

PHONE: (03) 9848 3927  
Mob: 0429 391 145  
Email: [wjg@bigpond.com](mailto:wjg@bigpond.com)

W.J. & B.A. GITTINS  
22 BAYLEY GROVE  
DONCASTER VIC 3108  
AUSTRALIA

**SUBMISSION TO VICTORIAN CIVIL AND  
ADMINISTRATIVE TRIBUNAL**

**OBJECTION TO GRANT A PLANNING PERMIT  
FOR  
THE CONSTRUCTION OF SIX ATTACHED  
TWO-STOREY DWELLINGS WITH ROOF-TOP  
BALCONIES AND BASEMENT CAR PARKING  
AT  
2 ANGUS GROVE, DONCASTER**

**VCAT Reference No: P3623/2010**

# **SUBMISSION TO VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL**

## **OBJECTION TO GRANT A PLANNING PERMIT FOR DEVELOPMENT OF SIX UNITS AT 2 ANGUS GROVE, DONCASTER**

**- VCAT Reference No: p40/2004**

We John Gittins and Barbara Gittins have lived with our family at 22 Bayley Grove, Doncaster 3108 since 1968. Some of our neighbours have lived in the locality for longer.

### ***WE STRONGLY OBJECT TO GRANTING A PLANNING PERMIT FOR THE DEVELOPMENT OF SIX UNITS AT 2 ANGUS GROVE, DONCASTER.***

The proposed development is on the corner of Bayley Grove and Angus Grove Doncaster.

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## **INTRODUCTION**

Over the past 42 years, enormous changes have occurred to the local living environment in this area. The locality has been transformed from a quiet suburban neighbourhood to an area dominated by light industrial and commercial businesses, the over-development of residential units, plus the nearby development and redevelopment of the massive Doncaster Shoppingtown complex.

All these developments have meant change. To cater for much of this change and to provide for the future, Manningham Council has developed the Doncaster Hill Activity Centre (DHAC) concept to promote more intensive residential development within DHAC.

The proposed development at 2 Angus Grove, Doncaster is located outside the DHAC hence should and must meet different planning requirements than those within the DHAC

## **OVERVIEW OF LOCALITY**

The neighbourhood of the proposed development is a relatively small, discreet area which can be readily defined. It is bounded by Doncaster Road in the South, Williamsons Road in the East, Doncaster Shoppingtown Hotel and Lawford Street Park in the North, and the Eastern Golf Course in the West. The area is approximately 600 metres long by 450 metres wide covering about 27 hectares.

Apart from the busy boundary roads of Doncaster Road and Williamsons Road, there are only nine minor streets within the area – Firth Street, Bayley Grove, Angus Grove, Arnold Grove, Meader Street, Beaconsfield Street, Carnarvon Street, Idinia Court, and Lawford Street. See Locality Plan.

A major development on the boundary of this discreet neighbourhood is Doncaster Shoppingtown, well within walking distance of the whole area. Doncaster Shoppingtown has in recent years been redeveloped, virtually doubling commercial shopping space and greatly increasing the number of workers at the centre. These workers are now charged for parking at the centre, so many park their cars in nearby streets before walking to work. Some shoppers also park in nearby streets, thereby exacerbating traffic and parking problems in the nearby streets.

In addition to Doncaster Shoppingtown and within the area are a number of small business and offices. Many of these businesses are car service businesses which employ large numbers of workers, but have inadequate off-street parking for their workers, so these workers also park their cars in the narrow residential streets of the locality.

Part of this neighbourhood is within the Doncaster Hill Activity Centre (DHAC) and part is outside. The streets in the neighbourhood outside the boundary are Arnold Grove, Angus Grove, Idinia Court, part of Bayley Grove, part of Lawford Street, and part of one side of Meader Street.

## **REASONS FOR OBJECTING TO THE PROPOSED DEVELOPMENT**

### **1. Excessive Proportion of Units**

Modern planning principles emphasize a mix of detached dwellings with units in residential areas. Within the neighbourhood referred to, houses comprise only 28 percent of the dwellings with units comprising 72 percent of the dwellings. The numbers are:

- **153 units compared with 43 detached houses**

In the Firth Street, Meader Street, Carnavon Street, Lawford Street area, the density of units is far greater. The proportion is only 3 percent houses compared to 97 percent of the dwellings being units. In this area are:

- **138 units compared with 5 detached houses**

These statistics demonstrate that orderly planning has failed in this neighbourhood. The residential amenity of the area has been destroyed by the proliferation of units. The proportion of units far outstrips the proportion of detached houses, units completely dominate the situation. Further intensive unit development on sites on the outskirts of the DHAC boundary should be stopped.

