



BLACKBURN VILLAGE RESIDENTS GROUP INC.

Protecting the distinctive features of Blackburn since 1987

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AN OUTRAGEOUS ASSAULT ON A UNIQUE AREA WITHIN SIGNIFICANT LANDSCAPE OVERLAY SLO2 IN BLACKBURN

The Council has **refused** to grant a permit for the removal of 39 trees (of 45 on the site) and erect 5 substantial **HIGH- END** town houses at 124-126 Blackburn Road Blackburn **This permit application is now going to VCAT.** The site is very large, measuring 3290 square metres in area, is heavily treed and is covered by SLO2. The proposed town houses are to be **built above 2 levels of basement with provision for 12 resident car spaces, cellar, retreat, games room, gym, theatre, amenities, a store, pools/spa and sauna. Planter Boxes are to be used for tree planting.** This proposal is not a sensitive or respectful response to the special nature of this site or the surrounding area.

This proposal is totally inconsistent with the landscape character of objectives of SLO2 in that:

The dominance of vegetation is not maintained, Wildlife habitat is not preserved, Opportunities for planting of canopy trees is limited to boundaries. The proposal is not sympathetic to the maintenance of a tree-dominated landscape. The town houses will not retain an inconspicuous profile for abutting properties. This proposed development is not compatible with the character of the area.

The proposal represents an overdevelopment of the site and there is also a problem with the built form which presents a **visual bulk** for adjoining properties. In addition, the site coverage of 38% greatly exceeds the site coverage of 33% provided for in SLO2. The amenity of residents living in adjoining properties will be adversely affected.

This proposal also does not conform to Clauses 21.05 Environment, 22.04 Tree Conservation, and the Municipal Strategic Statement where trees are regarded as the most significant determinant of neighbourhood character. In addition, it does not conform to the Preferred Character Statement for a Bush Environment in Clause 22.03 Residential Development.

Residents are encouraged to lodge a Statement of Grounds with VCAT no later than **June 24, 2019.** The form can be downloaded from the BVRG website: bvrg.org. A copy of the completed form must also be provided to both the applicant c/- Ratio Consultants 8 Gwynne Street Cremorne, 3121 or grantl@ratio.com.au and the Council at customer.service@whitehorse.vic.gov.au

Lodging a statement of Grounds with VCAT does not cost any money unless you elect to speak at the hearing (around \$20). Anybody can attend the hearing. You do not need to have objected to the original permit application to lodge a Statement of Grounds. The VCAT code is P877/2019. You do not need to attend a Compulsory Conference unless you intend to speak at the hearing.

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