



## **AMENDMENT C30 – SUMMARY OF INFORMATION SESSIONS**

The purpose of this paper is to provide a summary of the prevalent issues that were raised as a result of the two information sessions that were held regarding Amendment C30 for the Doncaster Hill Activity Centre. This paper has been compiled to provide an understanding of the issues that were discussed at the sessions and should be useful for both those who were and were not in attendance.

The following is a summarised version of the responses provided to the community's issues from Information Sessions held on August 7 and August 13, 2003:

### **Transport ISSUES & Questions**

#### **CAR PARKING**

A detailed car parking study shows that the vast majority of parking should be able to be accommodated on-site and hence there is no need for parking stations. Most of the parking will be on-site and these details are contained within the planning proposal. Each application is taken on its merits with the general expectation that parking would be on-site, with considerations for the number allocated based on floor area for an office and number of seats for a restaurant, and any change of use will require a permit which will require a demonstration that any increased parking demand can be met. On street parking will be restricted via parking permits for residents and these will be distributed by Council. Visitors will have time-limited on-street parking.

#### **PUBLIC TRANSPORT**

Public transport improvements are the responsibility of the State Government but Council is lobbying for improved connections between Doncaster Hill and other areas, particularly Box Hill and the Melbourne CBD. It is anticipated that SmartBus services will run through Doncaster Hill in the next few years. The interchange at Westfield will be improved, as will bus stops and waiting facilities on the Hill.

#### **WHAT IS THE TRAFFIC REPORT ALL THESE ASSUMPTIONS ARE BASED ON?**

The Traffic Impact Study is titled Doncaster Hill Traffic Modelling and Analysis Paramics Simulation, September 2002. It was completed by GTA Consultants, in close consultation, with Council's Traffic Engineer. In this report, current traffic volumes were measured and compared with current land uses. The future land uses were then used to predict the future traffic volumes.

#### **BAYLEY GROVE**

This is a shared pedestrian/bicycle path on one side of Bayley Grove between Doncaster Road and Lawford Street Reserve. Adopting the shared path approach minimises impact to through traffic and parking availability.

#### **ROAD NARROWING**

Doncaster Road will not be narrowed and three lanes will be retained for traffic. However there will be some very minor narrowing of side streets to allow wider footpaths. The footpath will only be slightly widened in order to provide the shared path facility. This will be pursued via the acquisition of some parts of land and this will be negotiated with affected property owners. There will be no reduction in through lanes or traffic capacity as a result.

#### **'RAT RUNNING'**

Threshold treatments will be installed on side streets at interface between Doncaster Hill and residential streets. As a result, side streets will be low-speed environments with some on-street parking but designed in a manner to deter 'rat running'. Threshold treatments could take a number of different forms including road narrowings, road closures, speed humps etc.

### **WALKING IS UNDESIRABLE**

The objective is to provide a diverse range of sustainable transportation options and the treatments and provision of cycling lanes and pathways will provide greater accessibility to those in the categories listed. The presumption is not that walking will be suitable for all but Council is creating more accessible and desirable pathways for those who prefer this method.

### **CYCLING**

It is not expected that cycling will be a suitable means of transport for everybody, but that Doncaster Hill will be made as accessible as possible to those who choose to capitalise on a healthy, environmentally friendly form of transportation.

## **Development Contribution ISSUES**

### **WHO CONTRIBUTES?**

Council is not requesting the contribution from the residents of the Doncaster Hill Activity Centre. The development contribution specifically targets developers who submit an application to develop within land that is covered by the DCPO1. Existing and future residents will benefit from the additional community and development infrastructure that would be provided.

## **Land Acquisition ISSUES**

### **PURCHASE OF PROPERTIES WITH A PAO**

Doncaster Hill is a 20-year Strategy and therefore there is no urgency in Council acquiring any of the properties identified in the amendment. Council will not force any residents from their land but instead work in partnership with affected residents to ensure that this process minimises any impact on the property owners. Council has been approached to purchase some of the PAO affected properties off property owners and is negotiating this presently. Council is currently assessing the different methods and avenues it can take to purchase this land and is expected to be able to purchase these properties sooner rather than later.

## **Open Space Provision ISSUES**

### **MANDATORY OPEN SPACE CONTRIBUTION**

The Open Space Contribution is a separate levy also directed at developers and this is a 5% open space contribution at the time of subdivision.

### **LOCATION OF OPEN SPACE**

The creation of additional open space within the Doncaster Hill Activity Centre is required to minimise the impact on residents within and in close proximity to the boundary as a result of the increased density of development. The PAO1 has been placed in the most appropriate location based on the expert opinion of Council's urban design co-ordinator. It is based on recognised for the need of an appropriate parcel of open space for Precinct 2 due to the current deficiency in this Precinct. While Council appreciates the acquisition of land is a sensitive issue, it has determined that the best outcome for the safety, health and well being of the existing and future residents is through the creation of open space at Hepburn Rd based on its accessibility to Doncaster Boulevard. It is pivotal that open space is allocated in close proximity in a location where it can achieve the greatest catchment.

It is also worth noting a few other issues that were raised regarding the purpose and objectives of the strategic project:

### **VIABILITY OF PROJECT**

While it is not 'set in concrete', the time, effort and resources that have been invested into the Doncaster Hill project would be a waste of tax-payers money should it be cancelled. The first amendment relative to the project, Amendment C33 – the incorporation of the Doncaster Hill Strategy into the Manningham Planning Scheme – has just completed a panel process and is currently being reviewed by a 3-person Panel with opportunities for amendments to be incorporated. There is no logic that would substantiate the advantages of cancelling the project at this time.

Council acknowledges that the market is currently taking a down-turn in regards to apartment sales but recognises as economic cycles proceed and local demand pressures again increase, this downturn will only be temporary, with apartment sales to regain economical viability.

### **PRECINCT 2 RESIDENTS**

Council does not agree that Precinct 2 residents are 'being disadvantaged now and in the future of Doncaster Hill'. Acquisition of properties at Hepburn Rd is specifically for the benefit of residents of Precinct 2 to alleviate congestion and create adequate amount of open space in close proximity to the Doncaster Boulevard. A consultation process was held with only residents of Precinct 2 to ascertain their issues and concerns and this session was extremely positive regarding such sensitive matters, e.g. land acquisition.

### **Conclusion**

Information sessions of this nature are valuable to Council officers as much as we hope they are to those who attend. By obtaining information from the community, Council obtains clarity on issues and items of concern that are significant to Doncaster Hill residents and visitors. The Doncaster Hill Unit has a listed of interested parties that is constantly updated with the latest proceedings and we welcome those not already on our list to place in a request to receive these updates.