

# 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 ?

***What can I do about it?***

# Who are we, what is our Purpose ?

**RAIDID : Residents Against Inappropriate Development In Doncaster**

Welcome.

Improve Community Awareness.

Understand the extent of DD08.

Tell you about your rights.

Combine our voices.

Save our Suburbs

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We are local residents who have found ourselves blissfully unaware of the Zoning changes that we now live in.

Our Purpose tonight :

# Tonight

## Procedure & the Evenings Format.

- DD08 Purpose and rules – Planning Dept.
- DD08 Real Life examples – Us.
- Questions and answer time – You.
- What you can do.
- The Bigger Picture.
- Where to from Here.

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Q & A Format:

Topic

-1 minute each person in question time. Name - Question

-Consolidated answer – addressing each point.

-Next Topic.

# Manningham Planning

DD08 from the councils perspective.

1. The purpose of DD08.
2. Regulations overview.

What is : DD08 Precinct A  
DD08 Precinct B, &  
Res3.

# Real Life Experience, living next door to 38 New apartments.

DD08 from the neighbours perspective.

Experience of  
Adjoining 765  
Doncaster rd.



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This one was finished at the beginning of the 2011,  
and we are now seeing many of the concerns we raised are now coming true....  
And some we didn't see coming.

As we go through these individual examples, think on one just like it in your street.

Then think of a couple, in the next street as you drive through it.

Then think what your area will be like when there are many of these,  
in every street, near major roads and activity centers – all the places DD08 is drawn.

Reality: What does 38 Apartments next door look like?  
Before (Triple Block.)



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Reality: What does 38 Apartments next door look like?  
After (Triple Block.)



Reality: What does 38 Apartments next door look like?  
After (Triple Block.)



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The clothes line is now useless

Great view from above.



Reality: What does 38 Apartments next door look like?  
After (Triple Block.)



Note the Shadows, think what the adjoining back yards is like.

## Reality: What does 38 Apartments next door look like? (Triple Block.)

- No privacy in your back yard
- Forget the Vegie patch
- Forget the clothes line
- Expect lots of shadowing
- Can't see safely out of Driveway
- Lots of cars on the street, but their car park seems ½ empty ?



- Lots of car park noise.
- 38 homes worth of party noise
- Our windows shake severely when ever car park opens.
- Screening not installed even though VCAT said to.



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For me there are several disadvantages.

1. Lack of sun (vegetables not growing). As you know, this is not a reason for objection to development.
2. Potential for noise pollution. So far we have been really lucky with quiet tenants but when upstairs v clearly hear activities and conversations. According to Council this is also irrelevant to the process.
3. Total lack of privacy. I rarely use the back garden as I'm overlooked. I've seen the view of my proper windows of the 4th floor apartment. (Note of explanation below).
4. Severe rattling of windows when the car park gate of the apartments is activated. This was an effect of
5. Dangerous traffic situations.

For your information, here is a summary of what has happened re privacy issue.

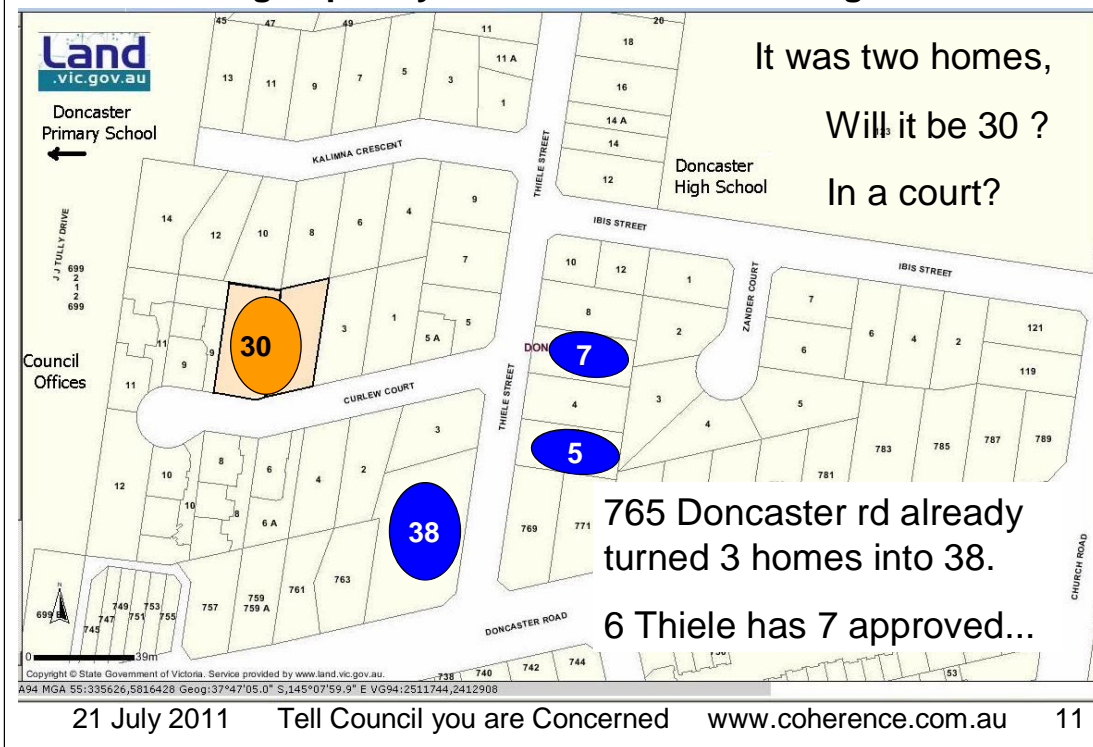
After discussion and agreement re screening signed by Simon Abdelmalak of Spec Property Development and ordered that such screenings be included in plans on April 28 2009.

