



DONCASTER HILL  
PRECINCT 1 COMMUNITY INFRASTRUCTURE  
ASSESSMENT  
FINAL REPORT

Prepared by ASR Research Pty Ltd

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## SECTION 1 INTRODUCTION

### 1.1 Purpose of Study

The overall aim of this report is to assess the feasibility of providing a range of potential community infrastructure items identified by the ASR research report within Doncaster Hill - Precinct 1.

The specific objectives were:

1. To review the findings of the *Doncaster Hill Preliminary Assessment of Social, Recreation & Open Space Requirements* (ASR Research Pty Ltd, 2002) report that have relevance to Precinct 1;
2. To review additional literature not covered by ASR Research's 2002 report and considered relevant to the Precinct 1 assessment;
3. To present and assess community infrastructure development options for Precinct 1; and
4. To recommend a preferred development option for Precinct 1.

### 1.2 Legislative & Policy Context<sup>1</sup>

#### 1.2.1 Role of Local Government

One of the fundamental roles of Local Government is to improve the social wellbeing and quality of life for people who live, work or visit the municipality. Specifically the Local Government Act 1989, includes the following indicative functions<sup>2</sup>:

- General public services including works and services, emergency services, animal control, plant control, waste management and litter control.
- Health, education, welfare and other community services including services for children, families and the aged.

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<sup>1</sup> This section includes material prepared by the Doncaster Hill Unit, Manningham City Council (2003).

<sup>2</sup> Department of Infrastructure (2000), *About Local Government* - [www.doi.vic.gov.au](http://www.doi.vic.gov.au)



- Planning and land use including building control.
- Property services including water, drainage, sewerage, gas, electricity, land development schemes and street maintenance and cleaning.
- Recreational and cultural services including halls and public buildings, sport recreation, leisure and arts facilities, parks, gardens and reserves, libraries and museums, historic buildings and places and public entertainment.
- Roads including bridges, footpaths, bicycle paths and nature strips, traffic control and lighting and drainage of roads.
- Any other functions relating to the peace, order and good governance of the municipal district including parking, transport, aerodromes, tourism, information, encouragement of employment opportunities, encouragement of commerce and industry, and environment control, protection and conservation, weights and measures.

As such Council has a legislative responsibility and must take a leading role in any proposed projects such as Doncaster Hill. Council must advocate and plan on behalf of and in conjunction with the community, to ensure appropriate development occurs. In addition Council must also undertake evaluation processes, consult with its community and provide continuous improvement as part of its commitment to the State Government's Best Value Legislation.

### 1.2.2 *Melbourne 2030*

Doncaster Hill has been identified as a Principal Activity Centre in the *Melbourne 2030* document<sup>3</sup>. *Melbourne 2030* specifies integrated performance criteria that articulate the social, economic and environmental aims for activity centres. These broad criteria have been derived from the core objectives of the National Strategy for Ecologically Sustainable development. The performance criteria include:

- Improve the liveability (safety, convenience, comfort, aesthetics) of the area;
- Increase opportunities for social interaction and provide a focus for the community;
- Contribute to the area's natural, cultural and historical heritage;
- Make a wide range of services and facilities more accessible to all;
- Meet the needs of all segments of the population;
- Maintain or improve public health; and

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<sup>3</sup> Department of Infrastructure (October 2002), *Melbourne 2030 - Planning for Sustainable Growth*

- Improve the efficiency of land uses and infrastructure provision.

Melbourne 2030 goes on to state that the size and/or location of Principal Activity Centres mean they have an especially important role to play as a focus for community activity, services and investment and the scale and direction of development needed should reflect the needs of the community now and in the future. Planning for the social infrastructure requirements of the growing Doncaster Hill population is therefore consistent with the direction of Melbourne 2030 and is integrated into proposed performance criteria for activity centres.

### 1.2.3 Corporate Plan and the Manningham Vision

The Corporate Plan is the key document that drives the strategic direction of Council and contains all new major projects that Council will undertake over the next three years. The Plan identifies a range of objectives and strategies that Council will implement in providing services and programs to the community. The Corporate Plan is one of the major mechanisms of accountability, as Council is required to report on Corporate Plan achievements and outcomes on an annual basis to both the community and the State Government.

