

MINUTES

Meeting of the Doncaster Hill Issues Forum No 4.

Meeting Details

Date of Meeting: Wednesday 1 April 2009

Time: 7.30pm

Venue: Function Room 1

Chairperson: Councillor Charles Pick, Mayor



INVESTOR IN PEOPLE

1. Present:

Forum members

Cr Charles Pick, Mayor (Chair); Cr Fred Chuah, JP, Deputy Mayor; Cr David Ellis; Miralde Bartlett; Paul Kounnas; Wayne Keating; George Crowl; Fay Erwin; Javad Macsood; Rosa Miot; Susie Howard; Bryan Saunders; Anna Molé; Eleanor Rieper; Kay Perkins; Pam Meddings; Mervyn Hayman-Danker; Pearl Lubansky; John Delpratt; Lynn Heath; Carolyn Vimpani; Judith Conway; Ted Linmeiers; Alphonse Benoit; Elizabeth Guiver, JP.

Council Officers

Paul Molan, Director Planning and Environment; Sofi De Lesantis, Doncaster Hill Place Manager; Teresa Dominik, Manager Economic and Environmental Planning; Mandy Banks, Senior Urban Designer; Elizabeth Lambropoulos, Strategic Planning Engineer; Andrew Allan, Water Resource Engineer; Nic Daws, Strategic Communications and Marketing Coordinator; Sam Ryan, Communications Officer.

2. Apologies:

Cr Grace La Vella; Cr Geoff Gough; Cr Meg Downie; Cr Graeme MacMillan; Lydia Wilson, Chief Executive; Kewal Dhillon; Robert Anson; Ian Golding; Allison Fincher; Cecilia Henderson.

3. Welcome by Chair, Cr Charles Pick, Mayor

Cr Pick welcomed attendees to the fourth Doncaster Hill Issues Forum meeting and advised of activity since the October 2008 Forum meeting, namely the announcement of Crowne Plaza as the managers of the hotel site at 682 Doncaster Road, \$500,000 funding for the new library through the State Government Living Libraries program, \$30,000 from Sustainability Victoria and progression to stage 2 of the funding application for the Doncaster Hill Smart Energy Zone, work on stage 1 of the Saxon Reserve upgrade, and the review of the Doncaster Hill Pedestrian and Cycling Plan that is currently being undertaken.

4. Recap on 22 October meeting and introduction to workshop

Cr Pick gave a brief recap on the 22 October 2008 meeting of the Issues Forum, which looked at the 20-year transport, traffic and parking vision for Doncaster Hill, and noted that since the meeting the Manningham Mover Community Bus has commenced service, and planning and detailed design work has been undertaken for the red and green orbital SmartBus routes.

Cr Pick then outlined the purpose of the night's workshop, which was to obtain ideas and input on the vision and opportunities for the Precinct 1 Masterplan in through a workshop-style format.

Notes from the meeting are be collated, and used for the preparation of the Masterplan.

Doncaster Hill Place Manager, Sofi DeLesantis then explained the process for the night's workshop and got the session underway.

5. Presentation of Masterplan

Council's Senior Urban Designer, Mandy Banks, outlined the background of and need for the Masterplan and presented to the group the current format of the Draft Precinct 1 Masterplan, addressing five key theme areas of:

- **Community Wellbeing** - community, civic and education uses
- **Being Active** - open space, landscape, recreation, playspace and youth
- **Getting Around** – public transport, traffic and parking, pedestrian and cycling links
- **Going Green** – environmentally sustainable design
- **Creating Identity** – culture and heritage, urban design

Refer Attachment 1 – Masterplan presentation.

6. Presentation of Stage 1

Planning and Environment Director, Paul Molan then discussed Stage 1 of the Masterplan, the development of a Civic Precinct community hub, including 6 star National Australian Built Environment Rating System (NABERS) / 6 Green Star Community Centre housing a range of community services and facilities.

Refer Attachment 2 – Stage 1 presentation

7. Discussion and clarification

Following the presentations, Forum members were given the opportunity to asked questions and seek clarification on any points on the Masterplan or Stage 1 development. Issues raised were:

- Concern expressed about a different footprint shown for the existing Council offices and Function Centre building in the Masterplan, suggesting redevelopment. Paul explained that the short term focus will be on the new Community Centre. The Masterplan is a 30 year vision and this is one of the many possible future uses of the existing offices in the longer term.
- Question as to whether the Doncaster Road footpaths will be widened to allow easier pedestrian access, particularly for parents with prams? Does the widening or the addition of trees along this new boulevard mean that another lane of Doncaster Road will be lost? (one lane is planned to become a dedicated bus lane). Mandy advised that the widened boulevard treatment that exists on the Doncaster Road

frontage of Doncaster Primary school will be extended on both sides to Westfield and along Williamsons Road. Paul noted that developers are required to handover two metres of land to Council to allow for this widening, so there is no impact on the width of Doncaster Road.

