

# Doncaster Hill

## Moving Forward



FACTSHEET

OCTOBER 2009

## What is Doncaster Hill?

Doncaster Hill is located in the City of Manningham, approximately 14 kilometres from the Melbourne CBD.

It covers 58 hectares stretching along the major corridors of Doncaster, Williamsons and Tram Road. It is identified as a Principal Activity Centre in *Melbourne 2030*.

Doncaster Hill aims to create a sustainable mixed-use, high-density urban village that will accommodate more than 8,000 new residents in 4080 apartments and create 10,000 new jobs over the next 20 years.

## Doncaster Hill Civic Precinct

### A COMMUNITY HEART FOR MANNINGHAM

Manningham City Council's vision for the Doncaster Hill Civic Precinct as the community heart of Manningham will become a reality over the next two years as development of the \$34.95 million Doncaster Hill Community Centre progresses. The Centre will comprise:

- A library/cultural centre/community arts/café
- Family services/childcare/maternal and child health/preschool facilities/youth services
- Community and youth activity space
- Community services on site (Doncare, Manningham Community Health, Interact, Chinese Community Social Services)
- Underground parking facilities.

### CIVIC PRECINCT FUNDING SUCCESS

Manningham City Council continues to actively pursue funding for the development of the Doncaster Hill Civic Precinct and has raised in excess of \$12 million in State and Federal Government funding.

Council's approach to financial management of the project focuses on minimum dependence on rates, contributions from Westfield Doncaster, local developers and additional targeting of Federal and State Government funding grants.

Key grants received to date include:

- \$5 million: Federal Government Community Infrastructure Program
- \$1.5 million; Federal Government Green Precincts
- \$1.5 million: DPCD Urban Renewal Program
- \$1.5 million: DPCD Victorian Community Support Grants Program
- \$500,000: Sustainability Victoria Smart Energy Zone
- \$500,000: Living Libraries grant for the Doncaster Branch library
- \$500,000: State Government Children's Capital Program



*Pictured (L to R): Minister for Community Development, Peter Batchelor; Mayor, Cr Charles Pick; Brian Tee, MP; Minister for Planning, Justin Madden; Deputy Mayor, Cr Fred Chuah JP and Manningham Chief Executive Lydia Wilson at a State Government funding announcement for the Doncaster Hill Civic Precinct.*

### PARTNERSHIPS

Council continues to work in partnership with the Department of Planning and Community Development (DPCD) in a whole-of-government approach which has seen substantial progression of many projects across the Hill. DPCD has committed to support the facilitation of development in Doncaster Hill by providing expert assistance and coordination with other government departments, as well as promoting meaningful community engagement.

Council is also working collaboratively with Melbourne Water and Yarra Valley Water to develop a Doncaster Hill Water Plan to more efficiently manage water consumption and reuse, and is working with Box Hill Institute to investigate the feasibility of developing a green business incubator in Doncaster Hill.



## Planning Progresses

A number of Planning Permits are under consideration or have been granted for specific developments on Doncaster Hill. These include:

**Civic Precinct Community Centre**  
Council has applied for a Planning Permit for the construction of a \$34.95 million community facility adjacent to the Council offices. Construction is anticipated to commence early 2010.

**Crowne Plaza Hotel**  
Application for a Planning Permit has been made and construction is anticipated to commence in the first half of next year.

**The Pinnacle: 632 Doncaster Road**  
*(Artist's impression below)*  
A Planning Permit has been granted and is still current, with apartments now selling off the plan. Construction anticipated to commence November.



**659 Doncaster Road**  
A Planning Permit has been granted and is still current. The applicant is addressing a request by Council for minor modifications to the plans.

**812 Elgar Road**  
A Planning Permit has been granted and is still current. Council has not been advised of an anticipated construction date.

**810 Elgar Road**  
A Planning Permit has been granted and is still current. Council has not been advised of an anticipated construction date.

**The Montage: 642 Doncaster Road**  
A Planning Permit has been granted and is still current. An Expression of Interest sign is located on site for the sale of the land.