In addition the Corporate Plan outlines the community vision, that is, a clear vision of what is required for the municipality in the future. This statement outlines the vision for:

“...a liveable Manningham that is healthy, safe and an attractive place to live. A place where people feel they belong. Where lifestyle, recreation and creativity enrich the lives of the community....and a connected Manningham community that celebrates our heritage, diversity and character.”<sup>4</sup>

The Corporate Plan specifically identifies the following objectives:

- Objective 1 - Encourage and promote community connectedness and belonging;
- Objective 2 - Provide and encourage a safe, healthy and accessible city;
- Objective 3 - Improve the quality of the building and streetscapes of Manningham;
- Objective 4 - Protect, maintain and enhance the natural environment of Manningham;
- Objective 5 - Encourage participation and involvement in recreation, recognising the benefits this brings to community and individual wellbeing;

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<sup>4</sup> Manningham City Council, *Future Manningham - Our Corporate Plan 2002-2005*



- Objective 6 - Provide a range of community services and facilities to meet the needs of the people of Manningham;
- Objective 7 - Ensure the protection of Council assets and the sustainable use of resources;
- Objective 8 - Foster vibrant and prosperous business;
- Objective 9 - Value and protect the cultural heritage of Manningham; and
- Objective 10 - Improve the capability and performance of Manningham City Council.

There are a range of specific strategies within Objective 3 related to the planning and development of Doncaster Hill. Objective 5.1.4 of the Corporate Plan is to 'define & demonstrate the social, recreational and open space infrastructure and programming needs for Doncaster Hill.'

#### 1.2.4 Manningham Municipal Public Health Plan

Councils are required to develop a Municipal Public Health Plan under Section 29B of the Health Act 1958. The Act specifies that issues impacting upon the health of people in the municipality must be identified and strategies outlined to deal with these issues to enable people living in the municipality achieve maximum well-being.<sup>5</sup> Local Government is in a prime position to promote the health and well-being of the local community and has a lead role in:

- Planning of service provision;
- Coordination of services in the municipality;
- Provision of services, programs and activities;
- Promotion of practices that promote a healthy lifestyle; and
- Advocacy of the needs of the community.

For most people, their local community, as well as family and friends, is a source of certain 'intangibles' which are health enhancing. This may mean a sense of belonging, participation, activity, involvement, pride, contribution and caring.

Some of the associated goals for the 2001-2004 Manningham Municipal Public Health Plan are:

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<sup>5</sup> Manningham City Council, *Manningham's Health 2001-2004 - The Manningham Municipal Public Health Plan*



- Protect and improve our built and natural environment to enhance the health of the community.
- Create safe public environments and communities.
- Improve access to, information about and the delivery and coordination of health related services for the Manningham community.
- Enhance community supports and social capital within the community.
- Encourage and support healthy living and lifestyles.

Clearly, planning for social infrastructure requirements of Doncaster Hill supports goals within the Municipal Public Health Plan.

### **1.3 Background**

To meet the future needs of an additional 8,300 people arising from the Doncaster Hill development the *Doncaster Hill Preliminary Assessment of Social, Recreation & Open Space Requirements* (October 2002) report recommends a number of actions that either directly or indirectly relate to Precinct 1 (covering the east and northeast section of Doncaster Hill), an area largely owned by Manningham City Council and which currently accommodates a number of community facilities.

Because of the role of this precinct was likely to continue to play as a node for a range of community infrastructure it was considered desirable to investigate these previous recommendations in more detail and in an integrated manner to ensure feasible, orderly and timely outcomes.

### **1.4 Proposed Methodology**

The assessment was undertaken in seven interrelated stages. The details of each stage are outlined below.

