

It's a tale of two developments, with one facing objection and an aged care complex approved, reports **Andrew Rogers**

Storeys bound for VCAT

A DONCASTER man says homeowners in his quiet suburban street would have been happy for a townhouse development proposal to go ahead if planners had scaled back the project.

But after nine multi-storey dwellings were given the green light by Manningham Council, Frank Pavan said Winbrook Court residents had no choice but to pursue the matter through VCAT.

The plans, submitted by developer Sky Hao, would see nine two and three-storey townhouses built on 1 and 2 Winbrook Court.

The council approved the plans with some amendments last month.

"We're not against the development of the two blocks but we think perhaps four or five townhouses would be more appropriate rather than nine," Mr Pavan said.

The court runs off Saxon St behind Westfield Doncaster with some of the dwellings planned to front on to parkland in Saxon Reserve.

Mr Pavan, who has lived in Winbrook for six years, said established homeowners were also worried the plans were not in keeping with the existing streetscape, and resultant traffic and parking chaos. The council received 27 objections to the plans when it was advertised earlier in the year.

"The height is a problem — a part three-storey construction is very high. Plus they've

“We think perhaps four or five townhouses would be more appropriate rather than nine

— FRANK PAVAN

planned flat roofs as opposed to the tiled, pitched roofs already in Winbrook Court,” he said.

“There won't be enough visitor (parking) spaces and functionally (the width of the street is) inappropriate.”

Mr Pavan said the street was not a main road. “It appears as though councillors and planners have okayed this application because it complies with the planning scheme in a literal sense but we feel it should be put into appropriate context of a quiet suburban street.”

The council voted in favour of the development despite Cr Dot Haynes putting forward an unsuccessful alternative motion to knock it back.

“Taking down a house and putting three up is considered greed and a lack of consideration for neighbourhood character,” she said.

But Cr Paul McLeish said the proposal complied with planning scheme regulations. “This is a reasonable outcome for this location. There are property values of \$1.8 and \$1.9 million here and one of the reasons is the opportunity for development.”



An artist's impression of the Benetas development approved for Doncaster Hill.

Nod for Benetas aged care project

MANNINGHAM Council has approved an multi-storey aged care and retirement living complex for Doncaster Hill.

Provider Benetas says the \$110 million development would become a “flagship project” for the company.

The building will feature a 124-bed residential aged care facility accessed from Doncaster Rd and 76 retirement apartments with Carawatha Rd access.

The aged care facility will be five

storeys with a two-storey basement, while the retirement living section will be six storeys with a one-storey basement.

The project also includes a rooftop terrace, cinema, gym and spa, library, internet cafe, coffee shop and restaurant.

Benetas general manager of strategy and housing Chris Karagiannis said the project focused on providing local aged care and retirement living.

“Benetas already has a co-located

residential service in Traralgon but this site would be the first purpose-built multi-storey development of its kind for the company,” he said.

“We're thrilled to be able to deliver this project for the Manningham community. The project supports our vision to provide a positive and fulfilling experience of ageing where everyone has the chance to age well in communities of choice and support.”



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