

Summary of Submissions
10 Consulting Group Pty Ltd –Forest Ridge Development Plan

| Submission Number | Summary of Submission | Submission Theme |
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| 1 | Objects to the development. Concerns include: <ul style="list-style-type: none"> - The proposed built form of 6 storeys destroying the beauty of the area. - Would rather see single or double homes or retail stores. | Built form and neighbourhood character |
| 2 | Objects to the development. Objects to the total number of dwellings and the proposed built form of 6 storeys. Concerns include: <ul style="list-style-type: none"> - Impact on street parking. - Considers that 6 storey built form inappropriate. - Has a concern in regards to the proposed road reserves being able to accommodate the number of vehicles on the site. | Built form and neighbourhood character Intensity of development Traffic and car parking |
| 3 | General support for the potential retail development of the area. Objects to the residential component. Concerns include: <ul style="list-style-type: none"> - The potential number of total dwellings. Considers 700 to be an unreasonable number. - Objects to the proposal for a six storey built form and considers that the highest dwellings should be no more than 3 storeys. - Does not support four storey development so close to Ansett Crescent. - Considers the proposal will result in traffic congestion. | Intensity of development Built form and neighbourhood character Traffic and car parking |
| 4 | Objects to the development and the proposed six storey built form. | Built form and neighbourhood character |
| 5 | Objects to the development and the proposed six storey built form. | Built form and neighbourhood character |
| 6 | Objects to the development. Concerns include: <ul style="list-style-type: none"> - the traffic impacts of the proposal. - Considers 6-7 hundred dwellings to be excessive. - Considers the built form of 6 storeys to be excessive. - Concerned about the proposed 4 storey built form in close proximity to Ansett crescent. - Considers that the highest built form should be 3 storeys. - States that amenities in the area would be severely impacted, in particular local schools. | Traffic and car parking Intensity of development Open space and infrastructure |
| 7 | Raises significant concerns in regards to the traffic report supplied and the potential traffic and parking implications on the surrounding area. | Traffic and car parking |
| 8 | Recommends that a shared path could be provided on Hawthorn Road boundary to connect to the wider surrounding cycling network. | Public transport and active transport |

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| 9 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - Objects to the proposed built form of six storeys. - Has a concern of the ability of the surrounding road network to accommodate the proposed number of dwellings. - Considers that road widths should be wider to accommodate on street car parking. - Considers that the built form needs to accommodate more open space and wider road reserves. | <p>Built form and neighbourhood character</p> <p>Traffic and car parking</p> <p>Open space and infrastructure</p> |
| 10 | <p>Objects to the development. In particular the proposed six storey development. Have concerns that increased traffic will devalue property.</p> | <p>Built form and neighbourhood character</p> <p>Traffic and car parking</p> |
| 11 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - Considers that the traffic generated by the development will be excessive and that most traffic movements will be pushed onto secondary roads. - Objects to the proposed built form of 6 storeys and that the large number of 4 storey developments will be a gross over development on the site. - Concerned that the site will not be able to accommodate its parking requirements for visitors and there will be overspill onto the surrounding road network. | <p>Traffic and car parking</p> <p>Built form and neighbourhood character</p> <p>Intensity of development</p> |
| 12 | <p>Does not state they object to the development. However, provide a number of comments. These include:</p> <ul style="list-style-type: none"> - That the development will be out of character for the surrounding area. - Considers that 3 storey developments similar to Burwood Road would be more appropriate and satisfy the planning scheme. - Raises that apartments will dominate the site and that this limits to proposed housing diversity on the site. - Believes that by reducing the proposed built form, views to the heritage building would become more visible and dominant. - Raises the point that Magnolia drive carriageway is too small to accommodate the proposed number of dwellings and traffic numbers. Would like to see Magnolia drive blocked and not a through road. <p>Uses the example of the previous development on the site, that the on street car parking is insufficient and there is not enough off road car parking for visitors. Considers that this matter should not be overlooked.</p> <ul style="list-style-type: none"> - Has concerns regarding increased traffic movements. - Has concerns that properties will not be owner occupied and may remain vacant. - Believes that the development will have property value impacts for the owners on Tisane and Magnolia Drive. | <p>Built form and neighbourhood character</p> <p>Traffic and car parking</p> <p>Other issues</p> |
| 13 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The proposed built form and traffic increase. - Considers the proposal will devalue their property. | <p>Built form and neighbourhood character</p> <p>Traffic and car parking</p> <p>Other issues</p> |
| 14 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The proposed built form of six storeys and four storeys, considers it to be out of character. - Considers that the proposed dwelling numbers are excessive. | <p>Built form and neighbourhood character</p> <p>Intensity of development</p> |
| 15 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - Six storey built form and considers that it is out of character. - Raises concerns about increased traffic congestion. | <p>Built form and neighbourhood character</p> <p>Traffic and car parking</p> |
| 16 | <p>Does not indicate support or objection. Comments are that the Development Plan should create cycling connections and provide for shared paths on the exterior of the site to improve cycling connections on a broader scale.</p> | <p>Public transport and active transport</p> |

