

**“SPECIAL EDITION”**  
**NEWSLETTER UPDATE**

21st October, 2012

Project 2/No 15

---

**COUNCIL ELECTIONS – 27<sup>th</sup> October, 2012**

Dear Resident,

In last week's *Newsletter Update* No 14, we promised that this **Special Edition** would be totally focused on the upcoming Council elections. At the risk of repeating ourselves, **these elections are the most important we have faced in recent years and the reason is very clear!**

During the past 18 months Council has consistently disregarded JAAG's many requests to address the void that exists due to their failure to strengthen the strategic planning guidelines for St Kilda Road south and the Junction. This has resulted in permits being granted for inappropriate high rise developments that break even the Council's own guidelines, such as:

- a 26 storey tower at 3 St Kilda Road, AND
- the infamous 18 storey “lego” tower at 2 St Kilda Road.

Council's reply to our latest request on this matter was to say that no provision had been made in the 2012/13 budget for the necessary work to be undertaken and that, “preparation of a strategic framework for this area can be considered by them as a potential future project”.

**In the meantime property developers will continue to walk all over us!!!**

We therefore developed an unbiased Candidates Q & A (see following pages) and asked each candidate contesting the election in our Junction Ward to respond in no more than 500 words to five key questions we felt were important to all of us.

The result is unavoidably lengthy, but we wanted to place you in a position to decide which of the six candidates you believe would best represent our interests and in particular, assist us in protecting the future of St Kilda Road south and the Junction.

**PLEASE CONSIDER THE FOLLOWING PAGES for complete details, draw your own conclusions and vote accordingly.** See you at the polling booths and remember,

**Voting is compulsory for all residents under 70 Years!!!**

**JAAG Steering Committee**

## CANDIDATES Q & A

### ➤ THE QUESTIONS WE ASKED WERE –

1. What is your Planning vision for St. Kilda Junction and how would you implement it?
2. What do you think are the principal issues for Junction Ward in the following areas:
  - Development
  - Traffic
  - Parking
  - Recreation
3. How would you address these issues?
4. What do you consider for new residential developments should be the on-site residential and business parking requirements?
5. What action, should Council take to support residents whose amenity or peaceful enjoyment is threatened by houses with rowdy backpacker or from loud music?

### ➤ THE ANSWERS FROM SIX CANDIDATES WERE: - (Listed in alphabetical order)

#### A) **BOND, Andrew**

Contact: Mob 0488 500 505

email : [andrewbond@yahoo.com.au](mailto:andrewbond@yahoo.com.au)

---

**Q 1.** What is your PLANNING vision for St. Kilda Junction and how would you implement it?

**ANSWER:**

My planning vision for the Junction is a proper strategic framework for the Junction and the area to the south, including specific height limits. This would give Junction area residents the planning certainty they deserve.

**Q 2.** What do you think are the principal issues for Junction Ward in the following areas?

**ANSWER:**

- Development

Despite JAAG's great efforts, Junction Ward residents are suffering from uncontrolled development, including the proposed towers at 2 and 3 St. Kilda Road. This has been possible because Port Phillip Council, under Labor control for many years (including Dick Gross's term as mayor) failed to adopt, or even plan for, a proper planning framework for the Junction area.

My first priority will be to push hard for a framework that will recognise the uniqueness of our different neighbourhoods, and to offer these different residential neighbourhoods, long term protection. This could be done under the existing rules or the State Government's proposed planning 'code assessment' regime.

## CANDIDATES Q & A

- Traffic

The amount of traffic in the area is increasing exponentially, as new developments get permits without proper recognition of the extra traffic they create. Pedestrian access across major and busy roads is difficult and dangerous. Commuters use residential streets as 'rat runs' to the detriment of residents. Inadequate car access to major developments will cause traffic chaos, e.g. at the corner of Wellington Street and St. Kilda Road. Although Vicroads controls the Junction itself and major arterial roads, it shows little interest in residents.

I will push for a proper strategic planning document, including a limit on total traffic in the area, would obviously help. I would also push for greater coordination in traffic policy and enforcement between the Council, Vicroads and police.

- Parking

As residents know, parking in the Ward, particularly the Junction area, is a major problem. Current residents, local business people, commuters and school drop-offs already compete for limited space. At the same time the Council has a policy which lets developers provide much less on-site parking space than the normal State-wide requirements. The new residents do have cars (despite what the Council thinks) and, if there is no on-site space, will park on the street. The parking position steadily gets worse.

I will push for the Council policy to be abolished, so that the normal requirements (e.g. two spaces per residence) will apply and also push for new developments to cater for their own buildings visitor's parking requirements. This will incidentally limit the size of developments.

