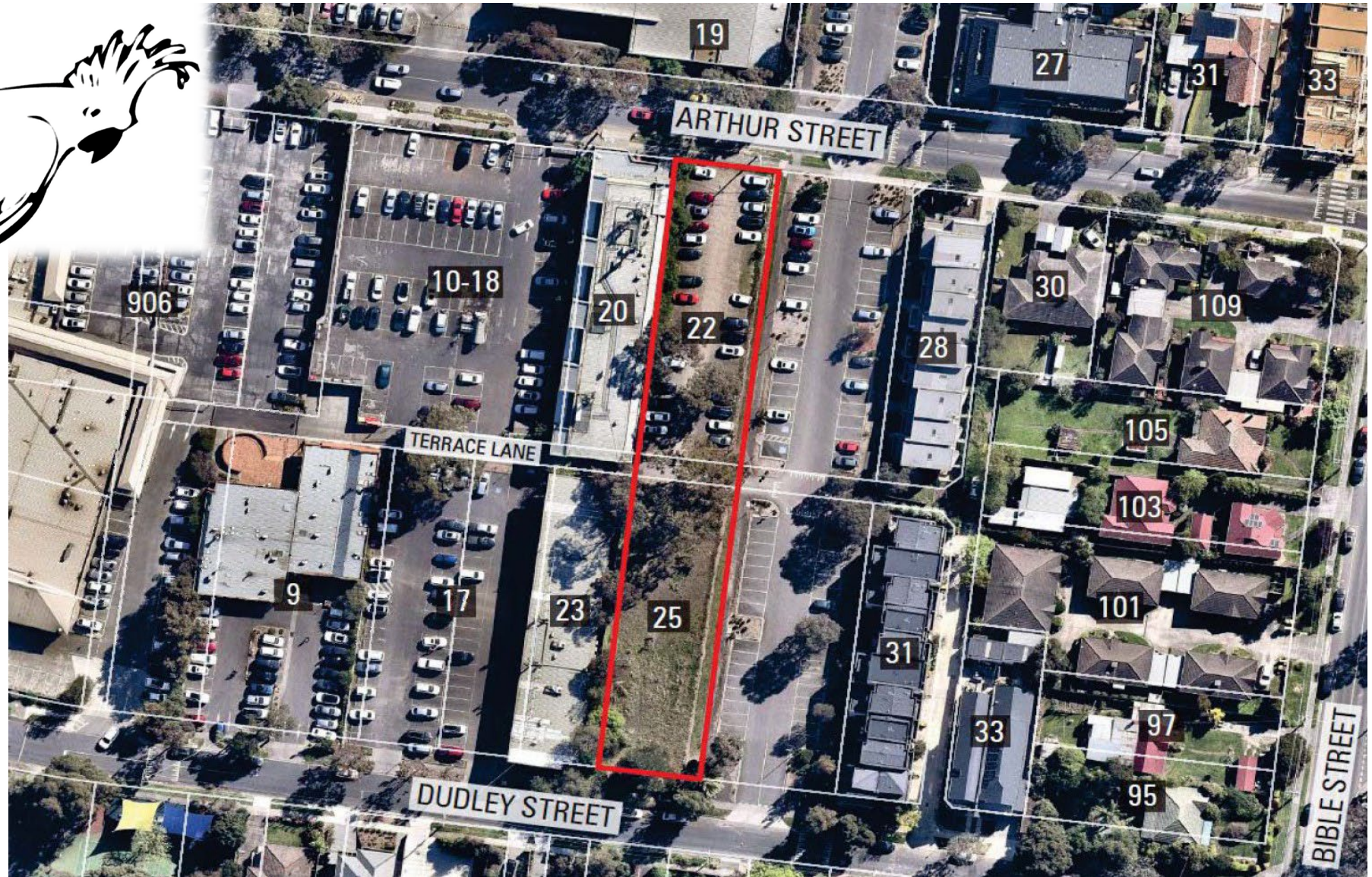




Eltham Community Action Group
elthamaction.org.au

Eltham's Character - Development Challenges!