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| 17 | <p>Does not indicate support or objection. However, raises the following concerns:</p> <ul style="list-style-type: none"> - That Magnolia Drive and Elmington Avenue will be used as short cuts to Hawthorn Road. Believes that these streets are too narrow to accommodate the potential traffic. - Raises concerns with the existing on street parking and traffic issues in Elmington Avenue. Believes that proper signage needs to be installed and Council inspections to ensure compliance, particularly around School drop off/pick up time. - Would like to see Magnolia Drive be kept as a no through road, terminating where existing houses are. Believes that traffic volumes have not been taken into account for Elmington Avenue and the potential trips generated through here. | Traffic and car parking |
| 18 | <p>Does not indicate support or objection. However, raises concerns that the proposed built form will overshadow their property and that the increased traffic will create an unsafe environment.</p> | Built form and neighbourhood character Traffic and car parking |
| 19 | <p>Does not indicate support or objection. However, provides comments that more detail is required for the integration of existing and proposed walking and cycling paths. Believes more should be done to integrate with surrounding networks e.g. Healesville Freeway reserve.</p> | Public transport and active transport |
| 20 | <p>Does not indicate support or objection. However, raises a number of concerns. These concerns include:</p> <ul style="list-style-type: none"> - That the community consultation was inadequate. - Considers that the development does not fit within the vibe that the community has worked so hard to keep. - Traffic management, is concerned that the impacts on surrounding local streets have not been considered. - Raises a question of will increased population create crime. - Believes that the 6 storey built form will overshadow surrounding areas. - Considers that the public transport network will be overstretched with the population increase. - Believes there will be a significant impact on the Forest Hill Medical Centre wait times. | Consultation process Other issues Traffic and car parking Built form and neighbourhood character Public transport and active transport Open space and infrastructure |
| 21 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The Proposed built form of 6 - 4 storeys. - Considers that without access to train station or shopping centres within walking distance the development is excessive and puts too much pressure on the surrounding road network. - Raises the points that the the proposed roundabout at Echunga Close will generate traffic chaos and believe that a reduction in the overall dwelling numbers would produce a more reasonable outcome. - Commented that there needs to be more commentary on the timeframes for the construction period. | Built form and neighbourhood character Intensity of development Traffic and car parking Other issues |

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| 22 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The proposed 6 storey built form. - Considers that the development will create increased traffic. - Considers that oversized apartments will devalue the prices of surrounding properties. - Believes that apartments should be restricted to 3 storeys high and should only be built on Main Road likes Burwood Highway. | <p>Built form and neighbourhood character</p> <p>Traffic and car parking</p> <p>Other issues</p> |
| 23 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - That building over two stories would be overkill in this area. - Has a concern that the increased traffic from the development will create transport issues and increase the likelihood of accidents. - Concerned that there will be parking impacts on surrounding streets with particular regard to Echunga Close. - Objects to the Development on the basis that the size and magnitude is too great. | <p>Built form and neighbourhood character</p> <p>Traffic and car parking</p> <p>Intensity of development</p> |
| 24 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The proposal to be a huge over development of the site. - Believes that the traffic impacts of the development will cause bedlam on the streets. - States that the developer is trying to maximise profits with no care for our neighbourhood. They won't have to live in such congestion if this obscene overdevelopment gets approved. - Considers that the built form is out of character for the area. Considers that no new development should be over 3 storeys in height and that anything higher will cause unreasonable overshadowing. - Is concerned that the site will become a concrete jungle ghetto as many of the existing trees will be destroyed. Considers that more trees and open spaces need to be incorporated into the development plan. | <p>Intensity of development</p> <p>Traffic and car parking</p> <p>Other issues</p> <p>Built form and neighbourhood character</p> <p>Open space and infrastructure</p> |
| 25 | <p>Does not indicate support or objection. However raises comments. These comments include:</p> <ul style="list-style-type: none"> - Concerned that the proposed built form interfaces are inappropriate and that there are no transitions to the southern edges. - Considers that the built form will block views to the Dandenong's for surrounding properties. - Raises the point that a vast majority of existing trees onsite will be removed. - Refers to images included in the development plan and believes that these will not reflect the proposal. - Raises queries in relation to the scale of the proposed Public Open Space and the total area. - Queries the setbacks to the previous development. | <p>Built form and neighbourhood character</p> <p>Open space and infrastructure</p> |

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| 26 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - That Council should further consider the development plan once total dwelling numbers and potential residents are firmed up and agreed on. Without a firm number, the plans and predictions are meaningless. - Raises a number of concerns in regards to the high density of the development including that it is inappropriate for a residential area, community infrastructure won't be able to cope. That it will have a significant impact on local schools, traffic congestion will dramatically increase, considers that Council should not approve the Development Plan until this information is provided. - Raises a number of concerns in regards to the height of buildings, these include: States that the height will have a negative impact on property values, considers that the rows of apartment blocks will create a ghetto like experience. - Considers that not enough open space has been provided for the Development Plan with particular regard for the proposed 3, 4 and 6 storey buildings. Is concerned that the proposed public open space is insufficient and considers that removing a block of apartments and expanding this area would create a better outcome. - States that the heritage building will be virtually surrounded by four and six storey buildings apart from the entrance driveway. - Does not agree with a staged approach to the Development Plan. | <p>Intensity of development Open Space and Infrastructure Traffic and car parking Built form and neighbourhood character Open space and infrastructure Heritage Other issues</p> |
| 27 | <p>Does not indicate support or objection to the development. However, raises concerns in regards to the proposed traffic impacts, considers there should be no apartments and believes the supporting infrastructure will not be able to cope with the number of people.</p> | <p>Traffic and car parking Built form and neighbourhood character Open space and infrastructure</p> |
| 28 | <p>Does not indicate support or objection to the development. Raises concerns that include:</p> <ul style="list-style-type: none"> - The proposed built form will create unreasonable traffic implications and that on street parking is inadequate. - Raises concerns that turning from Elmington Avenue into Hawthorn Road is problematic and considers the additional traffic will make this impossible. - Believes that there is no strategic justification for building such high density housing in this particular area. - Considers that this proposal will change the atmosphere of the area. - Considers that Council should reject the Development Plan. | <p>Built form and neighbourhood character Traffic and car parking Intensity of development Other issues</p> |
| 29 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - That the proposed built form of 6 storeys will overshadow housing in the area. - Increased traffic will lead to increased car parking on the surrounding streets and believes that two car parks per dwelling will be inadequate. - Concerned that the development will cause traffic congestion and increased noise. - Concerned that the development will cause strain on the infrastructure within Forest Hill. - Believes that there quality of life will change for the worse and will spoil the community environment. | <p>Built form and neighbourhood character Traffic and car parking Open space and infrastructure Other issues</p> |

