



BLACKBURN VILLAGE RESIDENTS GROUP INC.

Protecting the distinctive features of Blackburn since 1987

BULLETIN

Bulletin 88

October 2015

2015 AGM.

BVRG invites members to attend the 2015 AGM to be held at the Field Naturalists Hall, 1 Gardenia Street Blackburn, Thursday 29th October at 7:30 PM.

Nominations for Office bearers can be made on the attached form.

End of year Function.

Diary Note: Sunday 15th November, 12:00 to 15:00 - BVRG end of year members and friends BBQ at The Blackburn Lake visitors Centre. See enclosed flyer.

A warm welcome to new members of BVRG. The activities above are important dates in our calendar. The AGM provides an opportunity to get involved with committee activities and there are plenty of planning matters affecting Blackburn at the moment.

The end of year function is a social occasion for members to meet others from the local community and enjoy a BBQ lunch at Blackburn Lake.

Opportunistic Development – will it let up?

With around 100,000 people making Melbourne their home each year we are experiencing at the local level the pressures affecting all of Melbourne, greater congestion on our roads, overcrowded public transport, diminished parking and rapid development placing pressure on the amenity of our suburb and residential streets.

State governments have been slow to respond to the impacts of rapid growth and in addressing issues as they arise run the risk of missing the bigger picture. More strategic planning is required for integration of infrastructure projects with the existing urban environment. As can be seen by the level crossing removal project if a more strategic approach was adopted during the project planning more than one problem could be solved more cost effectively than if each problem is solved separately.

Meanwhile, as summarised below, we have reluctantly engaged in many individual planning applications, some referred to VCAT for decision. Unfortunately many of these are investment driven and most pay scant regard to the impact on neighbourhood character.

Level Crossing Removal – Consultation Begins.

In early September Premier Daniel Andrews announced that Leightons would be the contractor for the level crossing removal at Blackburn and Heatherdale. The joint project is expected to be completed by mid-2017. The announcement followed a community information session run by the Level Crossing Removal Authority held on Tuesday 25 August at North Blackburn.

Following the Premier's announcement BVRG held a public meeting on the 9 September at the Blackburn Lake Information Centre for residents affected by the planned works including the intended use of the Seventh Day Adventist site for workers facilities and temporary gravel based access track from Central Road.

Presentations were made by City of Whitehorse Engineers, representatives of the Level Crossing Authority and Leightons and a representative of Mitcham Residents Association who had experienced the level crossing removal at Mitcham. Local Member Robert Clark and the Mayor Andrew Munroe and Councillor Denise Massoud also attended. The purpose of the meeting was to provide information to residents immediately affected by the works, to hear from the key players and allow them to ask specific questions.

BVRG has concerns over three aspects of the project.

1. **Works around the station.** The concept plans have not yet been finalised however key issues of concern are the need to improve north south access and safe routing of the shared use bike path. Initial plans suggest that no widening of the underpass is being considered. This in our view is a once in a century wasted opportunity. We await release of concept plans.
2. **The location of the shared use bike path leading from Blackburn to Nunawading** along the rail reserve. The path is currently planned for south of the railway line where the more strategically supported option is to the north. A northern alignment would better link to the industrial, commercial and residential areas along Whitehorse Road and join the Nunawading to Mitcham leg without cyclists having to negotiate pedestrians entering or leaving Nunawading Station. A northern alignment would also reduce the need to remove significant protected vegetation from residential properties adjoining the rail reserve on the south and the associated loss of amenity for those residents with a 3m wide concrete path on their boundary fence. We have made submissions to the Planning and Transport Ministers and CEO City of Whitehorse.
3. **Managing impacts for affected residents** along the rail corridor and backing onto the Seventh Day Adventist site. Following the meeting of affected residents on the 9th September there has been an encouraging flow of information and contact with residents from the Authority.

New Residential Zones: An unwelcome delay.

Due in May 2015, the Panel Report for Amendment C174 into the schedules that apply protection from overdevelopment in the Neighbourhood Residential Zones across much of Central Blackburn, has still not been released.

Letters to the Planning Minister from community groups and representations from City of Whitehorse have been unable to extract an explanation for the delay.

It is disappointing that there is no statutory requirement for the Minister to make a determination and publish a response.

The previous government's unfinished work and promise for the Neighbourhood Residential Zone Schedules remains just that for a number of municipalities including Whitehorse.

It is extraordinary that General Residential Zones have schedules with site cover & permeability that are better than the Rescode requirements still being applied to Neighbourhood Residential Zones.

Significant Landscape Overlays over some Neighbourhood Residential Zones in Blackburn however have proved effective in reducing the worst excesses in areas where they are in place.

Concerned about this delay? Please consider writing to the Minister for Planning.

Plan Melbourne Rebooted.

The so called rebooted version of Plan Melbourne (the Metropolitan Planning Strategy that is barely two years old) is due to be completed in this final quarter of 2015 and incorporated in planning schemes in the first quarter of next.

We hope that the timeline is capable of achievement and does not instead move at the glacial pace of the Neighbourhood Residential Zones Schedule report.

Better Apartments

Apartments were once an inner city accommodation option however over recent years they have become more common in the suburbs. Designed to provide an alternative housing choice they have been built with single occupancy or couples in mind. However with housing affordability now an issue there is an unmet demand for apartments to be larger and better suited for families.