22 Arthur Street, Eltham and 25 Dudley Street, Eltham





2019



2024





2019 Proposal – Arthur St view





2024 Proposal - Arthur St view





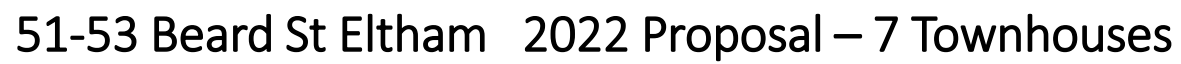
22 ARTHUR STREET & 25 DUDLEY STREET, ELTHAM
PROPOSAL / VIEW FROM SOUTH WEST





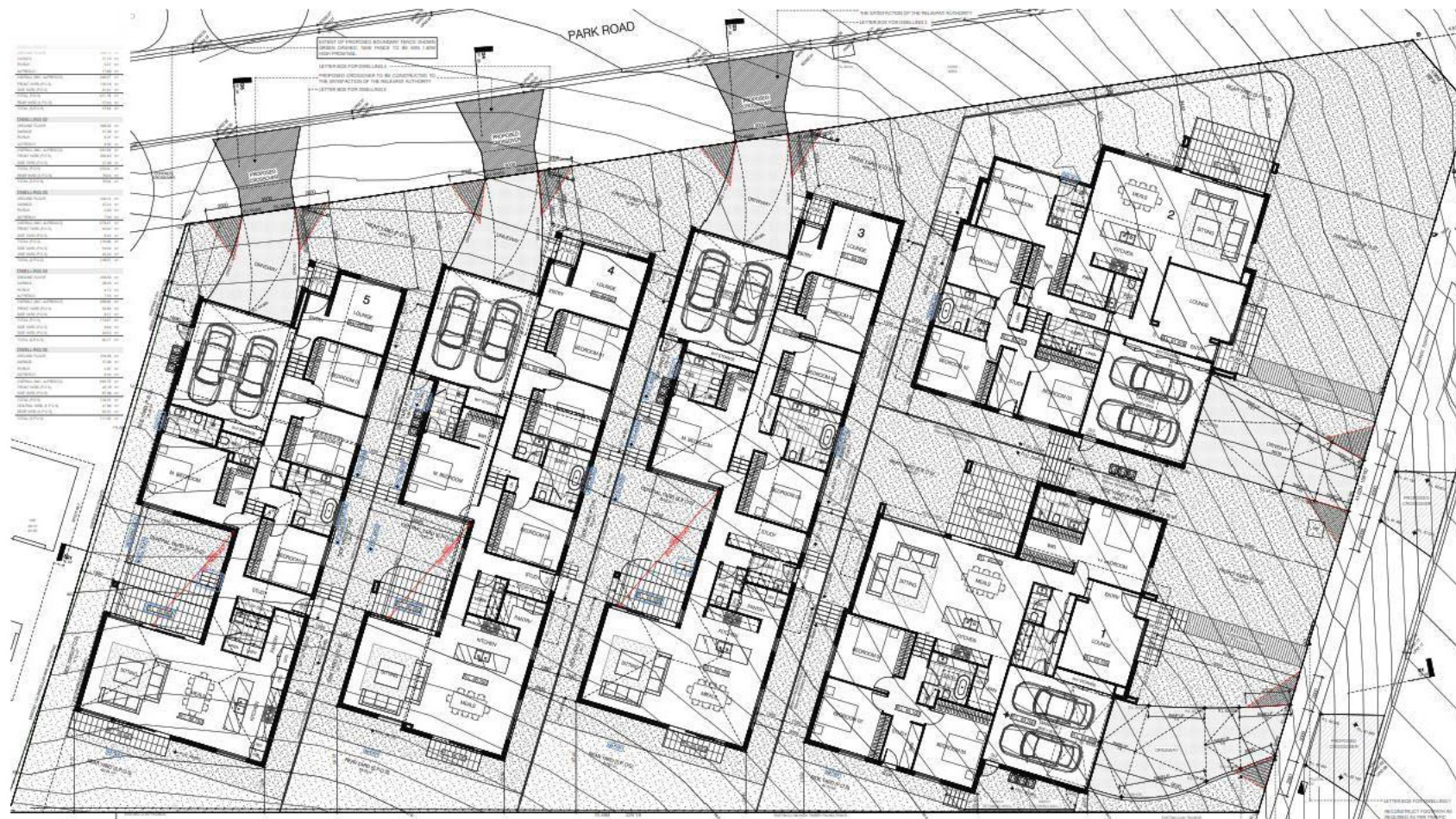
51-53 Beard St Eltham







51-53 Beard St Eltham 2024 Proposal – 5 Townhouses





Coming Up...