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| 30 | <p>Does not indicate support or objection to the development. However, raises a number of concerns. These concerns include:</p> <ul style="list-style-type: none"> - The ability of the surrounding road networks capacity to accommodate the proposed growth. - Believes there is insufficient public transport in the area. - Considers that a six storey apartment building will not be in keeping with the development of the area. - Have concerns that the buildings will overshadow the surrounding homes and will create privacy issues. - Is concerned that the surrounding public infrastructure including schools and hospitals will not be able to cope with the increased population. - Is concerned about the potential for increased crime rate. - Considers that the community notice was insufficient for residents to respond. | <p>Traffic and car parking Public transport and active transport Built form and neighbourhood character Open space and infrastructure Other issues Consultation process</p> |
| 31 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - That the proposal is not in line with the general character and design of Forest Hill or mainly double storey dwellings. - Does not believe that the infrastructure of the area especially roads, bus lines, schools, shops, medical centres and policing will be strained by such a huge increase in population. - Considers that the development will render our area less desirable and will devalue their property. - Believes the additional traffic will create a safety issue and more accidents. | <p>Built form and neighbourhood character Open space and infrastructure Other issues Traffic and car parking</p> |
| 32 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The notification period was insufficient. - Considers that 6 storeys is not respectful of the adjoining neighbourhood character. - Is concerned with the reference to Hawthorn Road as a major road and outlines that Council refers to this road as a collector road. - Have concerns that the public transport won't be able to cope. - Concerned about extended timeframes and wait times at the Medical Centre. - Concerned about public schools and policing ability to cope with influx of residents. - States that they have discussed with real estate agents and believes that the project will devalue their property. | <p>Consultation process Built form and neighbourhood character Traffic and car parking Public transport and active transport Open space and infrastructure Other issues</p> |
| 33 | <p>Does not indicate support or objection to the development. However, raises a number of concerns. These concerns include:</p> <ul style="list-style-type: none"> - Considers that high density 6 storey units in such a small area with limited infrastructure is a major oversight on Councils part. - Considers that a number of infrastructure services not related to Council will be stretched. - States that Hawthorn, Mahoneys and Springvale Roads are at full capacity and cannot handle any further traffic. - Raises concerns with the quality of construction and believes that the designs are totally energy inefficient. - States that the previous development looks exactly the same and is not very aesthetically appealing and not empathetic to those who look at them. - Is concerned with the consultation process and consider that it is development by stealth. | <p>Built form and neighbourhood character Open space and infrastructure Traffic and car parking Other issues Consultation process</p> |

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| 34 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - Considers the proposal to be a gross over development. - Have concerns that an additional 700 dwellings will create enormous pressure on the existing amenities and infrastructure. - Has a particular concern in regards to the proposed traffic entry and exit plan. Considers that Hawthorn Road is not capable of accommodating up to 1000 additional cars. Is concerned that this will have impacts on the surrounding road network. - States that the development exceeds anything in the surrounding area and does not provide a sufficient interface to existing neighbouring properties, particularly to the west and south. - Considers that the building envelope should be restricted to a maximum height of 4 stories and 2 stories at the high points and at the interfaces. - States that interface envelopes should be limited to two stories for a minimum depth of 30m. - Considers that the proposed open space is inadequate and that sufficiently more open space should be included in the development proposal. - Is supportive of using the fall of the land to mask building heights and provide better integration with the existing neighbouring properties. | <p>Intensity of development Open space and infrastructure Traffic and car parking Built form and neighbourhood character Open space and infrastructure</p> |
| 35 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - Increased traffic. - The likelihood that high density estate will degenerate through minimal upkeep and will look like a housing commission estate. - It will reduce the value of the area. | <p>Traffic and car parking Other issues</p> |
| 36 | <p>Does not indicate support or objection to the development. However, raises a number of concerns. These concerns include:</p> <ul style="list-style-type: none"> - Have concerns in regards to overshadowing of their property. - Is concerned about the road width and that the development will increase the traffic problems and parking issues. - Concerned about losing views from their property. - Concerned about crime. | <p>Built form and neighbourhood character Traffic and car parking Other issues</p> |
| 37 | <p>Does not indicate support or objection to the development. However, expresses a number of concerns. These include:</p> <ul style="list-style-type: none"> - That 6 storey built forms are not within keeping of the surrounding neighbourhood. - Concerned about the height of the buildings blocking views of the sky from their house. - Considers that the plans are inappropriate to the overall streetscape of Forest Hill. - Considers that buildings not over four storeys would be more appropriate and would support this outcome. | <p>Built form and neighbourhood character</p> |
| 38 | <p>Objects to the development and opposes any buildings over two storeys as anything over will cause congestion on the roads.</p> | <p>Built form and neighbourhood character Traffic and car parking</p> |

