

Welcome to the third Doncaster Hill Newsletter

In this third edition find out about:

- What's happening on the Hill?
- Update on Doncaster Hill Amendments.
- How South Point Apartments is putting sustainability into practice.

This newsletter was produced by the Doncaster Hill Unit Manningham City Council
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Doncaster Hill: Putting a focus on the Public Realm over the next 20 years.

URBAN PLAZA AND OPEN SPACE RESERVES

The Urban Master Plan for Doncaster Hill focuses on improvements to public open space that encourage outdoor interaction and promotes a healthy, sustainable community through the provision of attractive, safe parks and plazas. For example, there are plans for a significant area of public space in the Hill's civic precinct to provide opportunities for a community-focused lifestyle in the heart of Doncaster. It will feature an amphitheatre for major outdoor events and neighbourhood celebrations, and highlight outstanding views from the site.

SUSTAINABILITY TRANSPORTATION

The relationship between healthy streetscapes and sustainable transport will be explored through the improvement and development of cycling and pedestrian paths to provide safe, appealing and accessible links between all eight precincts. Access to parcels of public open space will be the major focus. Plans are also underway to minimise traffic impact on local roads.

CONTEMPORARY PUBLIC ART

Artwork will play a key role in celebrating prominent public spaces in Doncaster Hill. Open plazas and tree-lined streets will be infused with contemporary, beautiful public art, providing a strong 'sense of place' and contributing to the creation of a vibrant, attractive urban village. The chosen artwork will reflect and enhance the rich cultural history and heritage of our community. Opportunities also exist for the development of an artistic landmark that will serve as a pedestrian overpass at the intersection of Doncaster and Williamson Roads.

STREETSCAPE DESIGN

Good urban design and appropriate streetscape treatment is integral to providing safe, attractive, accessible streets and public open space networks in Doncaster Hill. The provision of street furniture, tree planting, sympathetic signage, extra lighting and the formation of an urban boulevard will help to create attractive and inviting public spaces in the village.



What's happening on the Hill?

DONCASTER HILL SAMPLE BOULEVARD TREATMENT

The community will get a small taste of what the streetscape in Doncaster Hill might look like, with the unveiling of a 32-metre long "test strip" of proposed paving and planting for the urban village. The sample boulevard treatment will be situated on Council land, near the municipal offices, along Doncaster Road in the vicinity of the underpass. It will feature new Doncaster Hill furniture made from recycled sustainable materials, including a seat, bin and low-level pedestrian lighting. Construction is expected to be complete during July/August 2003.

SECURING FUNDING FOR CAPITAL INVESTMENT FOR PUBLIC WORKS

The urban village vision for Doncaster Hill has taken yet another step forward with the endorsement of the Urban Master Plan, Public Art Master Plan and the Pedestrian and Cycling Plan.

The plans endorsed by Council will ensure Doncaster Hill becomes a high quality and sustainable development that encourages social interaction and healthy lifestyles.

Manningham Mayor, Cr John Bruce said open space, community and recreation works, streetscape, transport and public art will be developed through the introduction of a development contribution levy and from Council funding.

"Plans endorsed at the 24 June Council meeting include works valued at \$42 million.

"This will be funded over 20 years primarily from a Development Contribution Plan (DCP) levy and open space contributions.

Council will contribute approximately \$9.6 million between 2003 and 2021.

"The levy will ensure that developers make an equitable contribution to the provision of infrastructure in Doncaster Hill," he said.

An amendment to formally incorporate a DCP into the planning scheme will be on exhibition in July 2003 for public comment. Securing land for open space and road works will also form part of the amendment. Cr Bruce said the DCP will provide transparency and certainty to the role of developers.

"Importantly it will result in a fairer distribution of costs," he said.

The provision of neighborhood services such as childcare and youth facilities, as well as access to schools and learning centers, shops, workplaces and public transport, all within walking distance of residential areas form a major part of the vision of Doncaster Hill.



WEB SITE UPDATE

The site is now being updated at the beginning of each month. In March 440 "hits" were made to the web site.

Amendment C33

DONCASTER HILL ACTIVITY CENTRE UPDATE

Recommendations to progress Amendment C33 were considered at the 20 May Council meeting. It was resolved that Council support the Amendment subject to a number of changes, and requested that the Minister for Planning appoint an independent Panel to consider all submissions. A Panel chaired by Helen Gibson has been appointed and will hear submissions in August 2003.

