



BLACKBURN VILLAGE RESIDENTS GROUP

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BULLETIN No 16

OCTOBER 1994

***** INVITATION *****

You are cordially invited to the

END OF YEAR DINNER

to be held at

The Jumbo Chinese Restaurant
on

FRIDAY 18 NOVEMBER 1994

7.00 for 7.30.

A section of the Restaurant has been reserved and a meal arranged at a cost of \$20 a head. Alternative meals may be selected if required. There are both full and BYO liquor licences.

RSVP Friday 11 November

Neil Barter (AH) 878 0783 or Angela Taylor (AH) 8774074

END OF YEAR DINNER

Following the success of the 1993 dinner it has been decided to arrange one this year (see above). It will again be an informal occasion but provide an opportunity for an exchange of views on local planning issues and a chance to bring you up to date on any recent 'developments' of note.

Please feel free to invite friends with similar interests in the future of Blackburn. To allow appropriate arrangements to be made please advise acceptance as soon as possible and no later than 11 November. The Committee looks forward to your company.

COUNCIL AMALGAMATIONS

Your Committee did not make a submission on this scheme. It is doubtful, even had a poll been conducted, that we could have adequately represented the diverse views held on the various options and on the interim arrangements for council administration.

The Local Government Board's Interim Report includes a recommendation on a merger with Box Hill under the name of Koornung. Recent history suggests that this will soon be endorsed by State Government.

When a new Administration is in place the BVRG will certainly make known to the Commissioners that in Blackburn we regard consultation with residents as an essential part of the planning process.

CENTRE ACCESS SURVEY

In mid September the BVRG conducted a small survey in areas immediately East of Blackburn Road. We wanted to test the claim that recent restrictions on entry to Blackburn Road from Gordon Crescent had caused a significant reduction in the trade of some shopkeepers.

While it was clear a small reduction in patronage had occurred, the general view of respondents was that this was due more to the increase in Blackburn Road traffic and to the difficulty and delay in crossing to and from the shops.

Since 1987 we have seen this increased traffic not only as an impediment to the commercial viability of the Centre but as hindering community access to various facilities both sides of Blackburn Road - in other words it tends to cut the community in half.

Our thanks to all those who assisted with the Survey.

GARDENIA STREET AUCTION

On 12 October the remainder of the former Fallon Winds site, owned by local developer Trevor Hoyle, was auctioned in separate blocks.

At the time of writing only two have been reported sold and there are suggestions of a mix of uses. The test for any retail or business proposal will be that it can integrate with the centre while preserving residential amenity.

SOUTH PARADE GARDENS

We echo the disappointment of some local residents at the disproportionate amount of hard surfacing which has replaced the grass in the Railway gardens. And while we accept that the diseased Box Elders had to be removed the shade they provided will be difficult to replace.

We hope that the next stage will enhance the distinctive character of the area.

VIC CODE 2 REVIEW

The BVRG made a submission to the Vic Code Review Panel. We conveyed our long held view that blanket application of uniform planning regulations overrides the interests of local communities - which would be better reflected through delegation of greater discretionary power at municipal level.

The interim report of the Panel identifies many of the main concerns of third parties ie. 'neighbours' and we await their final report with interest.

FALLON WINDS REVISITED

We were astonished by The Nunawading Gazette's slant on history in their front page story (28/9) on retail development proposals for the site at the rear of the South Parade shops.

In particular by the statement, "...bureaucratic delays, caused in part by resident opposition, ... lead(sic) to the development company going into receivership."

Did this imply that the BVRG were wrong to oppose the initial attempt by Tony Foti of Stock Constructions, supported by Council, to 'fast track' the rezoning?

(The 'fast track' would have avoided public scrutiny of, and submissions on, plans for a complex which included 7,500m² of gross leasable floor space and an underground car park).

Or that the BVRG and other community groups, as well as 276 individual residents and 22 local traders should not have exercised their right to object to the subsequent application?

(Which the Minister finally refused in November 1988).

By the time Fallon Winds presented their proposal for a smaller and more suitable development the various associated companies were suffering both external and internal pressures.

Indeed, shortly after the Minister had approved the Amendment, it was Tony Foti who applied successfully to have the Fallon Winds Pty. Ltd. wound up.

HONORARY TREASURER

Please note that for the time being Malcolm Anderson (AH 877 4952) will be Hon. Treasurer.

SEASONAL GREETINGS

While somewhat in advance, the Committee extends best wishes to all supporters for the rapidly approaching festive season and New Year.

FORMER SPECIAL SCHOOL SITE

All blocks on this Gardenia Street site which are not to be developed by Trevor Hoyle have now been sold by him. We understand that some effort has been made to minimise removal of habitat trees on the Northern section of the site and hope that the new owner of the even more sensitive section bordering the Creeklands Park will make a similar effort to reduce the impact on wildlife habitat.