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| 39 | Does not indicate support or objection to the development. However, is concerned in regards to the proposed height, traffic build up and the abrupt tall buildings that will destroy the beautiful landscape. | Built form and neighbourhood character Traffic and car parking |
| 40 | Have significant concerns in regards to potential traffic. Raises concerns with the light cycle at Hawthorn Road. Considers that Council needs to lobby VicRoads to install a keep clear zone on Bulkara Avenue exit to Springvale. Extremely concerned about the proposed number of new dwellings and would support the development if it were two storey houses and townhouses. | Traffic and car parking Intensity of development |
| 41 | Object to the development on the basis of: <ul style="list-style-type: none"> - Massive overdevelopment. - Size of the built form is excessive. <p>There is already insufficient parking in the estate and is constantly clogged.</p> <ul style="list-style-type: none"> - Insufficient open space. - The estate could become a rat run for cars from Springvale Road. - Strain on schools and the medical centre. - Streets are too small for emergency services. | Intensity of development Built form and neighbourhood character Traffic and car parking Open space and infrastructure |
| 42 | Objects to the development. Concerns include: <ul style="list-style-type: none"> - Considers it to be a monstrous and overcrowding of the site and would turn the town into a slum and third world country. - Heavy traffic impact on surrounding streets. - Project will devalue surrounding streets. - Overcrowd and overload the public transport system. - Cause massive pollution and waste generation. - States that the infrastructure could never cope and support such an evil Godzilla of a sardine can style dump - The natural habitat would be destroyed. | Intensity of development Traffic and car parking Open space and infrastructure Other issues |
| 43 | Raises concerns that Public transport won't be able to cope and that Traffic congestion will increase in the surrounding area. | Public transport and active transport Traffic and car parking |
| 44 | Objects to the development. Concerns include: <ul style="list-style-type: none"> - Traffic congestion. - Does not think the medical centre will be able to cope. - The development will cause overshadowing of surrounding areas. | Traffic and car parking Open space and infrastructure Built form and neighbourhood character |
| 45 | The submitter raises concerns with regards to the proposed built form and its impact on the surrounding neighbourhood. Is also concerned about the amount of traffic that will be generated. Is opposed to the six storeys built form and considers the development will cause traffic chaos. | Built form and neighbourhood character Traffic and car parking Traffic and car parking |

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| 46 | <p>Does not indicate support or object to the development. However, expresses a number of concerns. These include:</p> <ul style="list-style-type: none"> - Would not want to see any buildings over two storeys in height. - Considers that parking has not been adequately addressed in the Development Plan. States that the overflow of cars must be parked somewhere and the neighbouring streets and roads appear to be the only solution. - Has a concern in regards to the impacts on services including gas, electricity, water and sewerage. | <p>Built form and neighbourhood character Traffic and car parking Open space and infrastructure</p> |
| 47 | <p>Does not indicate support or objection to the development. However, raises a number of concerns. These include:</p> <ul style="list-style-type: none"> - That the public open space is insufficient and that it should be increased to mirror the size of Ansett reserve. - Is concerned that development will remove the panoramic views towards the Dandenong ranges. - Request that all development be set to a maximum of two storeys where existing views of residents are impacted. - Raises heritage concerns in regards to the previous helipad which was used at the rear of the property. - Concerned about traffic impacts and parking. - Considers that the Development pays no attention to a transitional building set back with 4 storey properties overlooking existing properties. | <p>Open space and infrastructure Built form and neighbourhood character Heritage Traffic and car parking</p> |
| 48 | <p>Opposes the proposed built form of six storeys and requests that the development be limited to a maximum of four storeys only.</p> | <p>Built form and neighbourhood character</p> |
| 49 | <p>Does not indicate support or objection to the development. However, raises a number of concerns. These include:</p> <ul style="list-style-type: none"> - Has concerns in regards to traffic impacts and build up. Proposes that Hawthorn Road should be blocked at the Hawthorn Road/Mahoneys Road intersection to stop rat running. - Considers that real estate values will decrease. - Concerned about overshadowing impacts by the 6 storeys. - Concerned that the forest hill medical centre will not be able to accommodate the number of new residents. - Concerned that more people in the area will increase the crime rate. | <p>Traffic and car parking Other issues Built form and neighbourhood character Open space and infrastructure Other issues</p> |
| 50 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The proposal is an over-development of the site. - There is a lack of detail in the Development Plan. - There will be an increase in traffic and parking issues. - The area should be treated as a 'low density' residential area. - The high density proposal is out of character with the surrounding areas. - Proposed 4 storey apartments will overshadow existing homes and impact on privacy. | <p>Intensity of development Traffic and car parking Other issues Built form and neighbourhood character</p> |
| 51 | <p>Does not indicate support or objection to the development. However, raises a number of concerns. These include:</p> <ul style="list-style-type: none"> - There will be too many people living on the estate. - There will be increased traffic on the estate. - The proposed plan will devalue existing properties and endanger children. - Owners on the estate were not informed of this development when they purchased their properties. | <p>Intensity of development Traffic and car parking Other issues</p> |
| 52 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The proposed density and built form does not respect the current neighbourhood character. - The surrounding road network will not cope with the increased car movements. - Public transport will be impacted by the increased number of residents. - The timeframe for the public to provide comment was too short. - High density living does not promote a sense of community. | <p>Built form and neighbourhood character Traffic and car parking Public transport and active transport Consultation process Other issues</p> |