***The proposed six unit development is on the corner of Bayley Grove and Angus Grove and opposite the entrance to Firth Street. It is outside the Doncaster Hill Activity Area and a gross overdevelopment of the site. It will be a massive construction, poorly designed replacing a single house. The development has limited offsets from the streets and only minor allowance for landscaping and beautification. There is no allowance for visitor off-street parking. The development will only add to existing residential congestion, further destruction of residential amenity, neighbourhood character, and the local streetscape. It will also add to serious local traffic and parking problems.***

***The proposed development fails to comply with requirements of State Planning Policy, Municipal Planning Policy or, the Manningham Planning Scheme. It has rightly been rejected by Manningham Council.***

### **2. Vehicle Traffic**

Bayley Grove acts like an outflow channel collecting traffic, in addition to Bayley Grove traffic, from Arnold Grove, Angus Grove, and Firth Street. Residents living in Arnold Grove and Angus Grove have no alternative but to travel along part of Bayley Grove when leaving their residences. There is no other outlet. Bayley Grove is also the main outlet for traffic from Firth Street onto Doncaster Road. Furthermore, during peak traffic times, cars use Bayley Grove and Firth Street to bypass traffic congestion at the main Doncaster Junction of Doncaster Road, Williamsons road/Tram Road and Elgar Road.

A properly designed collector road should increase in width as more traffic is collected, but Bayley Grove remains as a narrow residential street throughout its length.

During week days, cars are parked along the whole length of one side of Bayley Grove, Firth Street, and much of Angus Grove thus limiting traffic flow along narrow streets. See Picture. Cars cannot pass each other when they meet and one must either back off or find an opening along the parked cars to pull into. Firth Street, due to the car many service business and units along the street feeds much traffic into Bayley Grove.

Accentuating the traffic problem is the Shell Service Station built on the corner of Bayley Grove and Doncaster Road. Traffic congestion at the corner of Bayley Grove and Doncaster Road is common.

***The proposed development is on the corner of Bayley Grove and Angus Grove. Six units built where one house formerly stood, particularly when it has inadequate off-street parking, can only greatly exacerbate the existing traffic congestion problems and create a more dangerous situation for residents.***

### **3. Car Parking**

As mentioned earlier, the locality is swamped with cars parked by workers from nearby Doncaster Shoppingtown. Also in the locality are 22 commercial and light industrial establishments. The light industrial establishments are mostly car service businesses which employ relatively large numbers of workers. These businesses have grossly inadequate off-street car parking for their staff and workers. These workers, of necessity, also park their cars in the streets.

Kerb-to-kerb widths in all streets in the Locality are only 7.4 metres and 5.2 metres when kerbside parking is taken into account. When cars are parked on both sides of the road, or trucks are unloading cars onto the road for the car service businesses, barely 3 metres remains for traffic flow and passing on-coming cars is impossible, leading to the risk of head on collisions. The streets were not designed to cater for the present day activities and traffic.

Manningham Council has established signs limiting parking, except for residents with permits, to one side of Bayley Grove, Angus Grove, and Firth Street. Where cars are parked on both sides of the street, or in the case of Firth Street when cars are being unloaded from car freighters, traffic flow is seriously impeded.

***The proposed development of six units will have insufficient space for off-street parking for visitors except in the basement car parking. Visitors would be unlikely to have access to the basement car parking, or if they do, be bothered to attempt to manoeuvre into the basement car park. Most other unit developments in the area have space for off-street parking for residents and visitors. The proposed development does not and can only exacerbate the existing problems.***

### **4. Civic Pride of Unit Dwellers - hard rubbish and unkempt nature strips.**

Many unit dwellers residing in the area are renting their units have little or no civic pride. Units are regularly vacated as tenants change and the vacating tenants frequently leave large amounts of hard rubbish on the nature strips. Several of the unit developments in the area have large numbers of units resulting in many changes of tenants during a 12 month period. Piles of hard rubbish left on the nature strips by departing tenants create an unacceptable "eye sore" to the civic minded home owners who live in the area. Walking in the area frequently invokes a feeling of disgust at the sight of the hard rubbish and of wheelie bins up-ended with rubbish spilling onto the pavements and nature strips, and not cleaned up. Manningham Council is hard pressed in dealing with the problem.

In addition to the hard rubbish situation, some of the blocks of units do not have adequate provision for garden maintenance. Frequently nature strips in front of units are neglected and left unmown for weeks leading to an unkempt appearance.

### **5. Summary and Conclusions**

- ***The proposed development does not comply with State Planning Policies, Local Planning Policies, or the Manningham Planning Scheme. Council is correct in rejecting the Application for a Planning Permit for the Development.***

