

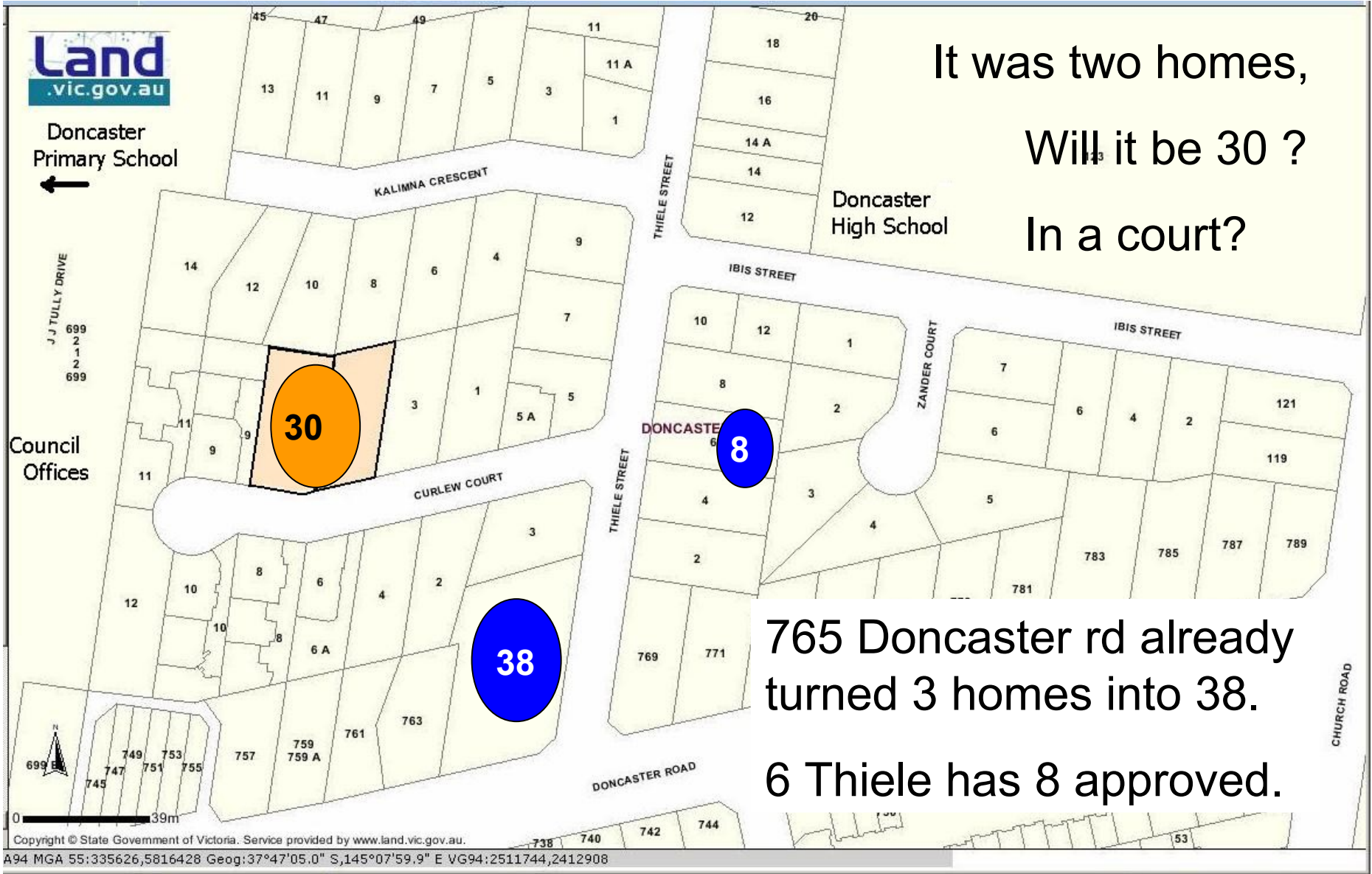
What density is planned in Manningham DD08 zones ?

Manningham has advised 30,000 residents, that they are affected by DD08 High density zoning.

What is the density target for DD08?
And what allowances and assumptions have been made ?

Submission to the Manningham council Traffic & Parking Information session . June 29th, 2011

Example 5 & 7 Curlew Court – have plans for 30 apartments NOW. Planning Dept. say that meets DD08 zone regulations.

