

## Welcome to the fourth Doncaster Hill Newsletter

In this fourth edition find out about:

- Doncaster Hill: A Virtual reality...
- Congratulations offered to Manningham City Council on visionary strategy
- What is happening on the Hill
- Doncaster Hill: New Hill...New Place for Business

## Doncaster Hill: A virtual reality

Forget traditional drawings and small scale models - the Doncaster Hill Virtual Reality Model (VRM) takes users on a futuristic tour through the proposed urban village, providing project managers, developers and community with valuable insight into the proposed development, including building scale and heights, long distance views and vistas.

Manningham City Council received a State Government grant of \$25,000 as part of the Melbourne 2030 Local Government Assistance Fund – Targeted Grants Program run by the Department of Sustainability and Environment (DSE) to fund continued development of the VRM for Doncaster Hill. The project, which is being undertaken by the Doncaster Hill Unit in conjunction with The Urban Futures Foundation Ltd at RMIT University, provides a visual 3-dimensional image of the proposed activity centre.

The virtual reality model will play an important role in the future planning of Doncaster Hill and be a key tool in the development of the urban village as the focus moves from the strategy to implementation. Users will be able to wander the future streets of Doncaster Hill and be immersed in the art, culture, architecture and open spaces that the urban village has to offer.

The virtual reality model will be incorporated into the Doncaster Hill website in the next few months.

## Independent Panel congratulates Manningham City Council on its vision for Doncaster Hill

The dream moved closer to reality last month when an independent Panel appointed by the Minister for Planning to review Amendment C33, congratulated Manningham City Council for its vision, and commitment to ecologically sustainable development principles for Doncaster Hill.

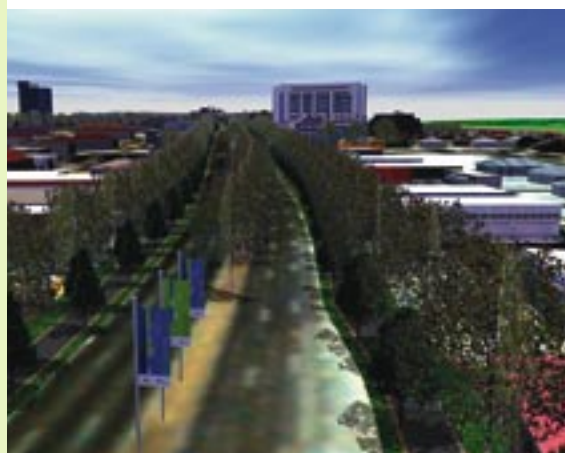
Amendment C33 proposes to amend the Manningham Planning Scheme to put in place the legal and policy framework for the Doncaster Hill Strategy.

The Panel, which considered submissions from interested parties (including local residents) in August, has endorsed the direction Council has taken through Amendment C33 and believes that the Doncaster Hill Strategy has been developed taking appropriate account of the impact it will have on surrounding areas.

Manningham Mayor, Cr John Bruce said that Council is pleased that the Panel report “recognises the importance of the Doncaster Hill Strategy to this community and to metropolitan Melbourne”.

The Panel has endorsed Amendment C33 recognising that as a 20-year strategy, all details have not yet been finalised. “It is not reasonable to expect that all the details will be fully worked out in advance...The key elements of the Doncaster Hill Strategy have been sufficiently resolved to be put in place”. The Panel has concluded that the principles of the Doncaster Hill Strategy have a sound strategic basis and should be supported.

After unanimously resolving to adopt the Panel’s recommendations in October, Council now waits on the Minister to approve Amendment C33 by the end of the year. Both the Panel and Council reports are available for viewing during office hours at Manningham City Council Offices, 699 Doncaster Road, Doncaster, and on the Doncaster Hill website at [www.doncasterhill.com](http://www.doncasterhill.com) and the Manningham City Council website at [www.manningham.vic.gov.au](http://www.manningham.vic.gov.au).