In November 2010 tenants moved into the apartments although screens had not been completed. No screening until 2011.

In several discussions during February, March and April, I have been asked to wait, first for completion of screens. In further correspondence with VCAT, on May 18, 2011, I was told that Council is totally responsible for the screens.

This might be helpful, cheers.

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



This a specific example, but it applies to all DD08 streets.

Each individual development is considered as if the others do not exist,

it doesn't matter if they are planned,

it doesn't matter if they are approved,

it doesn't matter even if they are built.

They only get considered once they are tenanted.

## Reality: What does 30 Apartments next door look like? (Double Block)



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Artisits' impression – happy dancing people, no cars, big trees



## Reality: What does 30 Apartments next door look like? (Double Block)

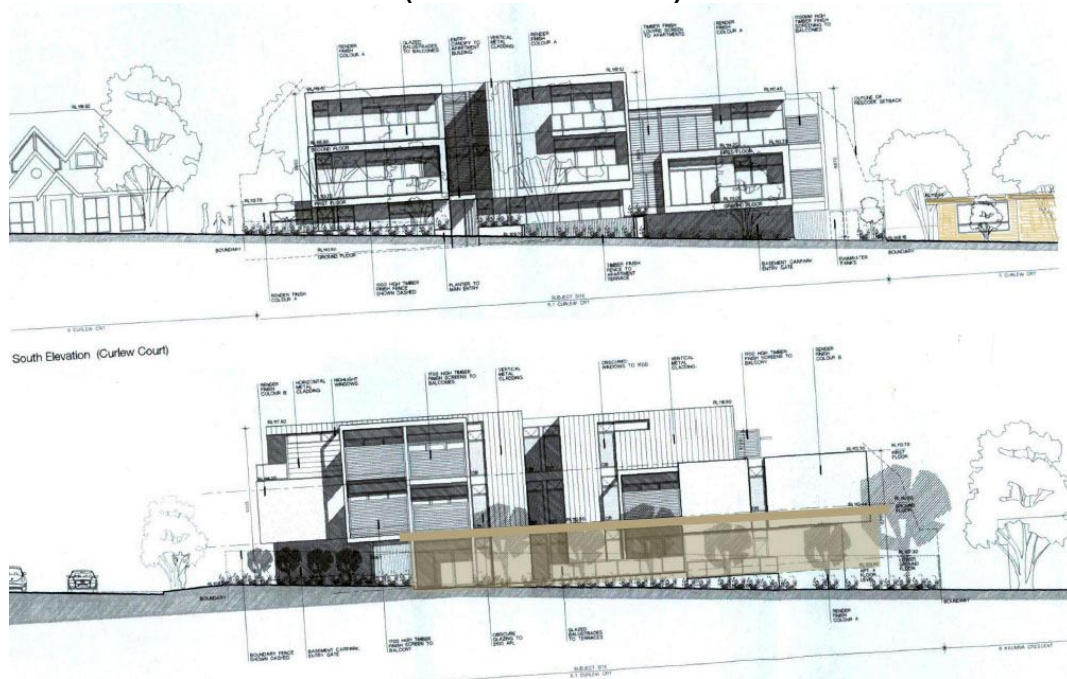


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My impression – still need to loose happy dancing people, real cars, big trees – not likely.