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| 53 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - There is already a lack of parking and the increased population on the estate will add to this. - Taller buildings will result in a loss of daylight and privacy. - The proposal will create traffic problems on roads in the estate and neighbouring roads particularly during peak periods. - The introduction of 3-6 storey buildings is out of character with the surrounding area. | <p>Traffic and car parking Built form and neighbourhood character</p> |
| 54 | <p>Does not indicate support or objection to the development. However, raises a number of concerns. These include:</p> <ul style="list-style-type: none"> - The proposed development is too big for the neighbourhood to cope with. - The local road network will not be able to cope with the increase in traffic. - The increased number of households will put extra pressure on existing public transport services. - Building heights in this development should be limited to two storeys as in Stages 1 and 2. | <p>Intensity of development Traffic and car parking Public transport and active transport Built form and neighbourhood character</p> |
| 55 | <p>Does not indicate support or objection to the development. However, raises a number of concerns. These include:</p> <ul style="list-style-type: none"> - The proposed 700 dwellings is excessive and will impact severely on traffic flows in the area. - Apartment heights should be restricted to 3 storeys in the centre of the estate and 2 storeys on the boundary. - Greater retention of trees on the site is needed. - The built form setbacks along Hawthorn Road are not adequate and should be increased. | <p>Traffic and car parking Built form and neighbourhood character</p> |
| 56 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - Development should be kept at 2 storeys to maintain the existing character - 4-6 storey development is excessive. - The proposed development will cause traffic and parking problems on the estate and in surrounding streets. - The proposed development will result in tree removal and disturbance of wildlife. - The proposed development plan will result in a devaluation of properties. - There will be a significant impact on public transport. - There will be increased pressure on local services such as doctor's clinics. - What sort of residents will move in? | <p>Built form and neighbourhood character Traffic and car parking Other issues Public transport and active transport Open space and infrastructure</p> |
| 57 | <p>Does not indicate support or objection to the development. However, raises a number of concerns. These include:</p> <ul style="list-style-type: none"> - Queries the number of the Stage on the Development Plan. - The increase in traffic volume will have a big impact on the existing estate and surrounding streets. - Council needs to lobby VicRoads for a 'Clearway' on Springvale Road to ease traffic problems. - The increased number of residents will impact on public transport services. - Development on this site should be limited to 2 storey as in Stages 1 and 2. - The proposed development is too big for the neighbourhood to cope with. | <p>Other issues Traffic and car parking Public transport and active transport Built form and neighbourhood character Intensity of development</p> |
| 58 | Refer to Submission 57 (Proforma) | |
| 59 | Refer to Submission 57 (Proforma) | |
| 60 | Refer to Submission 57 (Proforma) | |
| 61 | Refer to Submission 57 (Proforma) | |
| 62 | Refer to Submission 57 (Proforma) | |
| 63 | Refer to Submission 57 (Proforma) | |
| 64 | Refer to Submission 57 (Proforma) | |

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| 65 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The proposed 6 storey height does not respect the existing neighbourhood character. - Any height over two storeys is too high. - No additional open space has been provided. - Is the lack of footpaths on both sides of the road DDA compliant? What about bicycle lanes? - The Development Plan should make street planting 'mandatory' rather than 'encouraged'. - There is a lack of open space proposed. - Has an independent road safety audit been undertaken? Parking widths and carriageways appear too narrow. | <p>Built form and neighbourhood character</p> <p>Open space and infrastructure</p> <p>Public transport and active transport</p> <p>Other issues</p> <p>Open space and infrastructure</p> <p>Traffic and car parking</p> |
| 66 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The proposal is an overdevelopment of the site. - The proposal will have a negative impact on housing values in the area. - The site is likely to develop into a rental enclave which will not be maintained to a suitable standard. - The proposed population increase will generate traffic and parking issues on the estate and neighbouring roads. - Extensive improvements in water infrastructure will be required in order to provide adequate water pressure to the new residences. | <p>Intensity of development</p> <p>Other issues</p> <p>Traffic and car parking</p> <p>Open space and infrastructure</p> |
| 67 | <p>Disagrees with the proposed development plan. Raises the following concerns:</p> <ul style="list-style-type: none"> - Considers that the proposed development will contribute to already busy roads in the area. - The proposal will put a drain on existing infrastructure and services such as medical clinics, schools, hospitals, shopping centres. - The proposed development will put additional pressure on public transport services. - Proposed 6 storey development is unacceptable. | <p>Traffic and car parking</p> <p>Open space and infrastructure</p> <p>Public transport and active transport</p> <p>Built form and neighbourhood character</p> |
| 68 | <p>Is against the development plan and considers that the proposal would be significantly detrimental to the area and its local infrastructure. Additionally, the proposal is out of character with the local area.</p> | <p>Built form and neighbourhood character</p> |
| 69 | <p>Does not indicate support or objection to the development. However, raises that the proposed development should be limited to 2 and 3 storeys and the number of residences should be reduced.</p> <p>The submitter also raises the following concerns:</p> <ul style="list-style-type: none"> - The proposal will contribute to traffic congestion. - The proposal is out of character with the local area. - Whitehorse has seen rapid population growth with other large residential developments in the municipality and there needs to be proper adjustments to existing infrastructure such as roads, schools, hospitals etc. | <p>Intensity of development</p> <p>Built form and neighbourhood character</p> <p>Traffic and car parking</p> <p>Open space and infrastructure</p> |
| 70 | <p>The submitter considers that the development plan is unacceptable and raises the following concerns:</p> <ul style="list-style-type: none"> - Hawthorn Road, Echunga Close and Lowana Crescent already suffer from overflow of parked cars due to neighbouring facilities. - The proposed roundabout at Echunga Close is totally unacceptable to the residents of Echunga Close. - Traffic congestion in the area is already a big problem. - Services such as medical centres, police stations, kindergartens, schools etc. are already under strain and will be unable to cope with the increased population. - Will public transport services add more services to its timetables? - Buildings higher than 3 storeys do not complement the Residential Zone or the existing neighbourhood character. | <p>Built form and neighbourhood character</p> <p>Traffic and car parking</p> <p>Public transport and active transport</p> <p>Open space and infrastructure</p> <p>Other Issues</p> |