#### Stage 1 - Project Definition

In this stage, the consultants met with the project coordinator to:



- Discuss in detail the background to the study and any key/sensitive issues that need to be addressed or taken into consideration during the assessment process;
- Clarify the objectives of the study and the role of Council and agreeing on timelines and reporting requirements;
- Discuss and agreeing to the proposed methodology, particularly the consultation process;
- Ensure the consultants are fully aware of Council's position on multipurpose community centres;
- Discuss what Council considers to be its role and responsibilities in the provision of the proposed multipurpose centre;
- Discuss Council's financial parameters in relation to the development and operation of the proposed multipurpose centre;
- Identify any plans Council currently has to develop or redevelop existing community centres in surrounding areas and assessing its relationship to this project;
- Discuss any Council plans, strategies and policies that have implications for the study;
- Other relevant matters.

#### Stage 2 - Literature Review

Although the *Doncaster Hill Preliminary Assessment of Social, Recreation & Open Space Requirements* (October 2002) provides an extensive literature review there was further need to assess the implications of some of the reports in greater detail for this project, and other reports not covered by the original ASR Research report.

#### Stage 3 - Consultation

The consultants undertook a two-part consultation process with an extensive range of stakeholders including those identified by the earlier ASR Research report.

Part 1 involved intensive consultation with Council staff to assist with the formulation of realistic development options for Precinct 1, and included an investigation of the future function of the Manningham Function Centre.

Part 2 used the outcomes of Part 1 as the basis for further discussion and comment with external



stakeholders, including:

- Doncaster Preschool;
- Occasional Child Care - Elgar Court;
- Youth providers;
- Scout / girl guide representatives;
- Manningham Community Health Service;
- Doncare;
- Shoppingtown Library (although not the preferred option);
- Current Manningham Function Centre user groups;
- Doncaster Primary School; and
- Box Hill TAFE.

Their views were sought on the development options prepared with Council staff in Part 1 of the consultation process.

#### Stage 4 - Identification and Assessment of Development Options

The specific objectives of this stage were to:

- Review site location options, inclusive of infrastructure availability and any significant impediments to development options including impact on nearby reserves and residents; and
- Review and confirm the spatial requirements for a new or redeveloped facilities;

#### Stage 5 - Preliminary Concept Plan & Estimated Development Costs

The specific objectives of this stage were to:

- Provide advice on the likely capital development costs of the project as well as providing a timeline detailing activities to be undertaken for completion of the project having regard for the requirements of the consultation process. This necessitated some revision of earlier costs estimated by ASR Research in their preliminary report;
- Undertake an analysis of car parking requirements and establish a workable provision with Council Officers.





### Stage 6 - Draft Report

The consultants drew together the information from the previous stages of the assessment into a draft report. The consultants met with the project team to discuss the report and highlight any areas where further information or amendments are required.

### Stage 7 - Final Report

The final report includes:

- Identification and assessment of development options;
- Priority functions for proposed community facilities and other infrastructure;
- Preferred mix between services, meeting rooms etc;
- Estimated cost of proposed community infrastructure;
- An indicative locational assessment of where community infrastructure is to be provided within Precinct 1; and
- An indicative timing schedule;