## Reality: What does 30 Apartments next door look like? (Double Block)

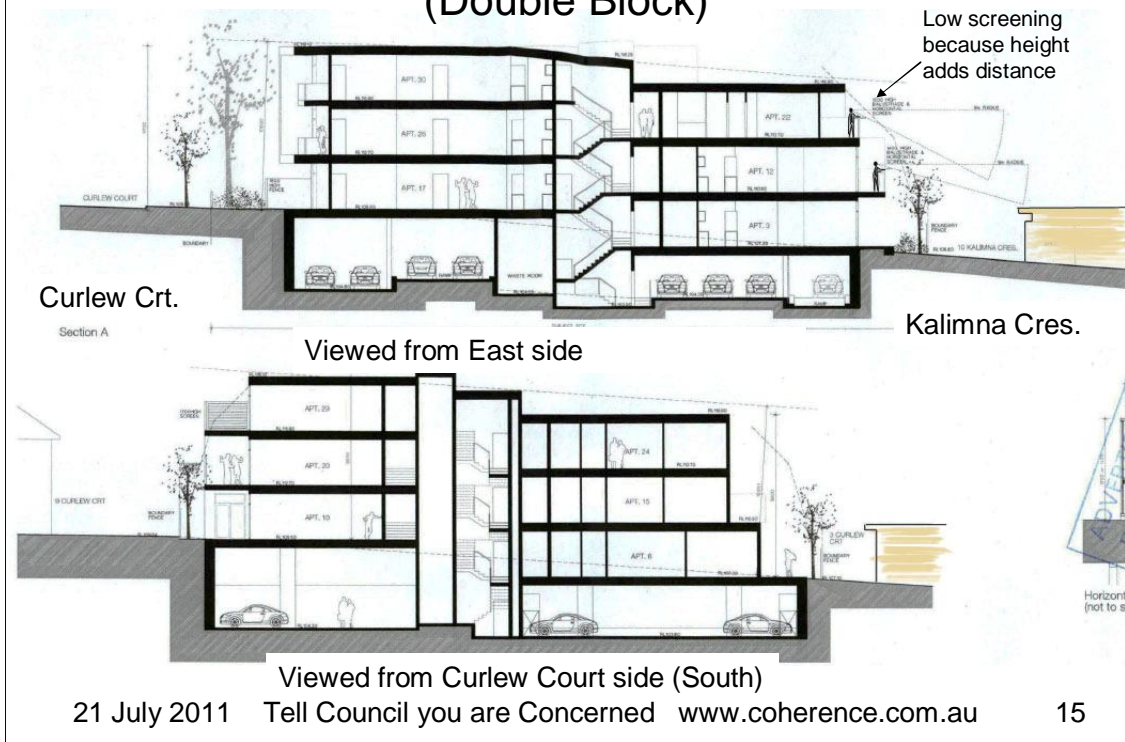


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OverBearing – Go and look up the regulations

## Reality: What does 30 Apartments next door look like? (Double Block)



Removal of trees ?– Go and look up the regulations –

Privacy Screening - Go and look up the regulations

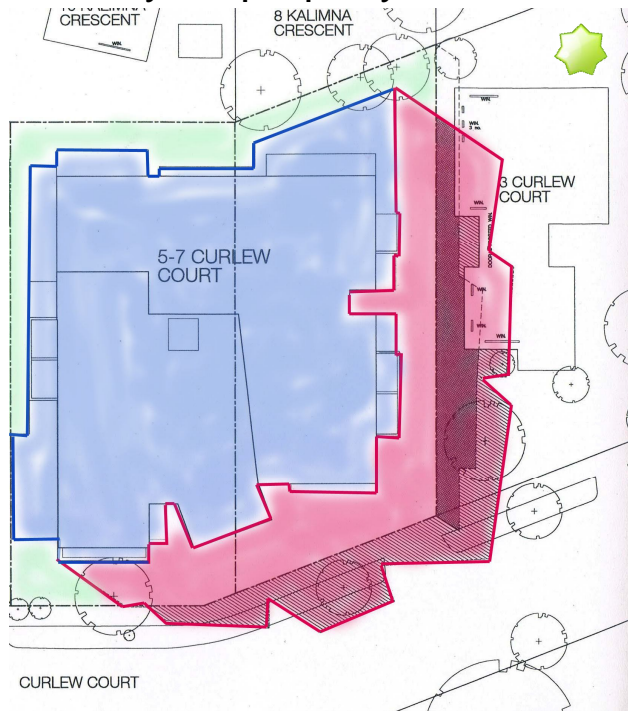
– 25% opaque, if you are within 9 meters of livable space.