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| 71 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - The proposal is an excessive over development of the site. - The proposal will devalue property prices. - The proposal will create traffic congestion. - Concern that the development will become 'the slums of tomorrow'. - The proposal will put more pressure on existing services. | <p>Built form and neighbourhood character Intensity of development Traffic and car parking Other Issues</p> |
| 72 | Refer to Submission 71 (Proforma) | |
| 73 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - This proposed density is not appropriate for this location - not within walking distance of a train station. - The land should be developed with detached houses only. - There will be a negative traffic impact on surrounding streets. - The traffic report does not consider the traffic impacts that Hawthorn Road will experience as a result of the extra traffic generated. - The shared paths on the plan are shown with a max. width of 2.5m but should be at least 3m wide. | <p>Built form and neighbourhood character Traffic and car parking Public transport and active transport</p> |
| 74 | Refer to Submission 71 (Proforma) | |
| 75 | <p>The submitter raises the following concerns and potential improvements:</p> <ul style="list-style-type: none"> - Ensure there is shared use path access from Springvale Road to Bulkara Avenue. Buildings setbacks should be sufficient to accommodate canopy trees. - High rise buildings must be stepped back to reduce bulk and increase landscape opportunities. - Shared paths must comply with Council's 3m wide standard. - Make provision for secure bike parking and electric bike charging. - Set speed limits for motor vehicles at 30kph within the development. - Many characteristics of the neighbourhood character and amenity could be improved. | <p>Built form and neighbourhood character Traffic and car parking Public transport and active transport</p> |
| 76 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - Objects to the scale and intensity of the proposed development. - The roads in the estate will be too narrow. - The estate will contribute to huge traffic volumes both internally and on neighbouring roads. - The speed hump outside no. 87 Hawthorn Road will need to be removed given the increase in traffic. - The new driveway at 89 Hawthorn Road has been incorrectly laid. - The traffic report is incorrect in relation to the intersection of Hawthorn and Blackburn Roads - only one car is allowed to stop in the island at a time. - This development will turn into a ghetto in time. - The proposed development will devalue properties in the area. - Not enough time was provided in order to make a submission/objection. | <p>Built form and neighbourhood character Consultation process Traffic and car parking Open space and infrastructure Intensity of development Other Issues</p> |
| 77 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The development will become the new 'Ghetto of Forest Hill'. - The proposal is an overdevelopment of the site. - The proposed development will exacerbate existing traffic issues. - The proposal is out of character with the rest of Forest Hill. | <p>Built form and neighbourhood character</p> |

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| 78 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - Apartment buildings are not suitable for the area. - The proposal will create an unacceptable increase in traffic in the surrounding streets. - There will be a decrease in property values around the development site. | Built form and neighbourhood character |
| 79 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - The significant trees along Hawthorn Road could be in danger of being removed. - The impact during the construction phase will be significant. - Not enough time was given to review the development plan. - Disagrees with the extent and density of the proposed development. - The existing Forest Ridge development is stylish and more acceptable in design and layout. - The proposal is contrary to the Whitehorse Planning Scheme in terms of the 6 storey heights proposed - The 6 storey built form will detract from the historical and aesthetic significance of the City of Whitehorse. - The traffic Volumes Study is too old (2013) and does not adequately reflect current traffic flows - Hawthorn Road is completely inappropriate to be the main road access to the development. - Springvale Road has an extraordinarily long green light cycle at peak times so queueing in Hawthorn Road will be exacerbated. - Access for emergency vehicles will be compromised because of the density of the development. - There are no 4-6 storey developments in the area - this high density proposal will stigmatise the locality and detract from the 'Garden Suburban' area. - Multi storey apartment type buildings typically attract & facilitate unacceptable and antisocial trends. - An enclave could develop and crime could escalate. - Existing law and order and social and community facilities will not be able to cope with the increased population. - The real estate values in the area will be adversely affected. - Current purchasing trends by Asian buyers will realise high vacancy rates. - The significant trees along Hawthorn Road could be in danger of being removed. - The proposed development will have a big impact during construction - noise, dust and heavy vehicular traffic. | Built form and neighbourhood character Open space and infrastructure Traffic and car parking Consultation process |
| 80 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - The development is out of character with the surrounding area, particularly the proposal for 6 storey buildings. - The growth proposed by the Development Plan exceeds anything that was previously expected on one site. - Traffic congestion and safety will be a major issue if the development goes ahead. - The traffic report needs to be updated to reflect 2017 traffic movements. - There will be a huge increase in pedestrians - will there be an overpass to get pedestrians over Burwood Highway safely at the end of Mahoneys Road to access the sports complex? - Is there adequate parking for the 700 new residences and their visitors? - What fire safety measures will be put in place to avoid another recent London fire tragedy? - The Development Plan is very vague with regard to what trees will be retained and what new trees are proposed. - Have the local indigenous elders been consulted regarding sacred sites on this land? - What provision will be made for future services such as kindergartens, MCH centres, schools, hospitals, medical clinics etc.? - Are there enough open/green spaces to accommodate the proposed population? - Residences should be kept at 2 storeys. | Built form and neighbourhood character Traffic and car parking |