## What Is Happening On The Hill?

### Boulevard Open for Resident Feedback

A 32 metre long sample strip of the proposed streetscape for Doncaster Boulevard is now on show to the public between the Council offices and Doncaster Playhouse on Doncaster Road. The sample strip is an operational model for Doncaster Hill developers and designers, Council officers, Councillors and the community. It will play a key role in determining the practicability and appeal of the streetscape development. The Doncaster Hill Unit is inviting the public to get a taste of what the streets in Doncaster Hill might look like and give feedback on the planting, pavers and street furniture on display.

The pedestrian boulevard will be a major feature of Doncaster Hill. The hard landscaping materials and planting displayed will be a strong component of the main walkways, contributing to the lively, active street frontages. The sample boulevard is lined with plane trees and flowering pear trees. Plane trees are a popular landscaping choice due to their full canopy, which is deciduous in nature, allowing natural light through in winter. Pear trees were chosen to symbolise the agricultural history of the area (a request from local residents through public consultation).

The strip also includes a park bench and rubbish bin made from recycled aluminum and wood - part of the sustainable design approach consistent throughout Doncaster Hill. Low level ambient lighting will be added towards the end of the year. This level of lighting provides for safety and adds to the ambience of the street, without polluting the skyline.

Manningham City Council constructed the Sample Boulevard, but as Doncaster Hill unfolds over the next 20 years, developers will be responsible for funding development of Doncaster Boulevard at their front doors and along the main arteries of Doncaster Hill.

To provide feedback on the sample strip boulevard, visit the Doncaster Hill website at [www.doncasterhill.com](http://www.doncasterhill.com), or call the Doncaster Hill hotline on 9840 9182 and leave your message before 31 December 2003.



*Doncaster Hill resident Joel with friends Jason, Ashley and Kara. In less than 20 years, they may be enjoying a café latte on the same Doncaster Hill Boulevard.*



### First Crane on the Hill!

*The first crane has appeared on Manningham's skyline, with the construction of Southpoint Apartments in Clay Drive, marking the start of development on Doncaster Hill.*

## Doncaster Hill is a 20-year Strategy.

Manningham residents were recently asked a series of questions about Doncaster Hill as part of a project to better understand community awareness of and attitudes towards the project, and help guide Council in meeting community expectations. The survey, which involved 400 randomly selected Manningham residents, was conducted on behalf of Council by market research consultants TNS.

The key findings will be posted in the next edition of the Doncaster Hill Newsletter, but early feedback indicates that the majority of residents interviewed in the survey, were unaware that the project would take 20 years to progressively unfold. Doncaster Hill is a 20-year Strategy developed by the private sector that is strategically driven by Manningham City Council. Only 3% of those surveyed said they expected the project to take 20 years or more to be completed. 55% thought it would take 5 years or more, 15% thought 6-10 years, only 1% suggested 11-15 years and the remaining were unsure.

Doncaster Hill is one of the largest urban renewal projects in metropolitan Melbourne, complementing the objectives and vision of Victoria's State-based 'Melbourne 2030' planning document. Doncaster Hill is a 58 hectare site located around the main arteries of Doncaster and Williamsons/Tram Roads, perched on one of Melbourne's highest natural points. It is set to be a vibrant place to live, work or visit and a new civic heart to Manningham. For more information about Doncaster Hill visit [www.doncasterhill.com](http://www.doncasterhill.com)

## Amendments

### AMENDMENT C35 PARKING PRECINCT PLAN

Amendment C35 aims to incorporate the Doncaster Hill Parking Precinct Plan (28 April 2003) into the Manningham Planning Scheme. The Parking Precinct Plan, which was prepared by GTA Consultants for Manningham City Council, sets out the parking provisions for the Doncaster Hill Activity Centre to be met by developers to ensure that adequate parking is provided.

