

Welcome to the second Doncaster Hill Newsletter.

In this second edition find out about:

- What's happening on the Hill?
- Community consultation results.
- Doncaster Hill amendment on exhibition.
- What's coming up?

## Doncaster Hill: *What to expect*

### URBAN VILLAGE

An urban village is an attractive place where people can visit, live, work, and meet. It provides for everyday lifestyle needs in a friendly, safe and accessible setting, and offers a unique blend of business, entertainment and living space in the one convenient location.

### SUSTAINABILITY AND URBAN DESIGN

Leading edge sustainability and urban design and strict planning standards; including waste minimisation, use of renewable energy, quality public realm, etc.

### LIVING

A diversity of housing choices with options to suit retirees, empty nesters, singles, working couples and families and more than 4,000 new residential apartments over the next 20 years.

### LOCATION

Located in the heart of Doncaster, in close proximity to Westfield Doncaster Shoppingtown, at the major intersection of Williamsons/Tram Road and Doncaster Road, just 12 kilometres from the City. Sited on one of the highest points in Melbourne, 127 metres above sea level, and boasting 360-degree views to the surrounding ranges, CBD and Port Phillip Bay.

### TRANSPORT

A comprehensive network of pedestrian/cycle paths will decrease the need for car use. The village will also be centred around major public transport routes, with easy access to bus and potentially tram facilities linking the area to the city and neighbouring suburbs.

### STREET APPEAL

Doncaster Hill will be a bustling cosmopolitan centre, alive with cafes, restaurants, urban art, shopping and entertainment. Doncaster Road will be transformed into a tree-lined boulevard, and the focus of vibrant street activity. Safe and attractive streets and open spaces will encourage walking and cycling.

### COMMERCIAL AND RETAIL OPPORTUNITIES

With more than 150,000 square metres of commercial/retail space and provision for up to 10,000 new jobs, Doncaster Hill is set to become a thriving commercial and retail precinct, supporting the viability of local businesses. The urban village is expected to attract more than five million visitors a year.

### CULTURE AND WELL-BEING

The village promises to be an environment that encourages social interaction, public art and healthy lifestyles, through the provision of neighbourhood services, access to schools and learning centres, shops, workplaces and public transport, all within walking distance of residential areas.

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# What's happened on the Hill?



## Community Consultation

The fifty-four residents who attended the December sessions were asked to consider issues relating to current services/facilities in the Doncaster Hill area and what might be required in the future to meet the needs of the Doncaster Hill community. Participants were also asked to consider how the vision for a connected Manningham community that celebrates our heritage, diversity and character, could be realised in Doncaster Hill.

Themes that emerged from the small group discussions included:

- Improving access for pedestrians throughout Doncaster Hill;
- Ensuring there is adequate shelter, security and comfort for residents and visitors;
- Importance of and suggestions for improvement to current services e.g: Shoppingtown, library, sporting facilities;
- Providing all age groups with a range of opportunities for active and passive activity and general entertainment;
- Providing a range of meeting spaces for a variety of purposes and groups including youth, older people, families and people from culturally diverse backgrounds;
- Maintaining green and open space;
- Improving public transport options (including possible tram routes);
- Promoting the development of more varied restaurants and street cafes;
- Promoting heritage and cultural elements;
- Providing adequate parking and traffic control; and
- Ensuring equal access to a full range of community services.

The level of interest and enthusiasm generated by the workshops was very high. The feedback received will be considered in future planning and development of Doncaster Hill. Community consultation will remain a strong feature of the communication process and progress of the strategy.

## Studies finalised and approved:

### Traffic Modelling and Analysis

The Doncaster Hill Traffic Modelling and Analysis Report used modelling of projected traffic flows on Doncaster Hill to determine future infrastructure needs. It identified a need for additional traffic signals, the creation of some new link roads behind developments and the installation of traffic management devices at the interface between Doncaster Hill and surrounding residential streets.

### Parking Precinct Plan

The Doncaster Hill Parking Precinct Plan (PPP) used current and projected land uses to determine appropriate parking rates for the various land uses on Doncaster Hill and to determine whether the installation of parking stations on Doncaster Hill would be necessary within the next 20 years. The study found that installation of parking stations

was not warranted and that parking would be controlled through use of appropriate parking requirements for developments, and the allowance of short term on street parking throughout the Hill.

### Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements

This report provides background information in relation to the infrastructure requirements for social and community services infrastructure to support the population that is expected to reside in Doncaster Hill. The report complements other strategic planning reports and research undertaken as part of the Doncaster Hill Strategy and makes a number of recommendations about requirements for all sectors of the community including children, youth and older people. It identifies requirements for expanded community facilities such as child care centres, library and community centres.

## Track star flies the flag

Doncaster Hill is sporting a new image with the unfurling festive new flags by Australian track star and local resident Katerina Dressler (*pictured right*), to mark the boundaries of the urban village. Manningham Council has installed new flagpoles and flags to delineate the perimeter of the 58-hectare site on the top of Doncaster Hill, Manningham's highest point. Katerina, the 400m National Titleholder from Donvale, was on hand to help Council staff with the installation and to hoist the celebratory flags.



## Doncaster Hill Amendment

Amendment C33 is currently on exhibition. It proposes to give statutory effect to the requirements and guidelines in the Doncaster Hill strategy. The amendment will be incorporated in Manningham's Planning Scheme and provide Council with on-going guidance in the consideration of planning permit applications on the Hill.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment at the following locations:

- At the office of the planning authority, Manningham City Council Municipal Offices, 699 Doncaster Road, Doncaster.
- At the Department of Sustainability and Environment, Planning Information Centre, Upper Plaza, Nauru House, 80 Collins Street, Melbourne.

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

Any submission you may wish to make about this amendment should be in writing, and must be sent to:

**Roger Collins, Manager,  
Economic and Environmental Planning**  
Manningham City Council  
P O Box 1 Doncaster 3108.  
Before 14 April, 2003.

"The Department of Sustainability and Environment acknowledges Council's significant initiatives in seeking to promote and implement sustainable outcomes for the Doncaster Hill Activity Centre. The City of Manningham is at the leading edge of promoting sustainable development through the planning system and the proposals reflect the innovative approach and extensive research conducted by the City of Manningham".

Paul Jerome, Executive Director, Planning and Land Division,  
Department of Sustainability and Environment.

### AN INVITATION TO ATTEND AN INFORMATION SESSION FOR AMENDMENT

The session will be held from 7.00 pm at  
Manningham City Council Offices, 699  
Doncaster Road, Doncaster on:

Wednesday 26 March 2003.

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

# What's coming up?



## **URBAN MASTER PLAN: PLAZAS AND STREETScape**

The Doncaster Hill Urban Master Plan provides recommendations for recreation, art and streetscape elements within Doncaster Hill. These recommendations include the installation of boulevard treatments along the main roads and a selection of path upgrades in the side streets as well as upgrades to the nearby reserves.



## **PUBLIC ART MASTER PLAN**

The Public Art Master Plan was commissioned as part of the Urban Master Plan for Doncaster Hill. It makes recommendations for site-specific artwork and associated funding, much of which will be included in the proposed Doncaster Hill Development Contributions Plan. The report recommends that a Manningham Public Art Advisory Panel be formed to advise on all artwork commissioned for Doncaster Hill and the wider Manningham area.



## **PEDESTRIAN AND CYCLING PLAN**

The Doncaster Hill Pedestrian and Cycling Plan determines priorities for works to encourage walking and cycling within Doncaster Hill. The report endorses the boulevard treatments along the main roads and recommends that they be shared pedestrian/cycle paths, as well as providing a number of other recommendations for the installation of paths on the side streets, particularly linking open space with the main roads.

## **DEVELOPMENT CONTRIBUTION PLAN**

A Development Contributions Plan (DCP) is a mechanism used to levy new development for contributions to planned infrastructure needed by the future community. Council collects development contribution levies from new development through an approved DCP. An approved Plan then forms part of the planning scheme.

## **CURRENT DEVELOPMENT PROPOSALS:**

- Westfield Shoppingtown has lodged an application to effectively double the size of the existing shopping center. The plan includes new retail floor space and an enlarged entertainment precinct with cinemas and is currently being advertised.
- Clay Drive 'Southpoint' apartments have had their Demolition Plan approved so works will commence shortly. Approval of the plans and remainder of the Sustainable Management Plan will be finalized in the near future.
- Consultation is continuing with the Project Team for the Tram Road 'Oak Hill' apartments with regards to satisfying permit conditions and finalising their Sustainable Management Plan.
- The 'Atrium' proposal at 682 Doncaster Road for an 8-storey mixed use building was approved by Council at its February 25 meeting.
- Advertising of the Vitalis 'Beacon' proposal at 659 Doncaster Road has just been completed. A decision is expected in March.

[www.doncasterhill.com](http://www.doncasterhill.com)  
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