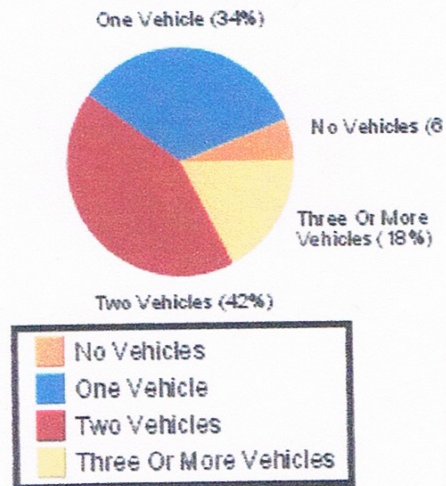


Australian Bureau of Statistics shows the following about Doncaster, Vic.

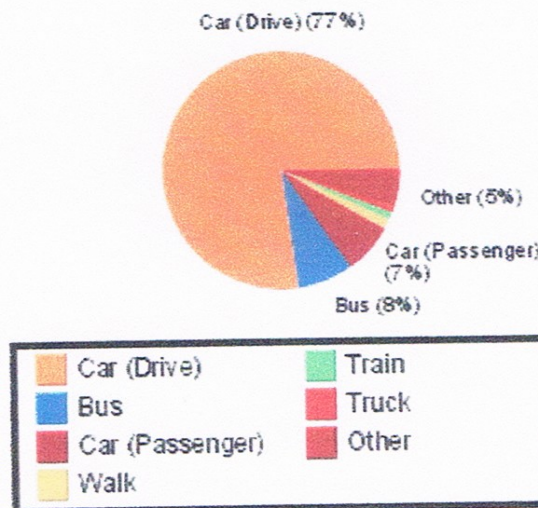
- Less than 2% of dwellings have no cars
- 80-83 % of people travel to work by Car

RP Data Demographics also show the following quantifying information.

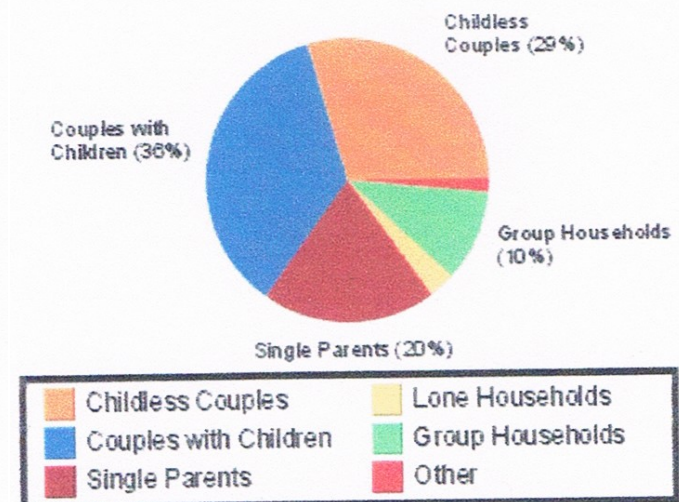
Cars per Household - 2006



Transport to Work



Household Structure



• **91% of Households have more than one car, likely when 59% of homes are couples, and 10% are shared households.**