Amendment C30

DEVELOPER CONTRIBUTION PLAN, PUBLIC ACQUISITION OVERLAY, 5% OPEN SPACE CONTRIBUTION

Amendment C30 proposes to combine three separate, but related items, by introducing a Development Contributions Plan (DCP) within the Doncaster Hill Activity Centre, introducing a Public Acquisition Overlay over a number of properties within and surrounding the Doncaster Hill Activity Centre, and specifying a mandatory public open space contribution rate of 5% for all subdivision applications within Doncaster Hill.

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

Manningham City Council Municipal Offices,
699 Doncaster Road, Doncaster

Department of Sustainability and Environment
Planning Information Centre,
Upper Plaza, Nauru House
80 Collins Street, Melbourne

Amendment documentation can also be found on www.doncasterhill.com

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

Gary Bateman
Acting Manager
Economic & Environmental Planning
Manningham City Council
PO Box 1
DONCASTER VIC 3108

Before 24 September 2003

Mary Delahunty, Minister for Planning, said that the reforms retain the Development Contributions Plan (DCP) as the mechanism to levy for essential infrastructure, while simplifying the system's operation.

"Developers are expected to make a fair contribution to infrastructure. Now there will be clarity for developers and councils about when and how this occurs."

Quote from recent media release in relation to reforms for developer contributions.

Invitation to attend Information Sessions for Amendment C30

These sessions will be held from
7.00 pm to 9:00 pm at
Manningham City Council Offices,
699 Doncaster Road,
Doncaster on:

1. Thursday 7 August 2003
Will cover all aspects of the Amendment

2. Wednesday 13 August 2003
Will deal specifically with traffic issues relevant
to the Amendment.

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.

Doncaster Hill aims for excellence in sustainability.

Manningham City Council has developed Environmentally Sustainable Design (ESD) guidelines, which all developers must abide by to ensure that sustainability objectives for the Hill are achieved. The developer is required to submit a document called a Sustainability Management Plan that must be endorsed by Council as part of the planning permit approvals system. The plan must demonstrate how a development will meet the sustainability objectives.

SOUTH POINT APARTMENTS ARE PUTTING SUSTAINABILITY INTO PRACTICE

South Point Apartments located in Clay Drive, Doncaster Hill, is setting high standards in sustainability, having had its Sustainability Management Plan (SMP) endorsed by Council in March this year. The SMP has been in effect through the planning and demolition phases and will continue to be implemented during construction. Stan DeMangos of Stankon Group, developers of South Point Apartments, said he is excited that the project is the first in Manningham to encompass all facets of the guidelines. Among the many SMP design features are:

ENERGY

- All apartments will be well insulated, externally shaded and cross ventilated because of building articulation, and will have daylight to all habitable rooms.
- Units to achieve a minimum 5 star energy rating and incorporate energy efficient appliances.
- Use of 50% Green Energy during the construction phase of the project.

WASTE

- Water efficient fixtures, fittings and appliances.
- Water storage facility providing approximately 25,000 litres of collected rainwater for landscape irrigation.

EXTERNAL MATERIALS

- Use of pre-fabricated concrete panels to reduce waste from off-cuts and increase building durability.
- Road base and sub base will use recycled aggregate.

INTERNAL MATERIALS

- Preference will be given to natural, sustainable materials with low allergenic traits and low VOC (volatile organic compounds) emissions.
- The Asthma Foundation's Breathe Easy Guidelines will be used in the selection of internal materials.

WASTE MINIMISATION

- Waste facilities will be provided to each apartment and commercial establishment to enable the separation and collection of waste and recyclables in line with Council's Waste Management Strategy.

QUALITY OF PRIVATE AND PUBLIC REALMS

- An accessibility report was commissioned to ensure the building's compliance with the Australian Standards and the Disability Discrimination Act (DDA).
- An acoustics report was commissioned to ensure that the building design not only complied with, but also exceeds the Australian Building Code for noise attenuation.

TRANSPORT

- The development is well located for public transport use and is in walking distance to many community services and facilities.
- Bicycle storage and after trip facilities will be provided within the building for apartment residents and the commercial residents' use.

CONSTRUCTION AND DEMOLITION

- Demolition and Construction Management Plans have and are being used to increase separation and recycling of materials on site.
- Best practice site management and stormwater management practices are being used.

Council's Environmental Engineer, Cate Collins, is continuing to work with the Stankon Group and Yarraman Construction to ensure that the sustainability initiatives continue through the construction phase of the building. You too can watch Doncaster Hill's first sustainable building, South Point Apartments, come to life from the vantage point of 8 Clay Drive.

SouthPoint takes shape

The demolition phase



Council officers inspect the site with Developers



Construction begins