Note tree on Bottom right – has only 1.5 mtr of soil.

Tree on Top right is trying to grow on the storm and sewer main pipes.

## Reality: Overshadowing...

75% of your property needs sunlight for minimum of 4hrs



Over shadowing is allowed if you have

- Sunlight for 4 hrs minimum, or
- 40 Sq mtrs of other secluded open space.

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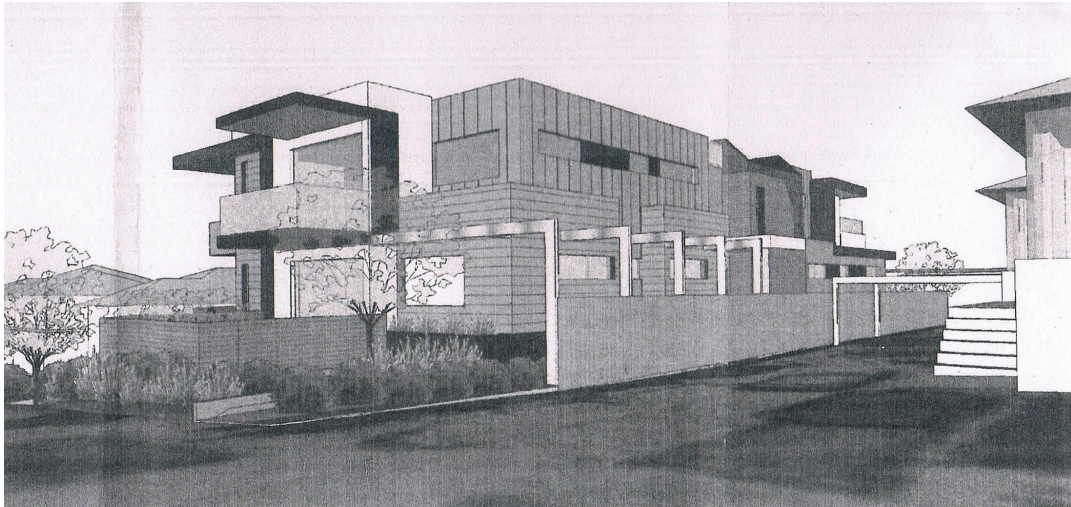
Over shadowing – Go and look up the regulations – congratulations, you get to become a Town Planner so you can argue effectively about this or any other issue.

Shown on the solar equinox at 9am, noon, and 3pm –

Secluded Private Space.



## Reality: What does 7 Apartments next door look like? Single Block.



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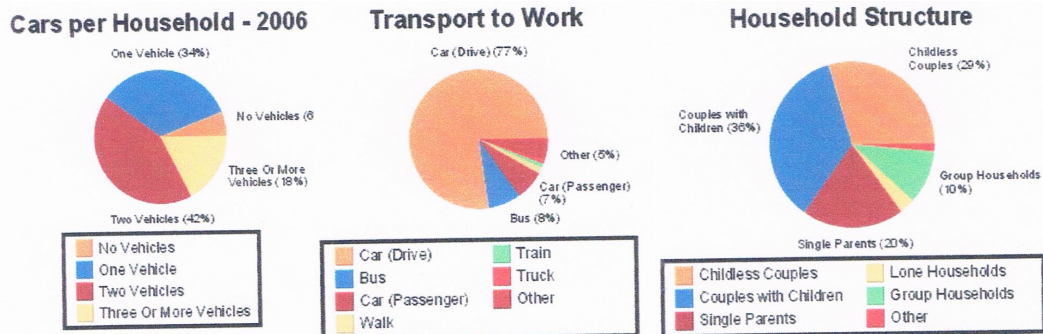
By now I think you are getting the idea of what your street is planned to look like over the coming years.

So now lets move beyond the house block and consider what else will change in your neighborhood.

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

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

RP Data Demographics also show the following quantifying information.



- **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.)**

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Who will live in these apartments ?

Couples

Couples with Children

Probably not older people as there often are not lifts.

Notice the Thin yellow wedge in the last graph – that is the lone household.

These are not cheap – they are not entry level housing for low income families

– If you can afford to pay \$600K for an apartment, you can afford a car each.