You may inspect the amendment, any supporting documents 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 3000

Amendment documentation can also be found on [www.doncasterhill.com](http://www.doncasterhill.com)

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

**Teresa Dominik, Manager  
Economic & Environmental Planning  
Manningham City Council  
PO Box 1, Doncaster 3108  
Before 22 December 2003**

### AMENDMENT C37: CORRECTIVE AMENDMENT TO C30

Amendment C37 is the corrective amendment to C30. It identifies properties to be covered by the Public Acquisition Overlay to enable the delivery of appropriate open space in Doncaster Hill. Submissions closed on 13 October 2003 and will be considered at the 16 December 2003 Council meeting.

### AMENDMENT C30: DEVELOPMENT CONTRIBUTIONS PLAN, 5% OPEN SPACE CONTRIBUTION, PUBLIC ACQUISITION OVERLAY

Submissions to Amendment C30 closed in late October 2003. Amendment C30 introduces a Development Contributions Plan (DCP) to the Doncaster Hill Activity Centre, as well as a mandatory 5% open space contribution for developers and places a Public Acquisition Overlay over 13 designated properties. The submissions are currently being considered and will be presented to Council on 16 December 2003.

## What is a Parking Precinct Plan?

A Parking Precinct Plan is a strategic plan that Council can use to develop specific car parking rates for different uses in an area, to suit local parking demands. A Parking Precinct Plan takes into account local conditions and circumstances to develop car-parking rates that ensure parking needs are met in an orderly and sustainable manner. Different areas may feature different rates depending on their use, be it offices, restaurants, shops or dwellings. Developers must provide a required number of parking spaces appropriate to the identified use, as set out in the parking precinct plan.



## Doncaster Hill: New Hill... New Place for Business

Doncaster Hill will play a vital role in the economic development of the region. When completed, the Hill will provide for more than 150,000 square metres of commercial/retail space and up to 10,000 new jobs by the year 2020. The urban village is also expected to attract more than 5 million visitors a year, a massive boost for local tourism.

### A New Centre for Retail Shopping and Entertainment

An upgraded Westfield Shoppingtown will be the centre of commercial and retail activity, in the heart of Doncaster Hill, with exciting new restaurants and retail opportunities. The proposed development includes over 100,000m<sup>2</sup> additional commercial, retail and entertainment floor space, with new pedestrian and transport networks and a new library and cinema complex.

The Doncaster Hill Strategy encourages the new Westfield development to embrace modern sustainable design and new technologies.

The independent Panel Report for Amendment C33 also recognises that given its size and location, the Westfield Shoppingtown site should be a critical element of the urban design framework for the Hill. "There is a real possibility for the Westfield site not only to contribute positively to the overall urban vision for the Hill, but also to retain its role as the predominant structure in the area."

Doncaster Boulevard is also set to be a bustling cosmopolitan centre, alive with cafes, restaurants and shopping.

### Attracting Businesses of the Future

Doncaster Hill is being positioned as a headquarters for high tech office and research industries in Melbourne's east. State-of-the-art offices fitted with broadband cable and other high tech infrastructure will assist in attracting advanced technologies and education industries of the future to Manningham.

### CASE STUDY - London Riverside

The trend for vibrant urban living centres is being played out around the world, with the emergence of exciting sustainable developments highlighting the potential of Doncaster Hill. One such anticipated project is the London Riverside development, overlooking the picturesque River Thames. London Riverside will be a new urban centre in the heart of the Thames gateway, accommodating sustainable housing, business, leisure and community facilities, all in close proximity to new and existing public transport networks. The village will play a key role in meeting the demand for new housing and sustainable economic growth, providing 20,000 new homes and 25,000 jobs by 2016.



<http://www.london-riverside.co.uk/>

### What's Coming Up? Economic Development Strategy

Plans are underway to prepare an Economic Development Strategy for Doncaster Hill, which focuses on the commercial and retail make-up of the urban village and establishes a strategic framework for promoting and attracting sustainable growth of the local business community.