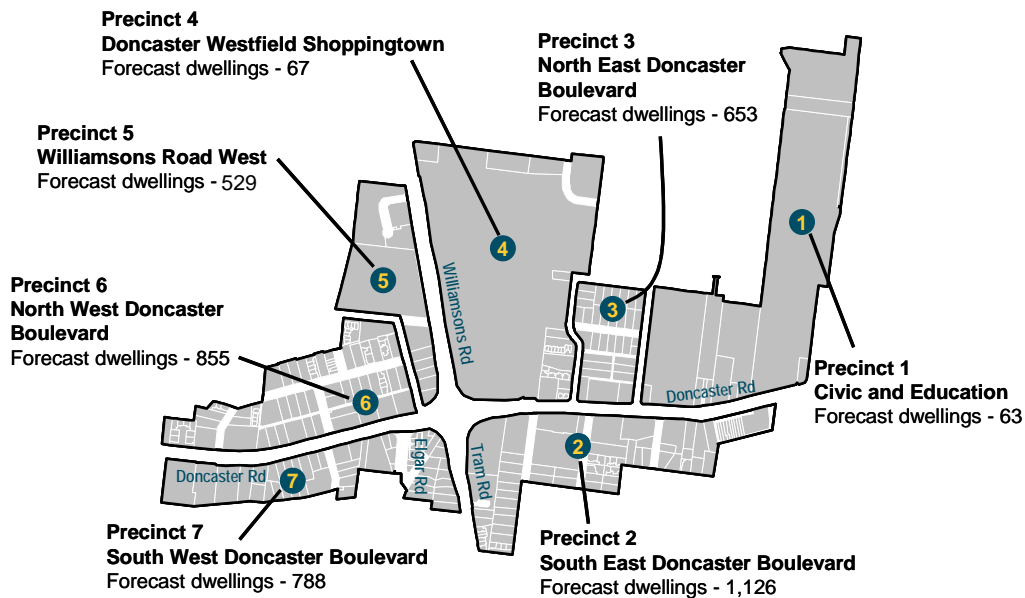


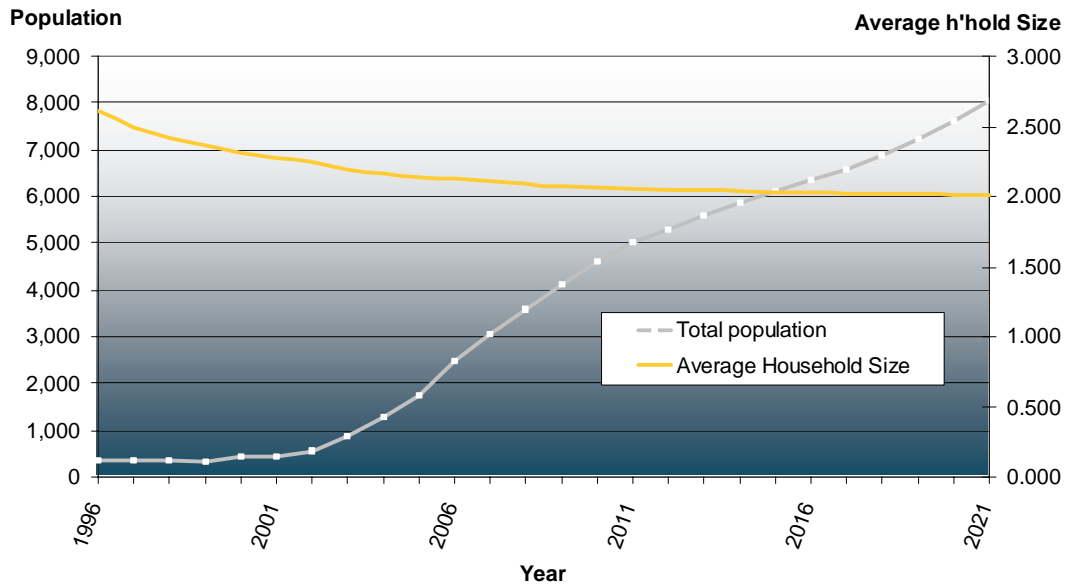
## SECTION 2 DESCRIPTION OF SITE INVESTIGATION AREA

### 2.1 Location

Doncaster Hill is one of the highest points in Melbourne and is poised to become a ‘state of the art’ urban village. Located 12 kilometres from Melbourne City, Doncaster Hill has views of the Dandenongs, Kinglake Ranges and the panoramic Melbourne City skyline. Doncaster Hill is a 58-hectare site stretching along the major corridors of Doncaster Road and Williamsons/Tram Road. Map 2 below illustrates the seven precincts, including Precinct 1, that comprise the Doncaster Hill area and forecast number of dwellings in each.

Map 1. Site Investigation Area – Precinct 1, Doncaster Hill (far right of map)





i.d. consulting state that household composition assumptions are based on changing housing markets in the Doncaster Hill area. As a result of ageing and low fertility rates, they anticipate that Doncaster Hill will have:

- A larger share of persons living alone in all age groups;
- A greater share of persons living as couples;
- A greater share of persons living in group households, as a ‘new’ housing opportunity is opened to twenty and thirty something year olds in the Doncaster area; and
- A decrease in the proportion of two parent and single parent families with children.