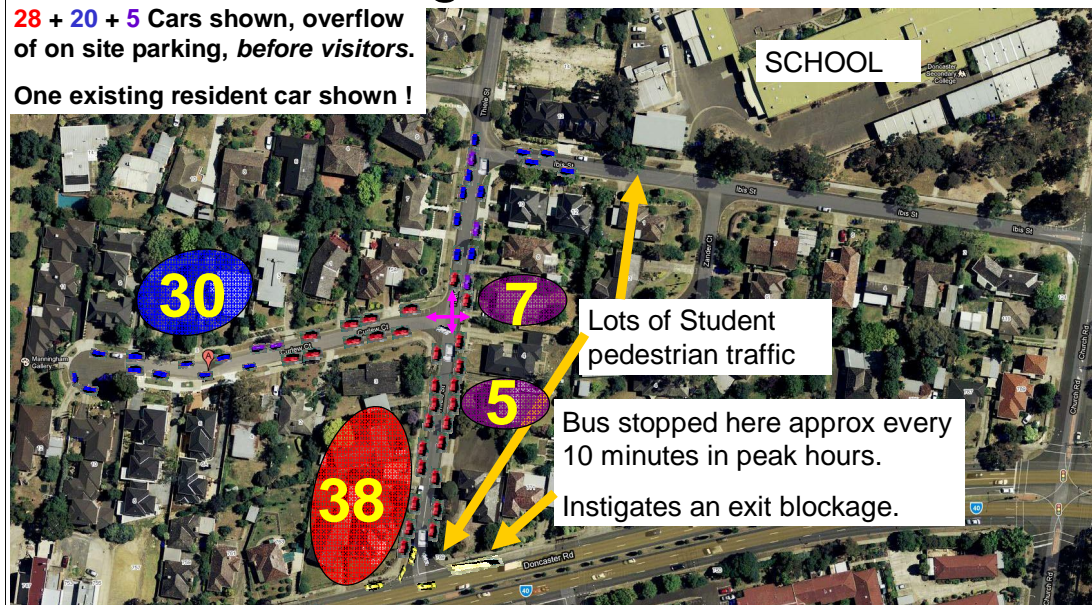
Is a young couple likely to have just one car in Doncaster ?

Our a young family, In 10 years time do you think their teenage kids will get a car ?

# Excess Parking +53 cars = Traffic Jam

28 + 20 + 5 Cars shown, overflow of on site parking, *before visitors.*

One existing resident car shown !



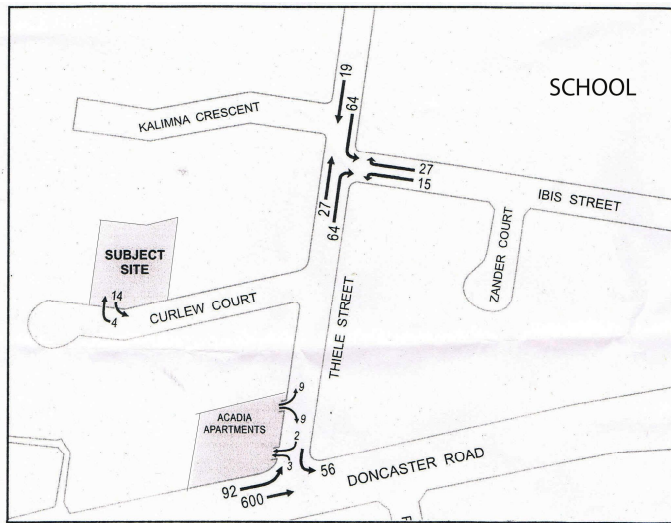
As this example shows, the intended use of public parking for each individual development is over bearing, and **unsustainable**. The traffic will be hell for everyone, and **dangerous for pedestrians**.

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# Traffic Report

**Does not need to show Approved developments, unless they are built.**

**Can ignore existing developments – if residents haven't moved in yet.**



•When we challenged council to update the report to allow for the now partially tenanted 38 ACADIA apartments, this update was submitted.

•Acadia apartments has only one driveway – this professional report, reviewed by council, clearly shows traffic in TWO driveways...

MORNING PEAK HOUR - 8:00am - 9:00am  
Project: 10412 July 2011  
Ratio Consultants Pty Ltd  
ESTIMATED MORNING PEAK HOUR TURNING MOVEMENTS  
FIGURE 2.2 (b)

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After we asked for Acadia apartments impact to be included, an updated report was done. Note they still didn't allow for the other two approved apartment blocks in the immediate area.

Did it get the all clear or are there still concerns ?

What guidance did Engineering give back to Planning ?