**95-99 Tram Road**  
A Planning Permit has been granted and is still current. The State Government recently announced that the site has been approved for the construction of affordable housing. Construction will commence shortly.

## What's happening on the Hill?

We have already seen a lot of activity on Doncaster Hill in 2009, and with several projects currently underway, the momentum looks set to continue well into 2010 and beyond.

### NEW ACTIVITY CENTRE ZONE

Manningham City Council welcomed the recent announcement by the Minister for Planning of the introduction of a new Activity Centre Zone and selection of Doncaster Hill as the first Activity Centre in the State to which the new zone applies. The Activity Centre Zone will guide the use and development of land within Doncaster Hill and encourages a mix of uses to facilitate, business, shopping, working, housing, leisure and community facilities.

The Activity Centre Zone covers the whole of Doncaster Hill, with the exception of the Doncaster Primary School site, which remains a Public Use Zone. The new zone better reflects Council's vision for each of the seven precincts within Doncaster Hill and has significantly reduced the number of planning controls that now apply to the Hill. More information on the new Activity Centre Zone is available at [www.dpcd.vic.gov.au/planning](http://www.dpcd.vic.gov.au/planning).

### FIVE STAR HOTEL FOR THE HILL

Manningham's first international hotel is coming to Doncaster Hill, with the announcement by the Intercontinental Hotels Group (IHG) that the 682 Doncaster Road site will be developed as a Crowne Plaza hotel.

Scheduled for completion in early 2011, the five star, nine-storey hotel will include 180 rooms, a ballroom, meeting rooms, fitness centre with pool, and a restaurant and bar. Work on the \$45 million development is expected to start in early 2010.

### EXPERT ASSISTANCE PROGRAM

Council received an additional \$50,000 grant under the Department of Planning and Community Development's Expert Assistance Program to appoint a development facilitator until June 2010. The facilitator's role is to foster future development of the Civic Precinct and Doncaster Hill by advocating for project funding, liaising with developers to facilitate public/private partnerships and advancing designs for public realm improvements.

## Doncaster Hill News

### PRECINCT 1 MASTERPLAN

The development of Precinct 1 of Doncaster Hill over the next 20 years will be guided by a Masterplan. The Masterplan sets out future development of the land occupied by the Council Offices, Doncaster Bowling Club, Schramms Reserve and Doncaster Primary School and has been developed in conjunction with plans for the new Doncaster Hill Community Centre.

The Precinct 1 Masterplan was placed on public exhibition for two months in May/June 2009 and after consideration of community submissions, the Masterplan was adopted by Council on 11 August.

### LOCAL DEVELOPER BREAKFAST FORUMS

Council coordinates quarterly Local Developer Breakfast Forums to effectively engage interested local developers and to facilitate future development on Doncaster

Hill. The forums provide an update on recent activity on the Hill and give developers an opportunity to raise issues directly with Councillors and Council officers.

If you are interested in attending a future breakfast, please contact Nic Daws, Doncaster Hill Place Manager on 9840 4416 or you can email Nic at [nicole.daws@manningham.vic.gov.au](mailto:nicole.daws@manningham.vic.gov.au).

### PEDESTRIAN AND CYCLING PLAN

Council has received 29 submissions from stakeholders on its Draft Doncaster Hill Pedestrian and Cycling Plan and this feedback will be incorporated into the Plan prior to it being adopted by Council.

The purpose of the Plan is to reduce the use of private vehicles, ensure stronger links to public transport and improve the overall health and wellbeing of the local community. More information is available at [www.doncasterhill.com](http://www.doncasterhill.com)

Don't forget to visit [www.doncasterhill.com](http://www.doncasterhill.com) for the latest Doncaster Hill news or to subscribe to the Doncaster Hill eNewsletter email [doncasterhill@manningham.vic.gov.au](mailto:doncasterhill@manningham.vic.gov.au) and put 'subscribe' in the subject line.