• **Over 77% of people drive to work. (Poor Public transport.)**

Parking 2011– Current & Proposed Developments



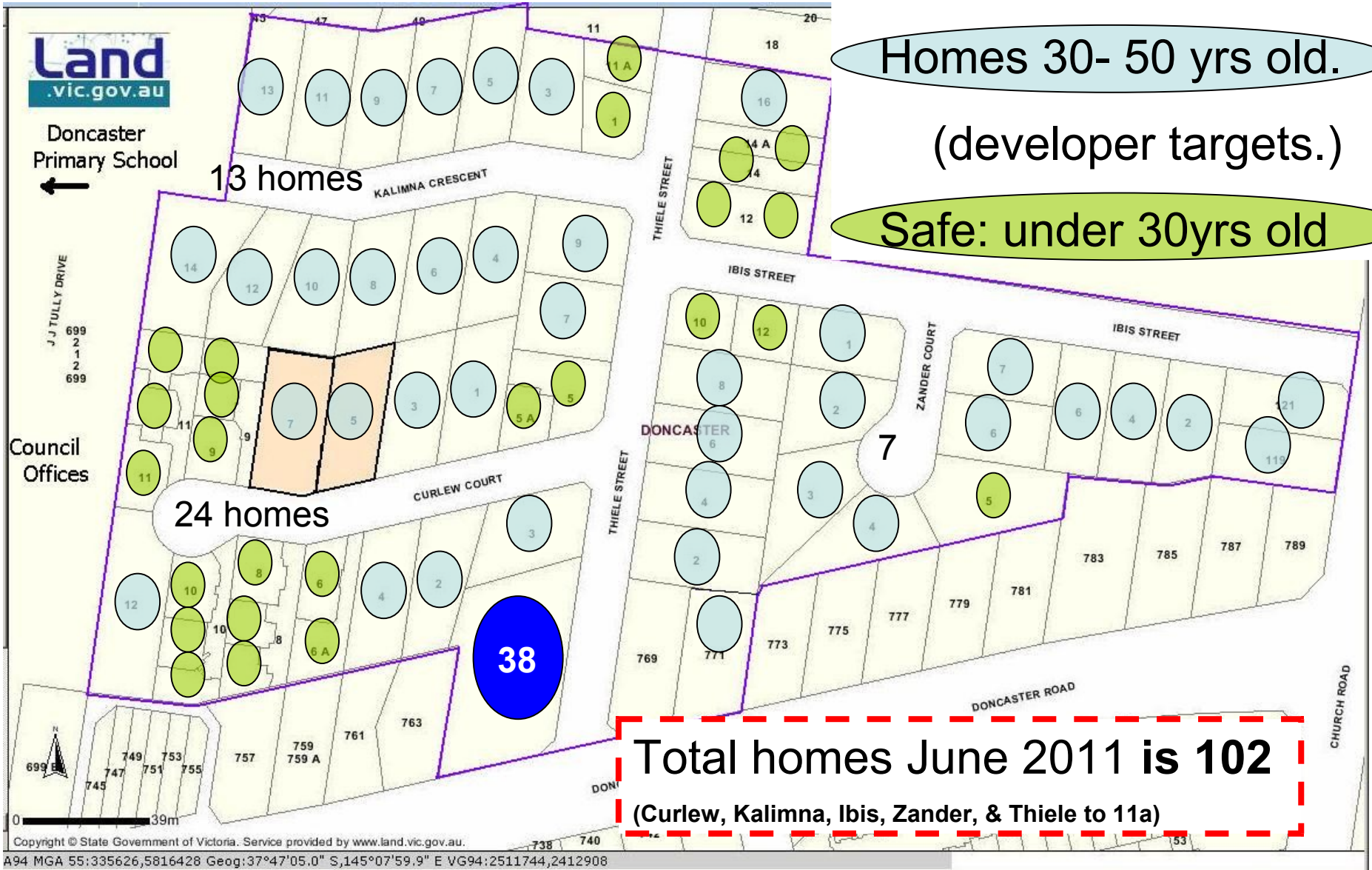
Thiele st NEEDs two way traffic, and therefore one side parking.

As this example shows, the intended use of public parking for each individual development is over bearing, and unsustainable.

30 + 20 + 6 Cars shown, overflow of on site parking before visitors.

Two (2) existing residents shown !

DD08 zones are being heavily promoted as High Density. Older homes targeted to be replaced by multi-storey apartments.