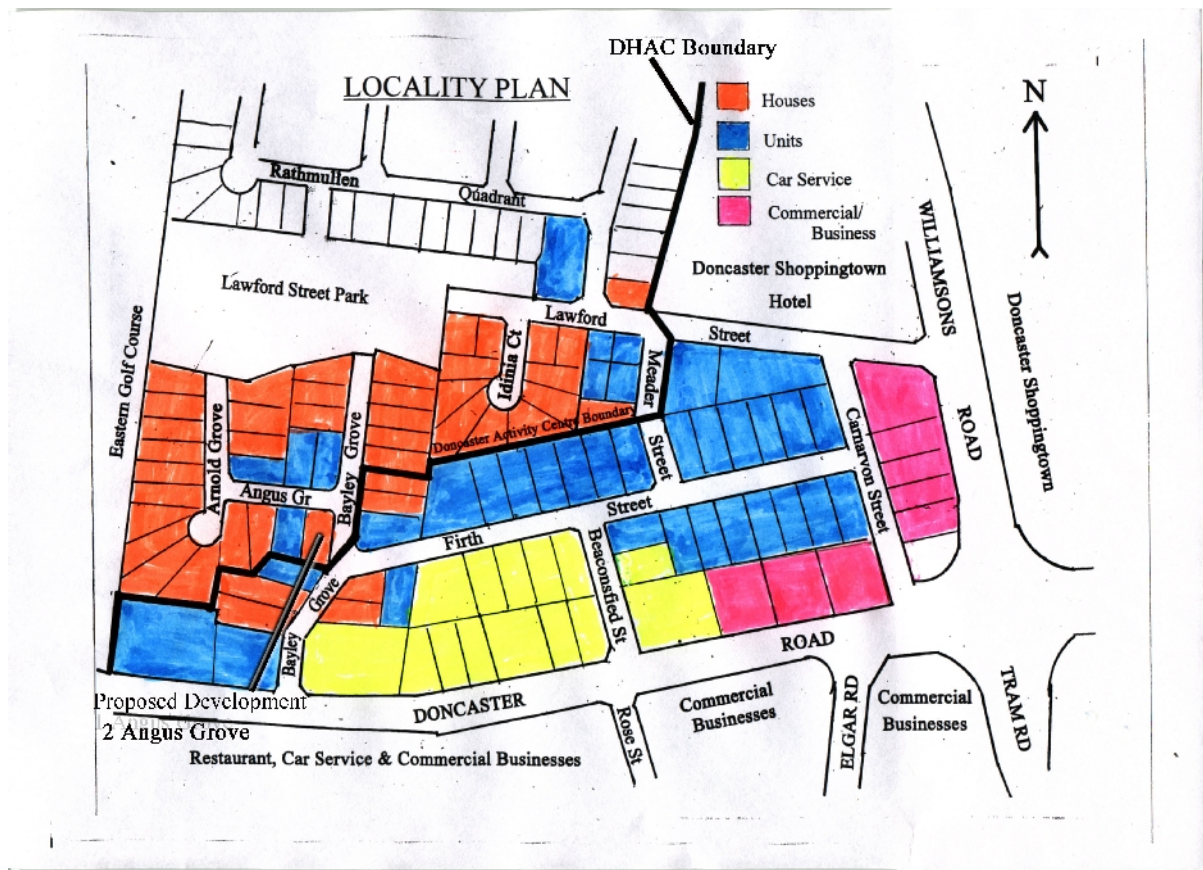
- *The proposed development is a gross over-development of the site. It will be a massive building occupying almost the whole site resulting in the destruction of residential amenity, neighbourhood character, and the local streetscape.*
- *The neighbourhood is already overdeveloped with units. 72 percent of the dwellings overall in the neighbourhood with 97 percent in a major part of it are units, compared with only 28 percent and 3 percent respectively being detached single dwellings.*
- *Any additional high density units should be confined to within the Doncaster Hill Activity Center boundary and excluded from the Buffer Areas in this Locality.*
- *There are already units on six sites outside the DHAC boundary in the Bayley Grove-Angus Grove-Arnold Grove area. Additional units in the Buffer Areas will further destroy the residential amenity and neighbourhood character of the area..*
- *On-street car parking by workers in the industrial and commercial sites is a problem for residents.*
- *The local streets are not wide enough to accommodate the existing traffic and parking requirements.*
- *Allowing more units in the area will only exacerbate traffic and parking problems.*
- *Allowing more units will further compromise traffic flow and safety of the residents.*
- *Manningham Council has difficulty managing the existing situation and maintaining the locality as an attractive area in which to live. The problems will be accentuated by more units.*
- *Hard rubbish is commonly left on the nature strips in front of many of the units due to the frequent turn-over of tenants.*
- *Nature strips and front gardens of units are frequently neglected and unkempt.*
- *Wheelie bins are frequently left out unnecessarily and overturned with rubbish spilling onto the footpath and nature strips, and are seldom, if ever, cleaned up by unit residents. The unit residents just don't appear to care.*
- *Supermarket trolleys are frequently left by unit dwellers on nature strips in front of their unit blocks.*

Signed

W. John Gittins

Barbara A Gittins

# LOCALITY PLAN





**CARS PARKED IN BAYLEY GROVE ON WEEKDAYS BY WORKERS  
AT DONCASTER SHOPPINGTOWN AND AT CAR SERVICE  
BUSINESSES NEARBY**



**CARS PARKED IN BAYLEY GROVE**



**CARS PARKED IN BAYLEY GROVE OUTSIDE 2 ANGUS GROVE**