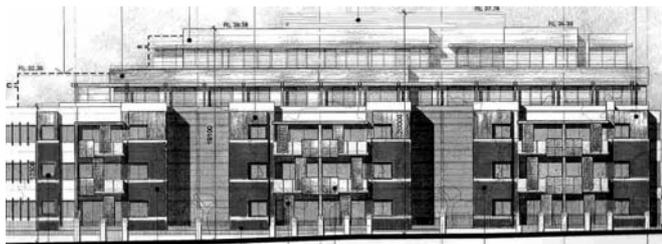
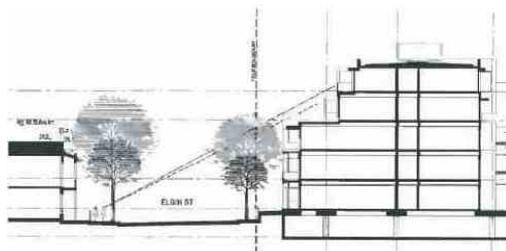


Do you really want this 5 storey building on your doorstep?

97 ELGIN STREET - St Josephs Retirement Village – Catholic Homes



Proposed Development for 71 apartments



Opposite Elgin St terraces 78-104, built 1888

Plans for this were lodged prior to Christmas and the developers applied to VCAT before council made their decision. Local residents were not informed and there has been no community consultation. Boroondara Council refused the permit and will be fighting this at VCAT.

Plans and reports can be viewed at www.boroondara.vic.gov.au - search for "97 Elgin".

Let's work together to preserve the unique heritage, community feeling and amenity of the wonderful West Hawthorn Community of St James Park.

If this development goes ahead, it will set a precedent for ongoing over-development in what is, and should remain, a family focussed Residential zone.

A small number of residents have agreed to engage Nick Crawford from TP Legal, a town planning lawyer to present the residents case at the 6 day VCAT hearing on the 30th April.

With representation we can present the residents case in a strong, clear and concise way, focus on issues such as **heritage, parking, trees and safety** and also cross-examine "expert" witnesses.

A direct result of the resident's commitment to present their case professionally is that The Grace Park Residents Group will fund and provide a Heritage Advisor and report. This is a real bonus and an incredibly generous offer. Elgin Street hosts one of Melbourne's most important group of Victorian terraces and the development will hide views to one of our original and historic buildings St Josephs Catholic Church, so heritage will be an important issue.

Nick Crawford of TP Legal has previously worked successfully for Grace Park residents along side John Rantino (representing Boroondara Council) against developers in the Grace Park precinct.

Any objector who wishes to give testimony before VCAT by objecting before 4 April is still welcome to do so; having legal representation can only assist in your preparation and presentation on the day.

Cost will be around \$20,000 to \$25,000 for the six day hearing including all preparatory work.

Most properties are worth over \$1M and this development will affect property values negatively for the foreseeable future, so the cost of fighting this is a very small investment per property. If you can commit to assisting with the fight against this development, or to funding in any way at all, (even \$100 will help) please indicate by email to one of the below. We would love assistance from people with experience in planning, heritage, traffic, environment and researching so all assistance welcome.

We encourage the residents in Lennox, Denham, Elgin and Power Streets to assist in preserving the wonderful heritage, community feeling and amenity of the area (and property value). A full share of the costs would be between \$1000 and \$2000 each depending on the final number of residents who commit, however any contribution large or small will help spread the load.

Matthew: Matthew@MountAvoca.com , Wendy: wendet_oz@hotmail.com

TENANTS: please pass on to the owner, it is your community too.