



BLACKBURN VILLAGE RESIDENTS GROUP INC.

Protecting the distinctive features of Blackburn since 1987

BULLETIN

Bulletin 84

August 2014

**End of Year function - Saturday 22nd November 12.30 – 3pm
Picnic gathering at Blackburn Lake Sanctuary Courtyard.**

Since its formation in 1987, the Blackburn Village Residents' Group (BVRG) has recognised that the local community have long identified with the distinctive character of Blackburn, a predominantly residential area in which new property developments must not compromise neighbourhood character, planning overlays and vegetation.

Join the BVRG committee members and likeminded local residents at a picnic gathering at Blackburn Lake Sanctuary Courtyard on **Saturday 22nd November 12.30 – 3pm**. Jot the date down and come along for a shared lunch or afternoon tea. More details later.

Errata:

With our last Bulletin the included subscription renewal form had the incorrect bank account number for EFT, the correct number is below.

Payment:

EFT - Account Name – Blackburn Village Residents Group
Account Number – 31236267, BSB – 814282
Details – please include your first initial and surname E.g. J McKenzie

Post - Print this page and post or deliver with your payment.

Blackburn Village Residents' Group. PO Box 406, Blackburn 3130
Or
5 Patterson Street Nunawading.

Checklist (tick) - \$5 Membership -

 \$100 Life Membership -

 \$ Donation -

 \$ Total -

New Zones Delayed – Where is the Certainty?

What a fiasco – instead of the clarity and certainty which the reformed zones were supposed to bring, Residential I Zones in Whitehorse were cast into the default mode of a General Residential Zone on 1 July, potentially opening wide the flood gates to developers who have no regard for local neighbourhood character.

The situation is the result of the Minister for Planning failing to approve the C160 Planning Scheme amendment adopted by Council on 28 April 2014.

The C160 amendment had thorough and detailed consideration from the community and was submitted for the Ministers consideration well within the stipulated time. Many other councils have had the required amendments to their Planning Schemes approved.

As we understand it there was no suggestion that the Whitehorse proposal didn't meet the requirements. On the 2nd July BVRG highlighted concerns in a letter to local MP's and to the Minister, seeking the application of a transitional embargo on acceptance of development applications which would not have conformed to the revised conditions of an amended Scheme. We still await a response.

In the meantime, Whitehorse residents, along with those in many other municipalities, await an unknown planning future.

Plan Melbourne.

While the Officers report to Council on 21 July (9.9.2 Plan Melbourne: Metropolitan Planning Strategy) does not comment on the delay in approving the new residential Zones in Whitehorse it does provide a useful summary of recent changes. Not least among these is the creation of the Metropolitan Planning Authority (MPA) whose responsibilities include coordinating with local councils on planning and development issues relating to areas of state significance such as Metropolitan Activity Centres (MAC), of which Box Hill is no doubt a good example. The MPA is a planning authority in its own right with power to initiate Planning Scheme amendments.

The reference to Metropolitan Activity Centres reminds us that the new planning strategy also means that once again we need to get our heads around new terminology. Whitehorse now includes one MAC, namely Box Hill, a Health and Education precinct and Deakin, an Education Precinct and Nunawading, an Urban Renewal precinct. Four Activity Centres (previously Principal and Major Activity Centres) are Forest Hill Chase, Nunawading, Burwood East-Tally Ho and Burwood Heights. Thankfully it seems that Blackburn and other Neighbourhood Activity Centres are from now on (at least until the next planning reforms) simply to be classified as Neighbourhood centres.

Central/Lake Road Parkland.

Members will have noted work on the surrounds of this site following earlier representations by the BVRG, the Blackburn & District Tree Society, and others. Council is to be congratulated on the way it consulted with, and followed up on the wishes of stakeholders, particularly local residents. Phase 2, including the treatment of the Central Road verge east of the site will be funded next year.

The form of the works include removal of dead pines and woody weeds, post and rail fencing along Central & Lake Roads, paths, four ephemeral ponds and extensive planting, landscaping along Central Road roadside and a picnic table and seats.

It is pleasing to see people walking along the paths and picnicking at the table.

There have been suggestions from the community for an appropriate name and to this end, Keith Dow, BVRG member and local artist, suggested to Council that the area be named the McCubbin Lakeside Park, a name acknowledging the historical connections to the area while more clearly defining it as public recreational space. Sanctuary Corner has also been suggested.

Amendment C130.

Approval has finally been given to include this Sustainable Development (ESD) Local Planning Policy in Whitehorse Planning Scheme along with the Schemes of four neighbouring other councils. It introduces a new Clause 22.18 Environmentally Efficient Design policy and an amending Clause 21.05 Environment as a reference to environmentally sustainable development. It is envisaged that uniform policy will eventually be introduced to all Victorian Schemes.

Rail Crossing Removal.

BVRG recently met with VicRoads for discussions on planning for the grade separation works at Blackburn Road to take place in the next few years. Included with the works will be a bike path that will link Box Hill with Ringwood mostly along the rail corridor. Most work will be carried out in 2016/17 with the Christmas/New Year period being the major period of activity. Preparatory works will be carried out up to that period.

Planning Applications Update.

60 Main Street.

The application for three large dwellings on this site is set to be heard at VCAT on 12th September. Recently however the application has been significantly amended and Council successfully argued at a VCAT directions hearing that the new plans had been altered to such a degree that they represented a different proposal. VCAT agreed stating that the developer could proceed with the original plans or start the planning application process again. The applicant has chosen the former option.

20 – 24 Masons Road.

A Planning Forum was held on 22nd July and chaired by Councillor Denise Massoud. Residents were able to air their concerns to the applicant. These were mainly related to the uncertainty and impact of buildings likely to be erected on the 3 blocks resulting from the subdivision application.

Seventh Day Adventist Retirement Village Development.

Revised plans were presented for comment to affected residents on 26th August after being shown to Council. Changes to plans consist mainly of increasing setbacks to the 6 multi storey apartment blocks from Central Road and the western boundary impacting Cromwell Court residents. The increased setbacks enable better landscaping however much of this will be lost by the addition of large outdoor decking areas. The number of apartment blocks remains the same - four with basement car park plus 3 storeys and two with basement car park and 5 storeys. The complex will still contain 151 apartments.

We await the next step, a new planning application or the developer has the option of taking the revised plans straight to VCAT.

104 Main Street.

VCAT has given the green light for the 3 storey plus basement apartment block. The sites zoning reverted to less protected General Residential Zone at the end of June as a consequence of the delay in ministerial assent for the new zones in Whitehorse. In their determination the VCAT tribunal were unable to give 'the higher degree of weight which could be accorded to a planning scheme amendment which had been adopted by the Council following the completion of the normal authorisation, public exhibition, and panel processes.'

1 Salisbury Avenue Laburnum.

We await a response from Council on this application.

Committee News and Membership.

We encourage active involvement – are you enthusiastic and have a desire to help retain the unique bushland environment that characterises Blackburn; there is always room on the committee.

Committee Members – Phone 9894 2531 or email bvrg@ymail.com

President	David Morrison	Ph 9894 2531	49 Glen Ebor Ave, Blackburn
Vice President	Mike Taafe	Ph 0409 800 422	16 Eustace Street, Blackburn
Secretary	Vacant		
Treasurer	Peng Lee	Ph 9878 4350	5 Patterson Street, Blackburn
Committee	Ron Grainger	Ph 9877 3348	25 Main Street, Blackburn
	Anne Payne	Ph 9878 1152	81 Central Road, Blackburn
	Kelly Papadopoulos	Ph 9878 4804	15 Cromwell Court, Blackburn