

Monash Council 2015 Planning Impacts on Glen Waverley Uniting Church (GWUC).

On the 22nd June, 2015, Monash Council (MCC) released a discussion document on the proposed planning scheme amendments (C120). This document invites submissions by 31st August. The planning amendment if implemented, will have the following specific impacts on the GWUC property but will also provide us with wonderful opportunities. This note does not discuss the wider community issues related to MCC activities.

Impact Summary

- South side Bogong ave facing properties (GWUC) from Kingsway via Myrtle street to Coleman Parade will be allowed to construct 3 - 4 Storey Residential **Apartments**. This includes our 3 manse sites, as we are on one title. The key is that MCC will be encouraging and supporting **apartments** to increase occupancy density.
- Southdown ave and Marriott parade properties will be restricted to 2 storeys and council will be encouraging diversity through **units** rather than apartments. This would allow units around the manses.
- North side Bogong ave properties opposite GWUC (including Montclair Ave) will be permitted to build 4 - 6 storey residential **apartments** and retail properties.
- The MCC has a stated objective to increase population density within the surrounding properties of GWUC.

Congregational Property Impacts

- Further pressure on car parking and traffic movement around the church.
- Increased foot traffic and evening traffic. Probably increased 24 hour movements, which may have security and lighting impacts.

Congregational Opportunities

- Dramatic increase of the number of people who can walk to a church.
- Probably a significant increase in the population diversification who will be looking for a place to worship.
- With the Glen Waverley Secondary College and Monash University attraction to Asian and Sub Continent families, and the need to be financially strong to live in this area, it is likely that the new residents will have the following attributes:-
 - Higher socio-economic incomes.
 - English will be a second language for the majority of new residents.
 - Young children will make up a significant number of the new residents (as is currently evident in our playgroups), which will place increased demand for non english speaking Sunday School and Playgroups.
 - Additional family members who may not speak any english (Grandparents).

I do not believe we need to make any additional submission to the council scheme, other than the traffic concerns we raised with them in their 2014 proposal.

I believe the residential changes are an enormous opportunity for GWUC.

It is noted and appreciated that many members of GWUC may have personal concerns about the proposal, the social implications to the Glen Waverley area and may wish to object to the proposal, however it is unlikely we could obtain a congregational consensus to object or support the plans, and therefore I do not believe we need make a further submission.

What is clear to me, is that GWUC can choose to "*pull our collective hoodie over our heads and hope it all goes away or leaves us alone*", or we could see it as an enormous opportunity.

I believe the latter is the case. *For example:* if the observations above resonate with many members, an opportunity exists to develop additional worship opportunities to be attractive to persons who have english as a second language, to increase Playgroup places, and to expand our bible studies in other languages, rather than leaving it to our hirers to grow their influence.

With the current workload on Church Council (CC), I do not believe it is practical for CC to devote a focus of two or three months exclusively developing proposals and presentations for the congregation to consider. But I believe a small group of 3 to 5 persons could be asked to set aside time to focus specifically on opportunities that may arise from a doubling of the surrounding residential population and an increased move away from english based activities.

I recommend such a group be established, and be asked to present a summary of opportunities to Church Council by early January 2016.

Warren Greenwood
Chairperson of the Congregation
Property Chairperson.
25th June 2015