



## Precinct 2 Community Consultation

July 2003

Amendment C33 to the Manningham Planning Scheme proposes to introduce a number of key elements of the Doncaster Hill Strategy (October 2002) through a variety of planning tools to ensure that the environmental, social, economic, cultural, landscape and visual attributes of the Doncaster Hill Activity Centre are established, protected and enhanced.

Amendment C33 was placed on exhibition from 13 March 2003 to 14 April 2003. Following this period a number of submissions were received by concerned residents. As part of Council's commitment to ongoing consultation with the Doncaster Hill community, an Information Session was held on 3 July, 2003, with residents from Precinct 2 to go through the issues raised in the submissions to Amendment C33. They were invited to attend an Information Session run by Council, in which relevant Officers were able to make presentations and allay any fears held by these residents. This session was a very positive one and issues and responses that emerged from questions and discussions on the evening included:

### **Concern for winter shadowing**

State Government regulations require Local Government to consider shadow diagrams only at equinox (March and September). However, all development applications are requested to submit a full range of shadowing information even though the planning provisions only require the equinox shadows to be taken into consideration and these are available for viewing as part of the application process.

### **Provision of Adequate Parking and Traffic Controls**

While plans presented showed that range of treatments will be put in place to ensure local roads will not be conducive to through traffic, a commitment was made to examining the current situation and test the effectiveness of current provisions. Also it was determined, that as part of the Amendment C30 exhibition process a session dealing specifically with traffic issues will be held on 13 August 2003.

Following extensive consultation with the abutting residents, double white lines are to be installed in Frank Street within the next 2 weeks which will prevent all parking on both sides of the road around the bend and between the bend and Tram Road. This is expected to alleviate all resident concerns with safety due to the restricted sight distance created by parked cars.

### **What does the land acquisition process involve**

Putting in place a Public Acquisition Overlay (PAO) makes it clear that Council intends to purchase land in the future. Council does not intend to compulsorily acquire any land. Land will only be acquired when an owner is willing to sell or intends to develop land for a more intensive use.

### **Impact of Hepburn Road Extension on Local Roads**

It was noted that while the extension will take the pressure off some roads, it will increase traffic along other roads and that this should be taken into consideration when advertising the amendment. Given the importance of the Hepburn Road extension, there is a need for ensuring other options can be pursued if required properties are not purchased in the short term. The proposal for the extension is the best technical option from a traffic perspective but if necessary other options would be pursued.

### **To Optimise Views other Options for Placement of Open Space Along Hepburn Road Could be Considered**

It was explained that views from the Doncaster Hill were the only consideration in the placement of the proposed Hepburn Reserve. Providing a buffer to the proposed development in Precinct 2C and ensuring linkages with the open space system were also important considerations.

### **Removal of Precinct 2G**

Given that Precinct 2G is to be put aside for open space for the Hill concern was raised as to why remove it from the Doncaster Hill boundary. It was explained that the request to remove Precinct 2G was made by residents and as other open space areas servicing the Hill (eg. Carrawatha and Saxon) are also outside the boundary, and that the controls for Amendment C33 are for guiding private sector development, this does not present a problem.

### **Removal of Covenants in Areas Outside the Hill**

Residents were reassured that the Council support the removal of Covenants would only be for properties within the Doncaster Hill boundary.

The issues raised in the session will continue to assist in the implementation of plans and developments for the overall strategy.