### 2.3 Precinct 1 and Existing Community Infrastructure

Precinct 1 covers the non-residential area north of Doncaster Road between Council Street and JJ Tully Drive and includes major civic and educational facilities, such as the Council Offices and Doncaster Primary School, as well as key historic buildings and areas of open space. It boasts spectacular views of the mountain ranges to the north and east and offers easy access to Westfield Doncaster Shoppingtown.

As shown in Map 2 the investigation site consists of the following community infrastructure:

Map Number	Facility Name	Ownership
1.1	Schramms Reserve - Oval 2	Manningham City Council
1.2	Schramms Reserve - Oval 2 Pavilion	Manningham City Council



**DONCASTER HILL: PRECINCT 1 COMMUNITY INFRASTRUCTURE ASSESSMENT**

Map Number	Facility Name	Ownership
1.3	Schramms Reserve - Oval 1	Manningham City Council
1.4	Schramms Reserve - Ovals 1 Pavilion	Manningham City Council
1.5	Schramms Reserve - Lawn Bowl Rinks	Manningham City Council
1.6	Schramms Reserve - Lawn Bowls Club Pavilion	Manningham City Council
1.7	Schramms Reserve - Playground	Manningham City Council
2	Manningham City Council Municipal Offices	Manningham City Council
3	Doncaster Scout Hall	Manningham City Council
4	Doncaster Children's Services Centre	Manningham City Council
5	Indoor Recreation Centre	Joint Use (Department of Education Land and Manningham City Council Owned Facility)
6	Doncaster Primary School Doncaster	Department of Education
7	Doncaster Playhouse	Manningham City Council
8	Old Shire Hall	Manningham City Council

**Map 2. Existing Community Infrastructure in Precinct 1**



## SECTION 3 LITERATURE REVIEW

### 3.1 Doncaster Hill Preliminary Assessment of Social, Recreation & Open Space Requirements (October 2002)

The current assessment arose from findings presented in the *Doncaster Hill Preliminary Assessment of Social, Recreation & Open Space Requirements (October 2002)* report. This report recommends a number of actions that either directly or indirectly relate to Precinct 1 (covering the east and northeast section of Doncaster Hill), an area largely owned by Manningham City Council and which currently accommodates a number of community facilities.

The report was prepared by ASR Research Pty Ltd on behalf of Manningham City Council and includes the following recommendations relevant to Precinct 1:

#### *Rec. 2.1*

*That Council support the construction of a new multipurpose facility, the function, cost and location of which will be determined by a more detailed feasibility assessment.*

#### *Rec. 2.2*

*The facility should ideally have a floor area of at least 1000m<sup>2</sup>. The feasibility study should undertake a more detailed locational assessment, and determine the most appropriate uses and users of the facility.*

*Precinct 1 is desirable because of the potential concentration of Council services in this location, including the Council civic building, and the Doncaster Preschool and Maternal & Child Health services. Precinct 3 may also offer an appropriate alternative location.*

*Precinct 1 is desirable because of the potential concentration of Council services in this location, including the Council civic building, and the Doncaster Preschool and Maternal & Child Health services. Precinct 3 may also offer an appropriate alternative location.*

#### *Rec. 3.1*



*Subject to a feasibility study Council support the redevelopment of the existing Doncaster Preschool and Maternal & Child Health facility located within Precinct 1 into a new and Children's Services Centre with increased capacity to cater for preschool and maternal child health services.*

*Rec. 5*

*Investigate the feasibility of allocating land beside the proposed Children's Services Centre redevelopment in Precinct 1 for a privately operated long day childcare facility.*

*Rec. 7*

*That Council investigate options for the location of a dedicated youth facility within Doncaster Hill. This facility should ideally be located either within:*

- 1. Precinct 1 or 3 - as part of the broader mix of community, retail, and commercial facilities;*
- 2. Precinct 4 - within the Doncaster Shoppingtown Centre.*

