



Cement Hill Survey

BACKGROUND: The 5049 Coastal Community Committee has worked through what we perceive as possible ideas and issues in relation to the development. We produced a detailed position paper in August (before the announcement of the DPA), which we submitted to both Councils. A brief summary is below. The full document may be found on our website: 5049coastalcommunity.com.

We recognise that the DPA, Councils and the Developer could well see some ideas as not workable and some of issues could already be addressed.

After tonight, we will edit that original policy document and produce a formal submission on behalf of the Association to the DPA. **WE NEED YOUR INPUT.**

Attached to this paper is a feedback sheet for you to raise your ideas/responses. We ask that you complete it and hand it in tonight, or if you wish to take more time, place your responses and/or suggestions in the letter box at the door of The Marino Community Hall. You may also email us at 5049communicator@gmail.com.

Your responses must be received by October 5th. They will be collated and used to formulate our final submission to the DPA which will further be forwarded to other appropriate bodies.

We also encourage you to make your own submission to the DPA, and copy us in by email.

EXECUTIVE SUMMARY OF POLICY DOC: The 5049 Coastal Community support the Development in principle as a potentially positive contribution to the local area. We will continue to monitor and influence. Our role is to represent the community by submitting their ideas/concerns to the State Planning Authority, City of Marion, City of Holdfast Bay and the Developer. We intend, with the support of the Councils and the Developer to continue to community consultation to gauge local support and ideas. We also seek support from the local Member of Parliament. It is our desire to work collaboratively and harmoniously in forming a consensus of decisions regarding the Development. We recognise that the final decisions rest with the State Planning Authority and hope that those decisions serve the best interest of all concerned.

Broad Issues as understood by 5049 CC: we recognize that there is general support for a quality development on this site. We expect the DPA will set the standards and requirements to meet the community's expectation of a 21st C major urban development e.g supports diverse and active communities; provides for high quality public open spaces for all; is environmentally sustainable; reflects high quality urban design; has a major emphasis on WSUD (water sensitive urban design); exceeds expectations on integrated transport strategies and accessibility; effectively manages all of the infrastructure impacts including roads and services; works closely with Boral on resolution of the mutual impacts on amenity and environment; involves effective communications with the community and provides opportunities for participation; and includes effective site management and presentation.



RESPONSE SHEET

**NOTE: YOUR RESPONSES WILL BE IN CONFIDENCE
NO NAMES OR ADDRESSES WILL BE PUBLISHED OR SHARED**

NAME _____

ADDRESS _____

EMAIL _____

A. How do you rate the following issues as concerns:

1=not concerned; 5=very concerned

Are you concerned that with 450 – 600 living units, there might be a strain on local infrastructure and resources?

1 _____ **2** _____ **3** _____ **4** _____ **5**

It has been suggested that the existing retaining walls remain, and have art depicting the indigenous culture of the area, the history of the area or sea/landscape designs.

1 _____ **2** _____ **3** _____ **4** _____ **5**

How concerned are you about traffic entering and leaving Scholfield Ave. from and onto Brighton Rd, particularly for vehicles entering and travelling south?

1 _____ **2** _____ **3** _____ **4** _____ **5**

Are you concerned that there will probably be increased traffic on the minor roads of Seacliff and Marino?

1 _____ **2** _____ **3** _____ **4** _____ **5**

How concerned are you that the development will increase parking problems for train passengers at Marino, Marino Rocks and Seacliff stations?

1 _____ **2** _____ **3** _____ **4** _____ **5**

Do you believe there will be increased storm water run-off?

1 _____ **2** _____ **3** _____ **4** _____ **5**

How concerned are you that specific areas of the site have had land fill?

1 _____ **2** _____ **3** _____ **4** _____ **5**



B. Which of the following are good ideas:

good bad

- 1. Emphasis be given to the maximum number of streets running east / west to enable dwellings to maximise the use of the sun in winter, spring and autumn and to reduce the heat of the sun in summer.
- 2. Consideration be given for easement lanes at the back of each property, providing back access for trailers, off street parking etc. but also for underground power, sewerage, gas, water and N.B.N.
- 3. Rainwater tanks should be required for each property with storage larger than what is currently regulated. This could reduce storm water run- off.
- 4. Small wetlands could be integrated to reduce the risk of flooding from water run off.

C. Please answer the following:

1. We believe there are plans to have multi story dwellings. These might be up to 6 storeys. Is this a concern? Yes/No and why? _____

2. How many off street parking spaces should be provided for each dwelling? _____

3. As a non-resident of the new development, how likely are you to patronise: _____

Open space/parks within the development (times/week) _____

Any proposed shopping/commercial centre therein (times/week) _____

4. How likely are you, or a friend or family member, to buy a property in the development? _____

What would influence your decision? _____

5. what advantages will accrue to the local area once the development has been completed? eg increased public transport viability; more vitality into the area; etc _____

At a later date The Developer will have concept plans, which they may wish to share. If so, we hope they will invite responses and seek further suggestions.

D. OTHER COMMENTS / SUGGESTIONS: _____