A Discussion Paper on apartment minimum standards was released for community comment by the Department of Environment, Land, Water and Planning and was followed up by Better Apartments Workshops in September with stakeholders.

BVRG made a submission and attended a workshop and amongst other things we highlighting the need for more family friendly accommodation including a mix of sizes including 3 bedroom apartments, full kitchens, adequate open space and setbacks, minimum accessibility standards to allow for 'aging in place' and high standards for internal ventilation, light and energy efficiency. Ensuring compliance of standards was also an issue raised.

Local Planning Issues.

The Old Caltex Site.

Council has considered and granted a permit for the planning application at the Old Caltex site (22 Blackburn Road) for a three storey building with five retail tenancies at ground level and ten two bedroom units on the upper floors seeking dispensation on the provision of parking spaces.

Seventh Day Adventist Retirement Village Development.

On the 8th October VCAT made a determination to grant a permit for the proposed development, generally in line with the revised plans.

Community objections for revised plans were submitted by August 27th and considered by VCAT. The revised plans addressed modifications recommended by the VCAT Tribunal after it rejected the original plans presented at the VCAT hearing in March 2015.

60 Main Street. - Back to VCAT for a second time!

A VCAT hearing is scheduled for 14th December 2015 to hear, for the second time, an application for 3 double storey dwellings and tree removal.

8-10 Queen Street.

The application seeks approval for a five storey building of fifty-one apartments with the usual reduction in specified car parking space. We await the Council decision.

208 Canterbury Road.

A planning application for the construction of 8 apartments was heard at VCAT on 25th September 2015. We await the outcome of the hearing.

3 Whitehorse Road Laburnum.

This site north and east of the Shell service station located on the corner of Middleborough and Whitehorse Roads has an application for a 118 unit development ranging in height from 2 to 5 storeys. We await the Council decision.

1-5 Sergeant Street Blackburn.

The application for 4 and 5 storey apartments with 111 units, over 3 consolidated blocks was heard at VCAT on 3 Aug 2015 where residents argued against Council and the developer. VCAT made a decision at the hearing, generally supporting the minor amendments agreed by the developer and Council at an earlier compulsory conference.

199 Canterbury Road Blackburn.

The commercial planning application for a Long Stay Child Care Centre and tree removal at 199 Canterbury Road, Blackburn is still being considered by City of Whitehorse planners. The site is located in a residential zone classified as Bush Environment character precinct and protected by a Significant Landscape Overlay.

2 Walsham Road Blackburn.

An application for a subdivision into 3 lots in this sensitive area has been amended but concerns remain. The matter is being heard at VCAT on 25 November 2015.

20 Vine Street Blackburn.

Whitehorse Council is considering a planning application for 17 apartments at 20 Vine Street, Blackburn. The 4 storey development with basement car parking is outside of the zone designated for such buildings.

What is in a Name?

A plebiscite conducted by City of Whitehorse of residents living near the Community Parkland at 1 Lake Road Blackburn (35 Central Road) has voted **McCubbin Lakeside Park** as the preferred name. We await the official naming and installation of signage.

Do you have a planning issue in your area?

Encourage neighbours to join BVRG to ensure that the community retains its voice. See First Time Member Application attached.

Committee Members

President	Mike Taafe	Ph 0409 800 422	16 Eustace Street, Blackburn
Vice President	David Morrison	Ph 9894 2531	49 Glen Ebor Ave, Blackburn
Secretary	David Morrison	Ph 9894 2531	49 Glen Ebor Ave, Blackburn
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
	Brad Hogan	Ph 0419 131 224	129 Central Road, Blackburn
	Lyn Smith	Ph 8812 2282	2 Parkside Street, Blackburn



BLACKBURN VILLAGE RESIDENTS GROUP INC.

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Email: bvrg@ymail.com

Post: PO Box 406, Blackburn. 3130

Phone: 9894 2531

Committee Nomination Form.

For Annual General Meeting to be held on Thursday 29th October 2015.

Nominator and nominee must be BVRG members.

I.....
(Print full name)

Of.....
(Print address and postcode)

Nominate.....
(Print full name)

For the position of:

- | | | |
|------------------|--------------------------|-------|
| President | <input type="checkbox"/> | |
| Vice President | <input type="checkbox"/> | |
| Treasurer | <input type="checkbox"/> | |
| Secretary | <input type="checkbox"/> | |
| Committee Member | <input type="checkbox"/> | |

Signature of Nominator..... Date/...../.....

I.....
(Print full name)

Of.....
(Print address and postcode)

Accept the nomination.

Signature of Nominee..... Date/...../.....



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First Time Member Application

More than one family member can join.

Each applicant pays \$10 (\$5 Joining Fee and \$5 Annual Membership.)

I/We. (Print full name(s)).....

Address Postcode.....

Phone Mobile.....Email.....

wish to be member(s) of the Blackburn Village Residents Group Inc. (A0049305U). If my application is accepted, I agree to be bound by the rules of the BVRG.

Signature of Applicant (1) Date...../...../.....

Signature of Applicant (2) Date...../...../.....

Post or deliver with \$10 for each applicant, to:

Blackburn Village Residents Group, PO 406, Blackburn 3130

Checklist (tick)

\$10 Joining/Membership Fee applicant 1

\$10 Joining/Membership Fee applicant 2

Sub-Total

\$ Donation

Total

Official use only.

We members of the BVRG support nomination

Signature of Nominator..... Date/...../.....

Signature of Seconder Date/...../.....