*It is recommended that Council give preference to option 2. In so doing Council should also investigate location options for the service within Doncaster Shoppingtown in conjunction with any consideration being given to determining the appropriate location for an expanded library facility and an occasional child care service.*

*Rec. 8*

*Explore the feasibility of Council facilitating the provision of an outreach Neighbourhood House function within either Westfield Shopping Centre or as part of the construction of any new multipurpose facility within Doncaster Hill.*

*Rec. 17.1*

*Investigate the feasibility of constructing a bicycle pathway network to service both the internal and external needs of Doncaster Hill. This network should prioritise links to facilities such as Aquarena, Ruffey Lake Park, Doncaster Shoppingtown, the Koonung Creek Trail and the Main Yarra River Trail.*

*Associated with this, and directly relevant to Precinct 1, is recommendation 17.2 below.*

Rec. 17.2

*Create a pathway from Ruffey Lake to Schramms Reserve which would then link it to an existing pathway taking users south to the Koonung Creek Trail using JJ Tully Drive and Whittens Lane as key routes.*

### 3.2 Manningham Arts Centre Feasibility (June 2001)

The Manningham Arts Centre Feasibility report prepared by BreckNock Consulting (June, 2001) on behalf of Manningham City Council identifies summarises the current status of important cultural infrastructure located within Precinct 1, namely the:

- Old Shire Hall - 673 Doncaster Road, Doncaster;
- Playhouse Theatre - 679 Doncaster Road, Doncaster; and
- Manningham Gallery (within City of Manningham Municipal Offices) - 699 Doncaster Road, Doncaster.

The report summarises the current status of each of these as follows:

Cultural Facility	Users	Key Issues
Old Shire Hall	Leased to Doncaster and Templestowe Artists Society for a peppercorn rent of \$10 per annum for ten years.	<ul style="list-style-type: none"> <li>• Society holds a ‘collection’ and archives that need to be housed in a single space.</li> <li>• Some of their activities could be linked or enhanced by an association with the Manningham Arts Centre (e.g. large meetings, conferences or displays or attendance at specialist workshops including writing of family histories).</li> </ul>
Playhouse Theatre	Include: <ul style="list-style-type: none"> <li>• Dynamite Drama</li> </ul>	<ul style="list-style-type: none"> <li>• Limited stage entrance</li> <li>• Unsuitable for large-scale</li> </ul>

Cultural Facility	Users	Key Issues
	<ul style="list-style-type: none"> <li>•Manningham Youth Theatre</li> <li>•Sherbrooke Theatre Company Inc.</li> <li>•Helen O’Grady Children’s Drama Academy</li> </ul>	musicals
Manningham Gallery	<ul style="list-style-type: none"> <li>•Council owned and operated to provide mix of commercial and community exhibition programs</li> <li>•Exhibitions usually associated with other events including:                             <ul style="list-style-type: none"> <li>- Artist talks</li> <li>- Floor talks</li> <li>- Performances</li> <li>- Formal openings and functions</li> <li>- Seminars</li> <li>- Films and videos</li> <li>- Art making activities</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>•Should continue to function in its present capacity</li> <li>•Artworks produced as community art projects could be exhibited at the Gallery</li> </ul>

### 3.3 Heritage Controls within the Manningham Planning Scheme

Precinct 1 contains 3 heritage listed places governed by particular controls identified within the Manningham Planning Scheme. These are listed below.

Planning Scheme Reference Number	Heritage Place	Controls Applying
HO44	<b>Shire Offices (former) - 673</b> Doncaster Road, Doncaster	•External Paint Controls
HO45	<b>Doncaster Primary School No.</b>	•External Paint Controls



	197 - 675-683 Doncaster Road, Doncaster	
HO48	<b>City of Manningham</b> <b>Municipal Offices</b> - 699 Doncaster Road, Doncaster	<ul style="list-style-type: none"> <li>• Tree Controls</li> <li>• Outbuildings or fences which are not exempt under clause 43.01-4 (i.e. artworks and fountain)</li> </ul>

Planning Scheme protection means that any proposed works to these buildings will require a planning permit where the stated controls apply.