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| 81 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - The Landscape Planting Palette contains only 10 tree species. - The palette is deficient in indigenous species and needs to be modified to include more native and indigenous trees and shrubs. - This modification will provide a suitable landscape biodiversity to act as an attractive habitat for native fauna. - The developer must provide a detailed arborists report on the number, species, location and health status for all trees and shrubs currently growing on the site. - The maximum number of the existing healthy trees must be retained and protected from any adverse effects of the development works to minimise tree canopy loss for the site. - The developer must allocate more open space for soft landscaping, tree planting and passive recreation for residents. - The land that has been set aside for open space adjoining Ansett Crescent park needs to be increased. | Built form and neighbourhood character |
| 82 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - The proposal is an over development of the site. - The proposal will place a huge additional traffic load on the area. - There should be parking restrictions on both sides of Hawthorn Road to deter parking which causes delays to through traffic. - Any proposed retail stores will exacerbate parking problems and should be discouraged. - The amount of open space seems minimal given the large number of residents proposed. - Reduction of the Heritage Overlay by the Minister is disappointing and the frontage of the iconic television buildings should not be altered. - It is not clear how some residential streets will terminate at Hawthorn Road from the diagram provided. - The tower receives lightning strikes - any proposed nearby residents should be made aware of this. | Traffic and car parking Intensity of development |
| 83 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - The proposed development is inappropriate for the middle of a residential area. - The local infrastructure cannot cope with this type of population increase in this area. | |
| 84 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The proposal will cause more traffic congestion on neighbouring roads - the immediate area is not set up to cope with additional vehicle activity from this new development. - The proposal is out of character with the area particularly due to the visual bulk of buildings and the loss of outlook. - The proposed scale of the buildings will cause overlooking and a loss of privacy. - Overshadowing will occur on surrounding properties particularly those in Bulkara Avenue and Ansett Crescent. - The proposal is an over development and a grab for rates. - Three storey buildings would be more appropriate. - The development would not be able to accommodate parking for all residents and surrounding streets are not set up to accommodate overflow. - Public transport infrastructure is not adequate for such an increase in population. - The local medical centres already have long wait times and will not cope with an increase in population. - Noise during construction will greatly impact existing residents. - With high density residential developments comes the risk of increased crime and violence. | Built form and neighbourhood character Traffic and car parking Open space and infrastructure Intensity of development Other Issues |

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| 85 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - Objects to the opening up of Magnolia Drive and Tisane into the established estate of Tisane, Magnolia, Charlottes Way and Elmington Ave. - Concerned about the amount of traffic on very narrow streets. - There is already a lot of illegal parking on nature strips. - Service vehicles already struggle to get through the narrow streets with all of the parked cars. - More parking opportunities need to be created for any new residents. - More green spaces and bike paths need to be created in the development. | <p>Traffic and car parking Open space and infrastructure Other Issues</p> |
| 86 | <p>The submitter thinks that the proposed development plan is a bad idea. States that Whitehorse is already overcrowded without a development of this size and that the site should be used as a park.</p> | <p>Open space and infrastructure</p> |
| 87 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - Objects to the proposed traffic flow onto the established Forest Ridge Estate serviced by four narrow thoroughfares of Tisane and Elmington Avenues, Magnolia Drive and Charlottes Way. - Considers the increase in traffic volume would increase the level of pollution, both atmospheric and noise, being detrimental to residents' health. - The current thoroughfares are grossly congested in terms of limited off street parking and the proposed development will compound this. - The developer should open up more roads and find more exit points so vehicles can travel with ease. | <p>Traffic and car parking</p> |
| 88 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - The 4 and 6 storey apartments will overshadow new houses in the development and houses in the surrounding streets. - Traffic congestion will be a problem in surrounding streets, including Panorama Drive and Mahoneys Road and areas around schools. - Property values will decrease. | <p>Built form and neighbourhood character Traffic and car parking Other Issues</p> |
| 89 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - The total number of dwellings is very high and out of character with the current character of the area. - A 6 storey apartment tower is particularly out of character. - A development consistent with stages 1 and 2 would be more appropriate. - There is no compelling reason to increase the density for Stage 3. - The DPO5 allows for medium density up to 4 storeys - there is no justification for a 6 storey development - The congestion and impact on services would be significant. | <p>Built form and neighbourhood character Traffic and car parking Intensity of development</p> |
| 90 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - The proposal is an over population of the suburb. - There is already too much tree removal and disappearance of green areas and flora and fauna. - The area is already very congested in terms of people and traffic. - Higher density will lead to robberies. | <p>Built form and neighbourhood character Traffic and car parking Other Issues</p> |
| 91 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - Traffic flow in and out of the proposed development area is a big concern Mahoneys and Hawthorn Roads will not be able to safely accommodate more cars. - 6 storey developments are too high and not in keeping with the neighbourhood feel of Forest Hill. - The number of homes in this plan needs to be reconsidered. | <p>Built form and neighbourhood character Traffic and car parking Open space and infrastructure Intensity of development</p> |

