

## Doncaster Hill Facts and Figures

Doncaster Hill is a new urban village being developed by the private sector with a Strategy and 20 year vision driven by Manningham City Council. It is an urban village that plans to attract 8300 residents with 4030 apartments, 10,000 new workers, an additional 20,000 m<sup>2</sup> commercial space and 10,000 m<sup>2</sup> retail floor space (excluding Westfield), and over 5 million additional annual visitors by the year 2020. Doncaster Hill will create a brand new civic heart to Manningham.

Doncaster Hill has a unique location - it is what differentiates this urban village from others. Way back in the late 1800's those with foresight realised that the hill was an important viewing platform and delivery point for the orchard growers and gold diggers of the area. Later in history this site became known as Whites Corner. Prominent local businessmen also realised that a tram route was appropriate to this site and beyond, hence Tram Road in Doncaster Hill, as now known, came into being. Again, later in history, a viewing tower was built and Whites corner developed into a shopping complex that was later updated to become Westfield Doncaster.

Just 14 kilometres from Melbourne City, Doncaster Hill covers 58 hectares centred around the main intersection of Doncaster Road and Williamsons/Tram Road in Doncaster. It is located to the East of Melbourne City, in Victoria, along the Eastern Freeway. More locally, Doncaster Hill is bound by the Eastern Golf Course, Manningham City Council building, 300 metre distance along Tram Road, and Westfield Doncaster along Williamsons Road. This site is marked by fresh green and blue flags.

Doncaster Hill has a natural elevation of 120 metres and peaks at 127 metres in Precinct 3. This means it represents one of the highest points of viewing in metropolitan Melbourne. Add an 11-storey building or shopping complex to this and you could enjoy views at approximately 160 m. Because of the natural elevation of Doncaster Hill, 360-degree views will be found. People will have views towards Melbourne City, Port Phillip Bay, Macedon Ranges, You Yang Ranges, Dandenong Ranges and even the airports. Doncaster Hill Strategy plans to enhance view-lines for all people enjoying Doncaster Hill.

It is also interesting to note that due to the alignment of the surrounding Ranges and the Bay, Doncaster Hill, and the area of Manningham, has well known feng shui elements.

Another location feature is Manningham's safety. In recent years Manningham has been ranked as one of Melbourne's safest municipalities, as well as one of the healthiest with Manningham residents recorded as having one of the lowest rate of life threatening disease with both men and women ranking highly for longevity. In fact, according to Manningham Council's research on Doncaster Hill, Manningham residents that were planning to move in the near future wanted to stay in Manningham, but simply wanted more appropriate housing types.

A major location draw card of Doncaster Hill is no-doubt, the regional shopping complex, Westfield Doncaster. It is planned that Doncaster Hill's seven precincts will be linked to each other, with the major focus being the linkage to Westfield Doncaster and surrounding facilities in Precinct 4. Doncaster Hill almost wraps around this complex and as such is in easy walking distance for all residents and workers.

Westfield Doncaster has commenced a \$600 million expansion that will include a restaurant and lifestyle extension, with retail space set to almost double from the current 52,000 m<sup>2</sup> to around 109,000 m<sup>2</sup>. Leading department store David Jones is among the 200-plus new retailers set to feature in the revitalised centre. The plans also include a multi-screen cinema complex, a state-of-the-art library and an upgraded transport interchange on-site.

Other enhancements planned for the Doncaster Hill site include meeting places, education for all ages, enhanced open spaces, recreational facilities, plus many more social elements.

Already, Doncaster Hill new apartment owners are leaving their cars at home as they have all the facilities at their doorsteps. A survey of the Sovereign Point Towers residents revealed that the majority of respondents said their lifestyle had improved due to 'proximity to services and facilities' and 'ease of access'. Reasons for purchasing included 'security', amenity of the area' and 'the great apartment'.