### Melbourne 2030 Open Space Policy Provisions

The most explicit references in *Melbourne 2030* to the types of social, recreation and open space infrastructure assessed in this section of the report are:

- Direction 5 - A great place to be (for open space infrastructure)
- Direction 6 - A fairer city (for social and recreation infrastructure)
- Direction 8 - Better transport links (for bicycle / pedestrian infrastructure).

The key policies in *Melbourne 2030* are:

*Policy 5.6 Improve the quality and distribution of local open space and ensure long-term protection of public open space.*

5.6.2 Apply the open space planning principles set out in the Parklands Code to guide decision-making on issues such as open space protection and management;

5.6.3 Establish a planning framework and guidelines relating to open space and sporting facilities at local and district level;

5.6.4 Help local government to improve the quality and distribution of local open space by:

- researching changing community attitudes and usage patterns;
- providing advice on innovative park design;
- identifying opportunities to improve provision in areas identified as deficient; and

- developing strategies to maximise the open space and conservation potential of neglected or under-used areas such as some railway land, cemeteries and schools.

### **Social & Recreation Policy Provisions**

The key policies in *Melbourne 2030* are:

#### *Policy 6.1 - Increase the supply of well-located affordable housing*

6.1.1 Monitor supply and demand in affordable housing at local and regional levels and publicise examples of best practice in the provision of well-designed affordable housing;

6.1.3 Continue the redevelopment and renewal of public housing stock to better meet the needs of existing and future clients; and

6.1.7 Change the policy that governs the disposal of government land and buildings to reflect the best use rather than the highest price achievable, and base the policy on new socially responsible criteria.

#### *Policy 6.2 - Plan for a more equitable distribution of social infrastructure*

6.2.1 Work with local communities to identify gaps or deficiencies in social infrastructure and develop action plans to remedy these gaps;

6.2.3 Work with local government and other organisations to improve the provision of community transport services within an overall policy framework that aims to give greater mobility to people unable to use public transport;

6.2.4 Support neighbourhood houses so that they remain viable as places where people can meet and learn in a welcoming, user-friendly environment; and

6.2.5 Continue to support local government in the provision of well-planned, quality and accessible community sport and recreation facilities and environments.

#### *Policy 6.4 - Develop a strong cultural environment and increase access to arts, recreation and other cultural facilities*



6.4.3 Promote the arts and culture by using professional artists and craftspeople wherever feasible to work on public projects - including government projects - and express artistic and community values; and

6.4.4 Strengthen the creative potential of local communities by encouraging local government and the community to audit cultural resources and identify opportunities and areas of need.

*Policy 8.7 - give more priority to cycling and walking in planning urban development and in managing our road system and neighbourhoods. It specifically identifies a need to:*

8.7.1 Continue to develop the Principal Bicycle Network - to be completed (resources permitting) by 2015 - and give priority to sections that link with activity centres;

8.7.2 Implement a walking action plan (for the whole of Victoria) that includes provision for footpath-bound vehicles such as wheelchairs, prams and scooters; and

8.7.5 Develop a bicycle action plan which brings together all elements needed to substantially increase bicycle use.



## SECTION 4 CONSULTATION OUTCOMES

### 4.1 Introduction

The purpose of this section is to ensure that the assessment takes into consideration current and future issues identified by relevant Council staff and the external agencies. The following provides a summary of the issues identified.

### 4.2 Culture & Leisure Services

ASR Research interviewed staff from Manningham City Council's Culture & Leisure Services Unit. Their comments are summarised below.

- There should be further exploration of the desirability and feasibility of relocating the Doncaster children's services centre onto Doncaster Primary School. This option would require detailed discussions with both the Doncaster Primary School council and the Department of Education & Training (DET) and the implementation of an additional joint use agreement, a process that may take some time for all parties to approve, considering Council's previous concerns about joint use agreements.
- There was general agreement that the scout facility should be removed from the site but that an alternative or replacement venue were required to meet the scout groups needs. Several options within Precinct 1 were identified, for the relocation of the group:
  - 1) the proposed multipurpose centre;
  - 2) the revamped indoor recreation facility on Doncaster Primary School;
  - 3) one of the two pavilions currently established for Schramms Reserve,
  - or 4) building another scout facility somewhere on spare land (subject to further examination) on Schramms Reserve.