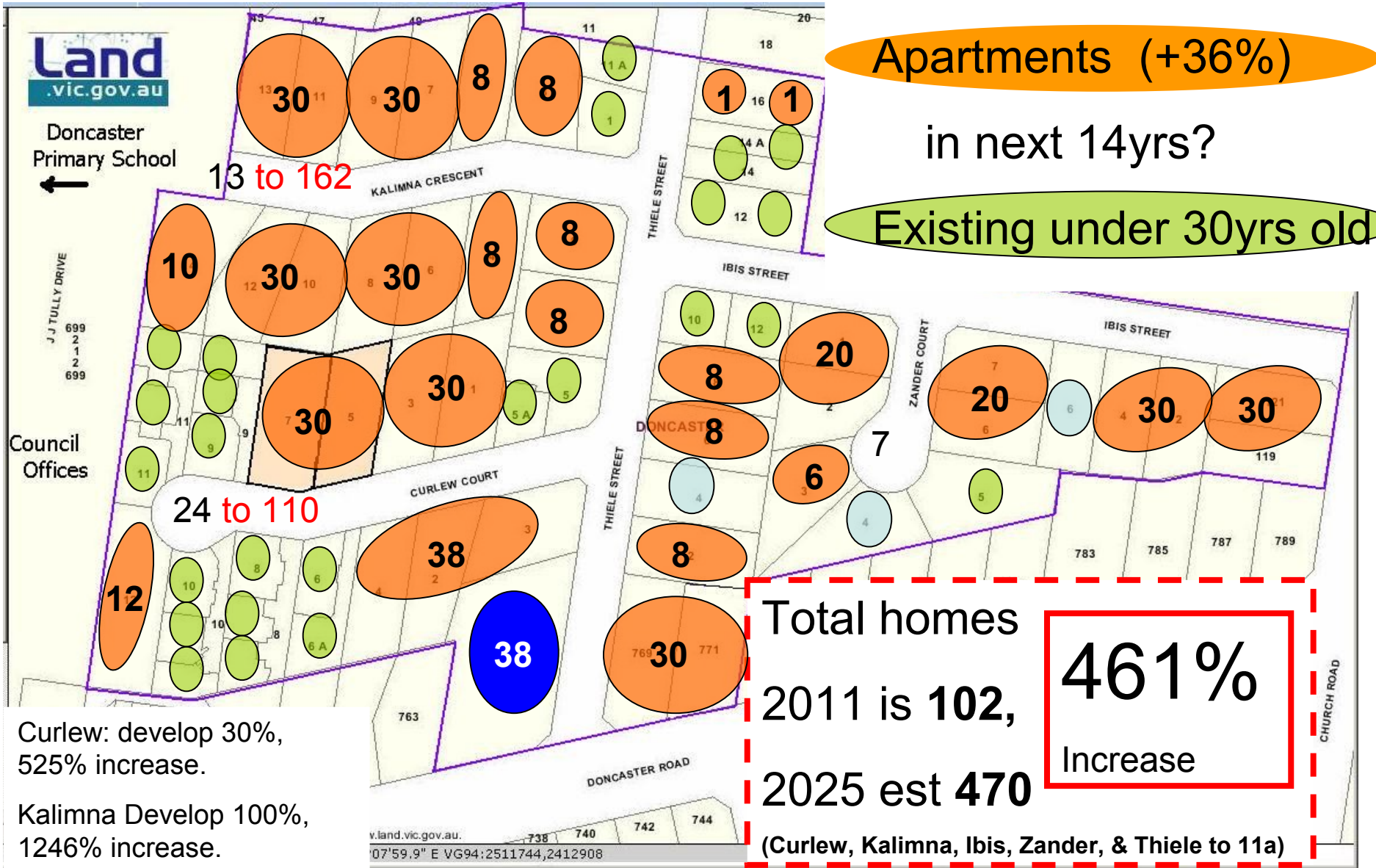
Homes 30- 50 yrs old.

(developer targets.)

Safe: under 30yrs old

Total homes June 2011 is 102
(Curlew, Kalimna, Ibis, Zander, & Thiele to 11a)

DD08 zones allow 8 Appt' on one block, 30 on two, 38 on 3 blocks. Density after older homes replaced by multi-storey apartments.



Apartments (+36%)

in next 14yrs?

Existing under 30yrs old

What is the point ?

If council allows builders to squeeze the maximum on each site in DD08, there will be major impact on traffic, parking and neighborhood character.

The example shown is not extreme, nor is it the maximum density possible in DD08

The area in this example has heavy school traffic, both car & pedestrian into primary and secondary schools.

It currently has Doncaster Road (70km/h) entering into Thiele (50km), with parking both sides, leaving one lane for both-way traffic over 150m.

It has Bus stop exit blockage & it has already created many dangerous situations.

The area shown is one of many DD08 zones in Manningham.

When council zoned areas as DD08, they must have made allowances as to the total density wanted, and the maximum density sustainable.

What is acceptable, in a closed court ? Surely not 500% of it's original design.

Please insist, legislate, that developments are restricted to their share, of the total street capacity.