

DTI:Planning Review

From: Alicia Siegel [REDACTED]
Sent: Tuesday, 20 September 2022 11:10 AM
To: DTI:Planning Review
Subject: Character Home Demolition and Canopy Loss in Hawthorn
Attachments: Cnr Angas & Abbotshall, Hawthorn.PNG; Cnr Abotts & Angas 2.jpg; Cnr Abotts & Angas 3.jpg; Submission to Code MP Action GroupPDF.pdf; Tree Loss PDF.pdf

[REDACTED]
[REDACTED]

Hello,

I write to you as a resident of a "Special Character Area" as defined within the Planning and Design Code as a result of a Code Amendment submitted by Mitcham Council.

Mitcham Council chose to ignore over 320 residents who signed a petition asking for the Council to include pre-war demolition controls within Westbourne Park, Hawthorn and Cumberland Park.

The residents association that I organise has 128 members across the three suburbs and we collected these signatures by walking door to door. Due to a limited time frame we were unable to canvas the entire area however our volunteers estimate an over 85% approval rating for our petition. In fact, when Mitcham Council published the result of its "Your Say" community feedback on the Code Amendment the overwhelming majority of people wanted some form of demolition control within our suburbs.

As evidenced in the pictures I have attached of just the latest in a long line of mass demolitions in our area, new build "guidelines" within the Code are not enough to save our "Character Area" from total destruction. Mitcham Council is unable or unwilling to insist upon good quality design and construction, developers are unwilling or unable to replace beautifully crafted character bungalows with comparable replacements. No one seems able to stop or even slow the wanton destruction of our tree canopy, so rightly celebrated by the renowned Dr. Chris Daniels in the Advertiser last year.

Our streetscape is constantly being eroded due to a lack of adherence to the 8-9 metre front setback that allows for landscaping and enjoyment of front yards by neighbours and children. They are consistently narrowed and concreted with double car driveways and garages. Side setbacks are becoming non-existent, with new builds on the property line, cutting out sunlight and contributing to tree loss on property boundary lines between neighbours.

What we value most about our suburbs - trees, beautiful architecture, deep porches, wide front yards to connect with our neighbours - is quickly being eroded by property developers that have no interest in the ongoing wellbeing of our neighborhoods, rather only wish to cash in on the "borrowed value" of other properties leafy outlook and character homes while at the same time bulldozing the very reason their infill development is so valuable!

You can see very clearly in picture number 2 that this area of Hawthorn now looks like a greenfields subdivision in Mount Barker or Seaford, all canopy has been decimated and instead will be built to the boundaries, likely no eaves for shade and will constantly hum with air conditioners.

Our residents association made previous submissions on the Code and my own personal submission is quoted throughout the LRC document. We will submit these documents again, however I would like to say that as community members we have significant submission fatigue. Please consult extensively with the LRC document and do not waste more precious time, our trees and character are disappearing before our eyes, we hear chainsaws and demolition crews non stop, this must end.

This particular example in Hawthorn exemplifies the argument for pre-war demolition controls, if such controls were in place we would have been able to keep the two bungalows on each corner of Abbotshall and Angas Roads, and

their accompanying trees. The 1950's cream brick on either side of the bungalows would still be ripe for development but we would not have the total wholesale loss that this corner of Hawthorn is now experiencing. I have marked out in yellow on the map what is now totally demolished. It is only a matter of time before the last bungalow holdout sells, as they will be a target of developers and will eventually be worn down either by the construction now or associated parking and infill issues later.

Thank you for your time.

Alicia Siegel