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| 92 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - A development of this size and density is totally inappropriate and will impact in many ways and will become a future slum. - There are no domestic developments in the municipality of 6 storeys in a residential area - Building that has already taken place on the site has caused a huge amount of inconvenience - road closure, dirt, dust. - A development of this size will have a negative impact on the local area. - Nearby buildings will be overshadowed and overlooked. - House prices for already established dwellings will drop significantly. - There is already insufficient road access to cater for this type of development. - Added traffic will be a safety risk. - A pretty area risks being turned into a concrete jungle. - The Channel 10 site is well worth preserving along with all the trees - this should be preserved and the front area turned into open space parkland. | <p>Built form and neighbourhood character Traffic and car parking Open space and infrastructure Intensity of development Other Issues</p> |
| 93 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - There will be increased traffic congestion, noise and disruption during the construction phase. - There will be an increase in carbon emissions and loss of bird life due to the removal of old trees. - Stress placed on local infrastructure, facilities and services. - The height of the development is excessive as 6 storey buildings are not in keeping with the local area. - There will be overshadowing from the 4 and 6 storey buildings. - Potential for increased crime, especially vandalism and graffiti as nothing is suggested to meet youth needs. - Traffic along Hawthorn Road is already very heavy. | <p>Built form and neighbourhood character Traffic and car parking Open space and infrastructure Intensity of development Other Issues</p> |
| 94 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - There will be a significant increase in traffic. - The amount of traffic on Hawthorn Road is already considerable fed by a number of schools, church, medical centre and town houses. - It is unsafe for elderly or frail residents to cross the road from St Thomas' Village to the bus stop - a pedestrian crossing is needed. - The proposal will lead to even greater traffic congestion in the area. - Social housing principles should be given some consideration in the Development Plan. | <p>Built form and neighbourhood character Traffic and car parking Other Issues</p> |
| 95 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The proposed development will increase the number of cars within the development. - The narrow roads in the estate are already overcrowded. - There are a limited number of vehicle entrances/exits which will lead to significant risk and traffic congestion. - The increased number of cars will be a risk for local children. - The number of vehicle entry/exit points needs to be increased. - There needs to be an increase in the number of visitor car spaces. - There needs to be an increase in green spaces. - The density of the proposed development needs to be reduced. | <p>Traffic and car parking Open space and infrastructure Intensity of development Other Issues</p> |

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| 96 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The proposed opening up of Magnolia Drive as an exit for the Forest Ridge Estate will have a detrimental impact on the residential amenity of the estate. - Opening up Magnolia Drive would mean that the road has to cope with traffic of maximum 600-700 dwellings on the estate. - The current condition of Magnolia Drive will not be able to cope with this heavy traffic especially with cars parked on the side of the road. | Traffic and car parking |
| 97 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - There will be too much traffic with the internal road connected to the main road which will devalue properties. - There is a lack of proposed parking. - There is a lack of playgrounds. - The current quietness and beauty will be totally destroyed. | Built form and neighbourhood character Traffic and car parking Open space and infrastructure Other Issues |
| 98 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - Do not open up Magnolia Drive and Tisane Avenue into the already established estate. - Need to create more parking opportunities for new residents and visitor's cars. - The estate needs more green space for local residents and riding and walking paths. | Traffic and car parking Open space and infrastructure |
| 99 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - The proposed development will have a detrimental impact on residential amenity. - Objects to the opening up of Magnolia Road and making it an entry/exit road for the estate. - The current parking in Magnolia Drive is very congested with parked cars in a very narrow street. - The street would not cope with additional traffic flow from the proposed new estate. | Traffic and car parking |
| 100 | <p>Objects to the development. Concerns include:</p> <ul style="list-style-type: none"> - Concerned about the detrimental impact of opening up Magnolia Drive and Tisane Avenue particularly with regard to safety of children and elderly. - Opening up these streets will impact the easy access to properties, access for emergency vehicles and the general liveability of the estate. | Traffic and car parking |
| 101 | <p>The submitter raises the following concerns:</p> <ul style="list-style-type: none"> - Concerned about whether adequate parking will be provided for residents and their visitors. - The additional 1350 cars will add to the existing problem with traffic congestion in the area. - The only nearby public transport is a bus along Hawthorn Road or Springvale Road which means most residents will be travelling by car. - The proposed development is out of character with the surrounding area, particularly the proposed 6 storey towers. - A residential density of this scale needs to be on a train or tram line. | Traffic and car parking |