- Recreation

Albert Park is a wonderful inner-city recreational area, but roads are a major barrier to access by Junction Ward residents, particularly in the St. Kilda/ Queens Road area. I will push for a permanent pedestrian overpass from Queens Road to Albert Park.

**Q 3** How would you address these issues? AND,

**Q 4** What do you consider for new residential developments should be the on-site residential and business parking requirements?

**ANSWERS to Q3 & Q4 are covered in the answer to Q1 above.**

**Q 5.** What action, should Council take to support residents whose amenity or peaceful enjoyment is threatened by houses with rowdy backpacker or from loud music?

**ANSWER:**

People living near backpacker establishments (legal or illegal) suffer great inconvenience from loud music and rubbish dumping, and feel threatened by other antisocial behaviour. Generally there is little they can do about it, with complaints to the Council being referred to the police and vice versa.





## CANDIDATES Q & A

In the PUBLIC REALM, there is the Junction. It was once a jewel of Melbourne but now it is ugly blight. I commit to starting the conversation with the State government about rediscovering the Junction and reversing the damage. I would seek to promote the routing of the proposed underground rail through the Junction to diminish traffic and would elevate the interests of locals, bikes and pedestrians.

**Q 2.** What do you think are the principal issues for Junction Ward in the following areas:

**ANSWER:**

- **Development**

I commit as above to constraining development by the implementation of a Structure Plan as described above. I have done this before.

- **Traffic**

The roads through the Junction are managed by Vic Roads. We are limited to advocacy on those roads and I would be seeking to diminish the traffic on the secondary arterials such as Wellington St.

- **Parking**

We need to protect the parking needs of residents by insisting on self sufficiency of parking in new developments. Parking enforcement must assist the needs of residents.

- **Recreation**

Open space is precious. Alma Park looks shabby. The graffiti on the Alma Dogs Board has been there for a disgraceful time. Such neglect is depressing. It looks as if the current councillor never ventures into Alma Park.

**Q 3.** How would you address these issues?

**ANSWER:**

I would address the issues of the PRIVATE REALM and the PUBLIC REALM in the way I described in section 1 above.

**Q 4.** What do you consider for new residential developments should be the on-site residential and business parking requirements?

**ANSWER:**

Self sufficiency of parking for new developments should be the aim of every planning decision.

**Q 5.** What action, should Council take to support residents whose amenity or peaceful enjoyment is threatened by houses with rowdy backpacker or from loud music?

**ANSWER:**

I have a track record of attacking those owners of unlawful backpacker operations.

In my previous time on council several unlawful operations were closed down. The planning permits for lawful operations must become more restrictive. The requirements for



## CANDIDATES Q & A

North of the Junction, public access to the Albert Ground could be improved. Both the cricket ground and tennis courts are managed by Parks Victoria. The leases are due to expire in 2013 - an ideal opportunity for council to negotiate with Parks Victoria for changes to improve public access.

Albert Park reserve is the most important local recreational resource. Removal of the Grand Prix and improvement of access into the park are ongoing objectives.

**Q 3.** How would you address these issues?

**ANSWER:**

Including them in the Council Plan is important because that drives all of the organisation's work for the four-year council term. Having these policies in my election platform gives me a strong argument to have them included in the Council Plan.

**Q 4:** What do you consider for new residential developments should be the on-site residential and business parking requirements?

**ANSWER:**

Requiring new developments to provide large numbers of parking spaces reduces the affordability of housing, encourages car ownership and increases traffic. I think the current approach of council is about right but we should be looking at what council can do to manage the impacts.

Council policy is that occupants of new developments cannot obtain resident parking permits. However, we also need to change the current policy and introduce restrictions that will protect resident access to on-street spaces. A new management regime will be informed by the Sustainable Transport Precinct Plans that is scheduled to be completed by December 2012. Even with the current policy, I was recently able to get a resolution through council to restrict overnight parking on both sides of Glenmark Avenue to resident permit-holders only.

**Q 5.** What action, should Council take to support residents whose amenity or peaceful enjoyment is threatened by houses with rowdy backpacker or from loud music?

**ANSWER:**

Existing operations are subject to various laws and regulations, some of which are the responsibility of police, some of council and some of health authorities. Enforcement is difficult and complex and sometimes requires significant effort by residents to be effective. I think council generally does as much as possible within its powers and resources.

For new backpacker lodges, council's policy is to protect resident amenity by locating them away from residential areas. However, as happened with 126-128 St Kilda Road, the planning profession seems inclined toward a broad interpretation of policy. Fortunately, in that case, I was able to get the support of other councillors to implement the intent of the policy and refuse the application.

