

Welcome to the first Doncaster Hill Newsletter.

In this first edition find out about:

- What's happening on the Hill?
- Community Information workshops in December 2002.
- What's coming up?



Doncaster Hill

Providing a Choice in Lifestyle

Doncaster Hill will be Manningham's newest destination, an exciting urban village. Located in the heart of Doncaster, on one of the highest points in Melbourne, the village will feature contemporary medium to high density housing within walking distance to shops, restaurants, workplaces, entertainment and public transport.

One of the most significant planning projects in metropolitan Melbourne, Doncaster Hill sets a new benchmark in architectural and sustainable development. It is a mandatory requirement for developers to address the following issues in any design proposals:

- Safety and security of residents, visitors and workers;
- Access and mobility;
- Energy efficient design;
- Water conservation and reuse;
- Waste minimisation including materials recycling and reuse;
- Provision of high-tech communication networks;
- Best practice construction and demolition standards;
- Integrated transport and traffic planning;
- Building height controls, minimising overshadowing and overlooking;
- Consideration of view lines and vistas; and
- Usable open space and landscaping.

Doncaster Hill is a 20 year vision, which provides a planning framework for higher density living around Westfield Shoppingtown. It address community concerns over the impact of medium density development in established residential areas and development

pressures on our treasured Green Wedge. The village will also provide appropriate housing and state-of-the-art facilities and services for the ageing population and other sectors of our community.

Doncaster Hill will support a diverse population, with a range of housing choices to accommodate changing lifestyles. It will offer a unique blend of business, entertainment and living space in the one convenient location and promises to be a vibrant cosmopolitan centre, linked to attractive open spaces and a comprehensive network of pedestrian/cycle paths.

The village will enhance the rich cultural heritage of our community and provide opportunities for neighbourhood celebrations and a community focused lifestyle. Public areas will feature open plazas and café lined streets, infused with public art, providing a strong 'sense of place'. An upgraded regional shopping centre - Westfield Shoppingtown, is planned for, as is a library of the future and major transport routes. These are just some of the exciting features that will services the needs of existing and future residents within and surrounding Doncaster Hill, as well as workers and visitors to the village.



Area

The Doncaster Hill Strategy will provide an additional 20,000m² of office and 10,000m² of retail space (excluding Westfield Shoppingtown expansion) in addition to 4,080 residential apartments. Nine key developments are in the process of obtaining or have been granted a planning permit, as of November 2002. All applications are subject to urban design and planning standards to ensure both sustainability and urban design objectives are met.



What's Happening on the Hill?

The first mixed-use residential developments in Doncaster Hill will break ground in 2003/4.



The up-and-coming Montagé development on the corner of Doncaster Road and Frederick Street is typical of the excellence in sustainable and urban design expected in Doncaster Hill. The development features modern innovative apartments incorporating 5 star energy ratings, domestic solar hot water, 100% rainwater collected and used for toilet flushing, a rooftop garden with a view and the latest in accessibility design features. For further information on Montagé, visit the display suite office at 642 Doncaster Road, or see the Montagé website on www.MontageApartments.com.au.

Other developments that have been approved include The Pinnacle (632 Doncaster Road), Ultra 819 (584 Doncaster Road) and Southpoint Apartments (8 Clay Drive).

Doncaster Hill Unit

Manningham City Council formally adopted the Doncaster Hill Strategy in February 2002. To support this innovative project a new Doncaster Hill Unit was established under the existing Economic and Environmental Planning Unit.

The Doncaster Hill Unit comprises a Project Manager, Urban Designer, ESD Coordinator, Traffic Engineer, Social Planner, Strategic and Statutory Planners and an Administration Officer, with additional support from external consultants. A project of this scale demands the involvement of all divisions at Manningham City Council. Likewise, community interest and involvement is encouraged and considered fundamental to the success of the village as a civic heart to the City.

Invitation to participate in Community Information Sessions Workshops

You are invited to attend an information session workshop this December, as part of Council's ongoing commitment to community consultation. The sessions will provide an opportunity to gain further information on the Doncaster Hill Strategy and a forum to workshop strategy issues with Council. Please note that all sessions will feature the same format and content.

The theme of the following workshops is "Social sustainability"

ALL WORKSHOPS WILL BE HELD FROM 6.30PM TO 9.30PM AT MANNINGHAM CITY COUNCIL OFFICES, 699 DONCASTER ROAD, DONCASTER ON THE FOLLOWING DAYS:

- Workshop 1: Monday 2 December, 2002**
- Workshop 2: Tuesday 3 December, 2002**
- Workshop 3: Wednesday 4 December, 2002**
- Workshop 4: Thursday 5 December, 2002**

Please contact Cynthia Briscoe, Manningham City Council on 9840 9129 to register your attendance, or leave a message on the Doncaster Hill Hotline on 9840 9113 (seats will be limited).

REGISTRATION SLIP

Workshop No. 1 2 3 4 (Please circle)

Name(s) _____

Address _____

_____ Post Code _____

Phone no. _____ Email: _____

Please return this registration slip to: Cynthia Briscoe Manningham City Council,
PO Box 1, DONCASTER VIC 3108 or fax it back on 9840 9465

What's coming up?

Planning Scheme Amendment

The Doncaster Hill team is currently preparing a Planning Scheme Amendment to introduce permanent controls for Doncaster Hill, which is expected to be on public exhibition for comment in early 2003.

New Flags

Flags will soon be in place to mark the boundaries of the Doncaster Hill precinct.

www.doncasterhill.com

The Doncaster Hill website is under development, and is anticipated to be launched by December 2002/January 2003. The website will provide interesting detail on the vision, aims and objectives of Doncaster Hill and provide up-to-date information on the latest developments and community workshops and seminars.

The following Doncaster Hill documents are already available online at the Manningham City Council website: www.manningham.vic.gov.au, or by contacting Council on 9840 9333.

- Doncaster Hill Brochure
- Demand and Supply Analysis
- Doncaster Hill Strategy (October 2002) - hard copy \$60 (GST inclusive), or visit the Council Office to peruse the office copy.
- Triple Bottom Line Cost-Benefit Analysis
- Apartment Puchasers Profile