I'm not a traffic expert so it's hard for me to argue against these reports, although I am certain they have not included the compounding effect of other intended developments in

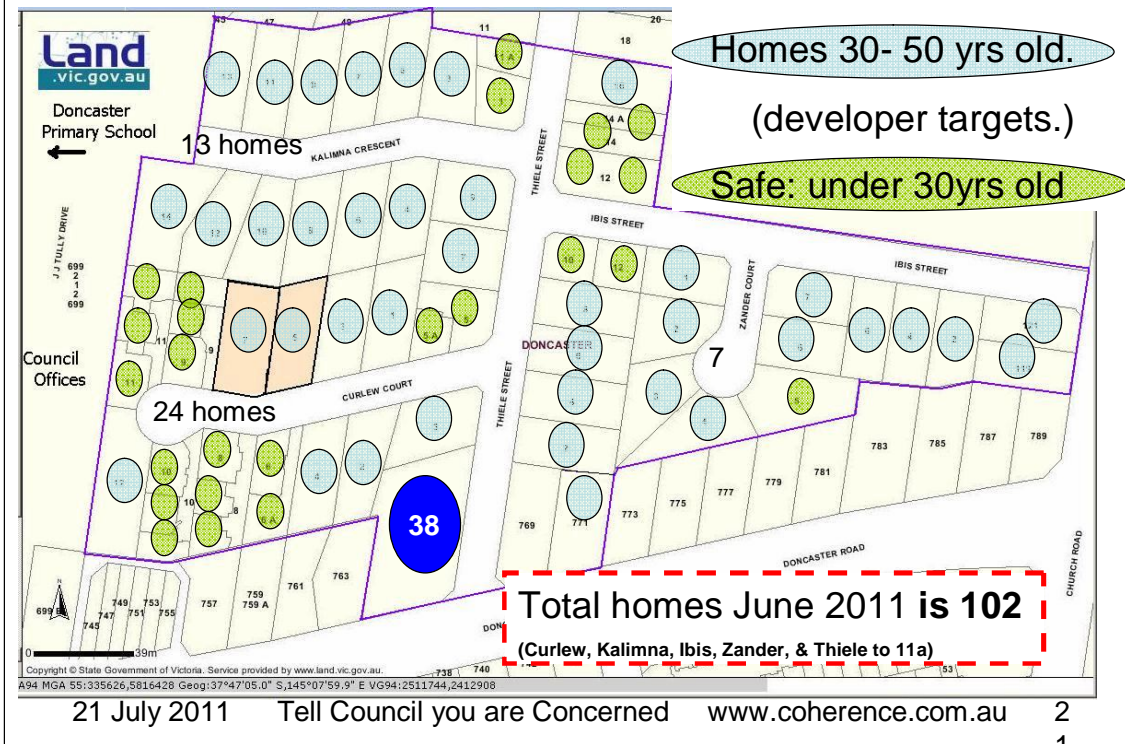
Question: Why does the traffic on Doncaster road show 600 cars going East during the identified busy period? Whereas the Vic Road Studies show steady increases to 923 cars in 2009, & continue that to 2011 would be about 1100 – That is double what is Estimated here.

Also, Why can I see traffic at Acadia apartments coming and going from both driveways – there is only ONE driveway.

Like I said, I am not a professional traffic consultant, but I can see this is wrong, the reviews are not good enough, and they are pretending this is the only development that the street has to accommodate; ever.