- Concern about height of buildings and overshadowing. Mandy said that this was an important factor being addressed in the Masterplan and Stage 1 development to ensure the scale works with surrounds and buildings do not loom over open space. It's also important to retain and develop open spaces and be mindful of the needs of Manningham's older residents in terms of accessibility of walking paths, tiered areas etc.
- Suggestion that various stages of the Masterplan be clearly outlined when the document is placed on exhibition.

8. Group activity

Attendees were divided into five groups of 4-5 people under the five themes.

They were then asked to examine the Masterplan through their particular theme and pick up on anything they thought may be missing and, additionally, contribute their ideas and opportunities.

Each group nominated a scribe/spokesperson.

9. Report back by each group on round table discussion

Cr Pick invited the nominated spokesperson from each group to report back to the Forum

Group 1

Community Wellbeing – Community, civic and education uses

- Generally happy with the key principles
- Believe that the integration of the services and programs being incorporated on the site are suitable
- Allowing for flexibility in the design and floorspace is needed to accommodate changing community needs and expectations.

Group 2

Being Active – Open space, landscape, recreation, playspace and youth

- Ensure open spaces are not overshadowed by tall buildings - don't obscure views
- Being a recreational area, surely scouts should be included, not removed
- Query the need for residential development in a recreational area, with a noisy amphitheatre next door
- Dog walking paths - role in social interaction
- Summer twilight concerts
- Management of anti-social behaviour will need to be considered - programmed activities for youth
- Plenty of lighting to deter anti-social behaviour
- Strength training areas at different times
- Walking areas designated in parks for different users, including suitable dog walking
- Provision for exercising indoors - equipment
- Redevelop bowling club to include more uses and users - multi-use

Group 3

Getting Around – Public transport, traffic and parking, pedestrian and cycling links

- Shared bike/walk path/divided line
- Internal access of new buildings
- Charging of electric scooters
- Access to Westfield, width of footpath on Doncaster Road
- Accessible mini-buses
- Westfield customers/workers parking in nearby streets
- Reduce speed down Doncaster Road
- High proportion of disabled parking
- Audio signage
- Zebra crossing at Council Street
- Frequent shaded seating
- Taxi ranks
- Safety lighting at pedestrian pathways

Group 4

Going Green – Environmentally Sustainable Design

- Visionary in terms of energy and water retention
- Potential to reconfigure school buildings and grounds for better efficiency
- Using tri-generation and energy management/renewables as an education resource for the community (environmental leadership)
- Think ahead of the game (so that what is 'leading edge' now will still look exciting 10 and 20 years into the project)
- Strategy is to:
 - Minimise onsite energy use (airflow, passive sustainability)
 - Maximise onsite energy production

- Not limited to Precinct 1. The initiatives and insights implemented in Precinct 1 should be extended to all Council buildings.

Group 5

Creating Identity – Culture and heritage, urban design

- Traffic slowing
- Pedestrian connection
- Identity - needs to look out
 - stages
- Heritage
- Public art - integrated history of the place tied in. old orchard country. Water Sensitive Urban Design. Reference or emulate. Footpaths to mean something, ownership.
- Wurundjeri - incorporate sculpture on footpath also. Innovative (ie. Birrarung Marr metal sculptures)
- Wall - multicultural mural temporary installation, changing.
- Consult with stakeholders. Some of our great art pieces have been rubbished in the past.
- Manningham logo - needs to be recognised in some way.
- Signage for sculptures and buildings - continuity
- Be careful with use of water
- Need for contours

10. Where to from here?

Doncaster Hill Place Manager, Sofi De Lesantis, briefly outlined the process for the Masterplan in the coming weeks. Comments from the meeting would be incorporated and the plan is due to be presented to Council on 14 April, before being placed on exhibition.

11. Closing remarks

Cr Pick thanked Issues Forum members for their attendance and participation and closed the meeting shortly after 9.00pm. The next meeting of the Doncaster Hill Issues Forum is scheduled for Wednesday 10 June, and will focus on the Doncaster Hill Pedestrian and Cycling Plan review..