April 3rd ... further VCAT hearing re 66 Park Rd. 4 x 2 Storey Dwellings.

April 8/9/10/11 ...VCAT hearing re 62A Brougham St, Eltham. Co-Housing.

April 10/11/12 ... VCAT hearing for 25 Brisbane St, Eltham. Storage Facility.

May 16/17 ...VCAT hearing re 644 Main Rd, Eltham. Vet Clinic Extension.

May 20/21/22 ... VCAT hearing re 729 Main Rd, Eltham. Childcare Centre.

AND Council has refused planning permits for another Childcare Centre at
1113-1115 Main Rd, Eltham (next to the railway substation),
and for two dwellings at 28 Taylor St, Eltham.

It is possible both of those may head to **VCAT later this year.**



4.0 DESIGN PROPOSAL

4.02 PERSPECTIVE 02



1113, 1115 Main Road Eltham
CHILD CARE DEVELOPMENT



And...it's never dull!

- We believe that **Nillumbik Council's Draft Housing Strategy** will be out for consultation in May 2024. This is another very important document that we all need to consider and make comment on.
- **PLUS** The **State Government's** template designs for 3 storey housing known as "Future Homes" also threaten our neighbourhood character. <https://www.vic.gov.au/housing-statement>

Victoria's Housing Statement

The decade ahead | 2024-2034

We'll build a better Victoria, together. Because Victorians deserve nothing less.





Eltham Community Action Group

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Eltham Community Action Group

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ECAG PRESENTATION FOR NILLUMBIK COMMUNITY SHOWCASE CELEBRATION 27032024

SLIDE 1

Good Evening, my name is Graham Fildes.

What does our **action** group do? Well, threats to the unique environment of Eltham seem to have increased - they certainly haven't gone away.

Most of our work relates to opposing development that is out of character with Eltham.

The ECAG cockatoo is keeping a lookout for the type of development that is contributing to the loss of Eltham's unique character that was traditionally focused on it being a suburb known for its indigenous tree canopy and other native vegetation.

We have found an increasing need to object to applications for planning permits. Typically these are lodged by developers who are trying to build something that does not respect the neighbourhood character set out in the Nillumbik Planning Scheme.

Often the application relates to either multiple dwellings or large homes that seem more in character with inner suburban areas and use colours and materials that are not typical of Eltham. This type of development can overlook adjoining properties and have visual bulk, particularly when viewed from the adjoining street. Setbacks can be inadequate and proposed landscaping is not in the style of a bush garden and is devoid of canopy trees.

Some Examples. Recently, we've been involved in the following :

SLIDE 2

We objected again to the proposed development on the gravel carpark across Arthur St & Dudley St.

SLIDE 3

The 2019 proposal was refused by the VCAT tribunal; this 2024 proposal for 38 apartments plus commercial spaces was approved with conditions at VCAT after representations from Council, ECAG (along with consent from 15 local community representatives) and other local residents. This is a somewhat better outcome in that Activity Centre Zone.

SLIDE 4

How it would have looked.

SLIDE 5

How it's going to look.

SLIDE 6

And from Dudley St.

SLIDE 7

The Beard Street site currently looks like this.

SLIDE 8

The 2022 Proposal rejected by VCAT aimed for 7 dwellings with insufficient landscaping etc.

SLIDE 9

The site then had trees illegally removed. This 2024 proposal was approved by VCAT, with conditions, for 5 split-level dwellings with improved landscaping and dozens of new trees!

SLIDE 10

We have more to contend with regarding neighbourhood character, landscaping, tree removal, plantings etc.

We aim to voice our concerns with residential and non-residential applications on this list.

SLIDE 11

Including the Box Hill-like appearance of a proposed child care centre on Main Rd.

However, we may not be able to action them all unless we attract more contributors and helpers.

SLIDE 12

This year, as a community, we need to make final comments on Council's Housing Strategy.

ALSO, the State Government's "Future Homes" Housing Statement for the next decade will make an impact!

SLIDE 13

If you want to know more or play a part in trying to stop Eltham's diminishing character, I hope you will contact us.