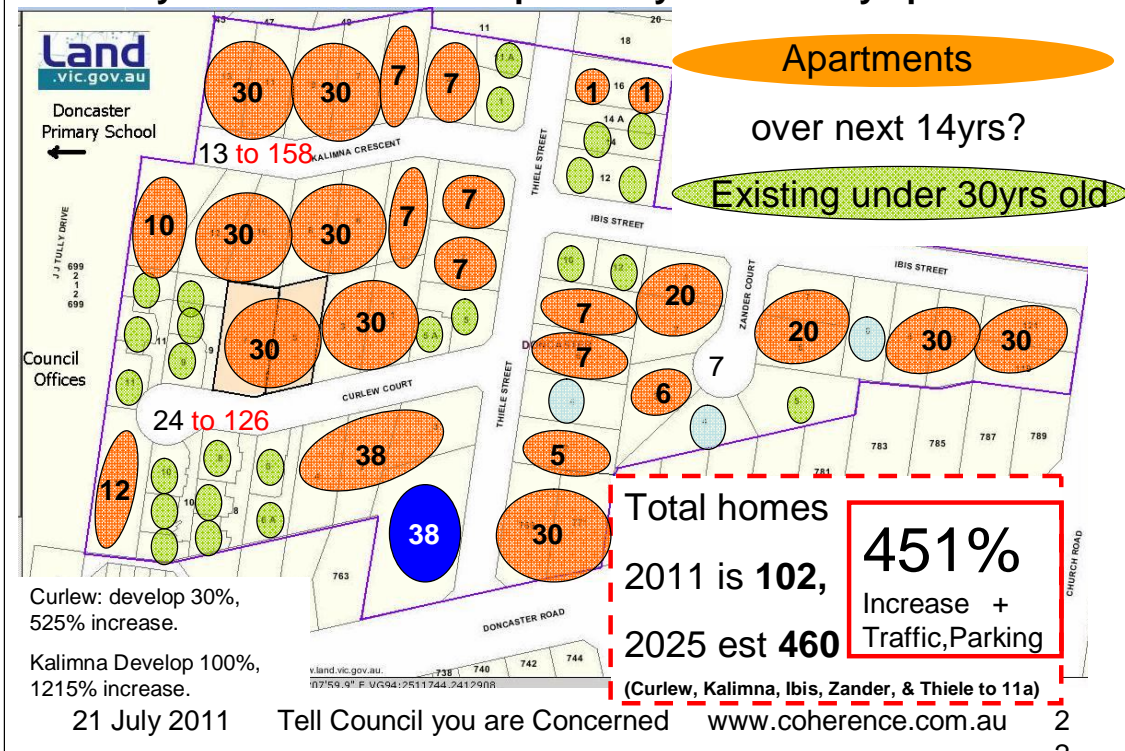


**DD08 zones are being heavily promoted as High Density.  
Older homes targeted to be replaced by multi-storey apartments.**



This traffic Pocket.

**DD08 zones allow 7 Appt' on one block, 30 on two, 38 on 3 blocks.  
Density after older homes replaced by multi-storey apartments.**



Same traffic pocket in 15 years – The old homes would now be 45 – 65 years old.

Traffic Parking ?

Double the Buses ?

All of DD08 ? 6080 homes becomes ?  
(6080 x 7 = 42,560 most areas not started yet...)

Each development CANNOT be considered ALONE, they all compound,  
and even affect the Res3 zones that pass through to get to the main roads....

## What if these developments were townhouses ?

- Two or 3 per block, instead of 7 or 15 ?
- Surely around 200-300% increase is enough in side streets and courts !
- Enough growth, Parking on site, ½ the traffic.
  - Neighborhood Character maintained.

**What density target has council set ?**

**And based on what design allowances?**

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Any good reason why it can't be not like this ?

That has been the way Curlew court progressed over the last 17 years that I have been there...

Entry level housing for families... t

hese apartments sell for over \$650,000, an existing house on a full block is \$695K.

No Lifts, so it's not for the older generation...

## 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. 6,080 DD08 sites**

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

**What is acceptable, in a closed court ? Surely not 450% of it's original design.**

**Please insist, legislate, that developments are restricted to their share, of the total street capacity, and retain most of our existing character...**

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# Question Time.

One Minute Each

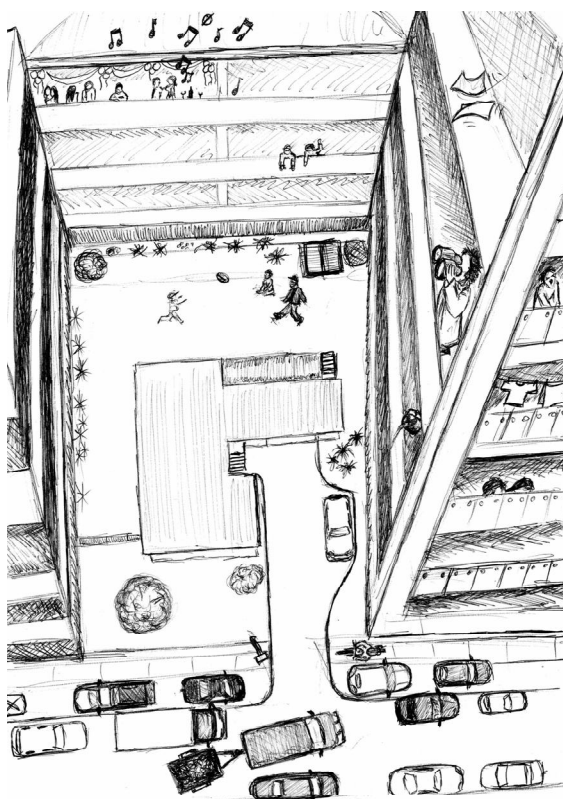
- un interrupted.
- Name first.

Topics:

1. Zones & rules.
2. Traffic & Parking.
3. Other

Answers sought at end of questions for that topic.

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# Objections: How

- Legal requirement that Council accept all objections until the Councilors decide at a Council meeting.
- Fill out the form in your own language
- Prepared objections with space for your own words

The land affected by the application is located at:	5-7 CURLEW COURT DONCASTER VIC 3108
The application is for a permit to:	CONSTRUCTION OF A THREE STOREY APARTMENT BUILDING COMPRISING 30 DWELLINGS AND BASEMENT CAR PARKING FOR 36 VEHICLES
The applicant for the permit is:	PENBURY LODGE PTY LTD
The application reference number is:	PL11/021877
You may look at the application and any documents that support the application at the office of the responsible authority:	MANNINGHAM CITY COUNCIL 699 DONCASTER RD. DONCASTER

This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- \* be sent to the Responsible Authority in writing
- \* include the reasons for the objection, and
- \* state how the objector would be affected

The Responsible Authority will not decide on the application before:

3<sup>RD</sup> JUNE 2011

Insert a date which is at least 14 days from the date the last notice under section 82(1) of the Act is to be given.

If you intend, the Responsible Authority will not give its decision.

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Take note of the application sign – it has the details you need for the form.

Take a photo if you don't have a pen.

## Discussion

-Until decision is made. Don't stop adding after the sign dates.

-Council only votes if there are significant objections, otherwise planning Dept. can approve it directly.

-Add more than one objection, if you have more issues, more items, even if you are not sure.

# Objections: What

How the development impacts upon you personally

- You, or the people you care about.

How the development impacts upon you directly:

- Height and mass / bulk are visually unacceptable.
- Car parking / traffic / pedestrian safety.
- Development does not integrate with neighborhood character
- Conflicts with zone Regulations.

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## Discussion

-Objections are still appropriate for those not immediately adjoining the development.

-You, or people you care about, may be affected by through traffic, parking, pedestrian safety.

-What if Doncaster road had 30% more traffic, and twice as many buses ?

-What if those Buses were always crowded.

-What if the car parking near the school was full well before and after school drop off time ?

-What if you moved to Doncaster area for the life style or character,  
and then in 5 yrs it becomes like inner city suburb, but without the public transport.

## -Regulations

-What about privacy, and people looking in on your children's bedrooms, or bathroom from above.

-What about shadows from the development, covering your cloth line, or garden much of the day.

-What about Noise 30 apartments – 60 people, 60 birthday parties next door each year.

-What about car park noise – gates, late nights...

-What if the excess parking makes it hard or dangerous to get in and out : Trailers, caravans, Fire Trucks ?

-What features of the area attracted you here – will they still exist ?

# Objections: Who

- Planning Department
- Councilors – they are the ones that vote
- Local MP: Mary Wooldridge
- Minister for Planning: Matthew Guy
- Shadow Minister for Planning: Brian Tee

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## Discussion

-Planning Dept check zoning is met,

and ask Council engineering etc to consider area issues like traffic & parking.

-Councilors only involved / vote, if there are significant objections or concern.

Otherwise Planning can approve as they see fit.

-Councilors vote based on Planning advice, and community input.

# VCAT

- VCAT rules on whether the plan meets the regulations, not whether the regulations are appropriate.
- If you want to change the regulations please put in a submission to Mathew Guy by 31<sup>st</sup> August and include issues for concerns and suggest options.

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## Discussion

- Regulations are about on the block, not in the neighborhood.
- Zoning definition comes from the State Gov – so change needs to come from there.
- Council can extend the zones, and say where they apply.

## Sample Letters and contact details

Go to our website for sample letters, blank forms, and latest news.

(As well as Council & other guides to making good objections.)

<http://www.coherence.com.au/>

You can also give us information about the development **next to you**, and we can share it on our web site.

# The Bigger Picture.

- The character of our Neighborhood is dependant upon many things.

## Where to from here ?

1. We want Councilors to represent & VOTE based on their communities sentiment.
2. Lobby State Gov, to change zoning and it's application.
3. Fix transport BEFORE increasing density.
4. Change how council notifies residents – use terms that convey full impact.
5. Tell us what to cover next meeting.
6. Object – Start with Curlew court Tonight.



# Next Meeting Topics ?

**Thank you.**

Get the latest updates,  
information, & forms from our  
website.

By residents, for residents.

<http://www.coherence.com.au/>