This matter should be further reviewed by the group assessing future accommodation needs for the scouts.

- The development and implementation of the Doncaster Hill Strategy should seek to involve young people more. A perceived weakness of the Doncaster Hill process is that it has failed to consider the needs of young people adequately, both in terms of their formal and informal use of areas such as Precinct 1.

- Another option not previously identified in earlier research is to explore the potential to redevelop the Doncaster Lawn Bowls facility and allow the pavilion to become more multipurpose. Suggestions were put forward about raising the present site of the rinks and incorporating carparking underneath them, and redeveloping the current facility.
- There needs to be stronger statement of principles identifying the role of the community infrastructure to be provided within Doncaster Hill, and particularly Precinct 1. This will assist with prioritising who should get access to certain types of facilities (e.g. senior citizen's access to Manningham Multifunction Centre).
- The proposed multipurpose facility should offer some dedicated community arts spaces, details for which are identified in the Arts Facilities Strategy.
- The relationship between outdoor spaces and gardens and the proposed facility will be an important consideration if its aesthetic appeal is to be maximized.
- The total or partial use of the existing Civic complex to meet some of the future needs of Doncaster Hill may help to ease the development pressure on the adjacent land to the west of the facility currently consisting of the carpark, Children's services centre and the scout facility.
- Incorporating a café / commercial kitchen into the proposed multipurpose facility (similar to the way a café is located within the Nillumbik Library complex).

#### **4.3 Children's Services**

- The unit supported the concept of a double preschool and multi-nurse maternal and child health facility, and some form of childcare being configured into an integrated centre. It was suggested that the notion of providing purely an occasional childcare centre within Precinct 1 was potentially limiting and that the concept needed to be a long day care facility with the capacity to offer occasional child care (even though there still remains some potential that Doncaster Shoppingtown may accommodate an occasional childcare facility).
- The childcare facility should offer a minimum of 60 registered places to enhance its financial viability. An option requiring further exploration is to relocate the Council owned Morseby Avenue Childcare Centre (which has been beset by recent building and site deficiencies) from its present location in Bulleen to Precinct 1 as part of a Family Services Centre.
- The new proposed facility should be referred to as a Family Services Centre.

- The Unit is not opposed to the idea of further attempting to explore the feasibility and practicality of locating children's services on Doncaster Primary School site, particularly if space at its present location proves to be a constraint.

#### 4.4 Manningham Youth and Family Services

Manningham Youth and Family Services is a Council funded community based organisation coordinated by a team of youth workers, who provide a range of services, advice and assistance to young people (between the ages of 12 and 25) and their families.

Services to youth and their families include:

- personal support counselling;
- entertainment;
- holiday programs recreation;
- housing, parent support and employment programs;
- the Leisure Access Program for young people with intellectual disabilities public talks;
- school workshops; and,
- volunteer involvement.

It also provides services to youth in Warrandyte and surrounding areas. This includes:

- Drop-in Centre;
- entertainment and recreation activities;
- personal support, parent support programs; and,
- theatre projects, school workshops and volunteer involvement.

The Youth Services unit currently occupies approximately 450 sqm space within the main Manningham City Council municipal offices, and which they describe as suitable for their present needs. The Unit is open to relocation discussions but has stressed the need to identify options with high visibility and access. Based on this criterion Doncaster Shoppingtown would be preferable to Precinct 1 for activity focused programs for young people. However, an

administrative base at either the current municipal offices or within a new Precinct 1 facility would continue to be desirable.

#### **4.5 Library Services**

The Whitehorse Manningham Regional Library Service which is responsible for the management and operation of the Doncaster Shoppingtown Library is currently in discussion with Westfield Corporation about future location options for the Library within Shoppingtown. This is being discussed within the context of potential expansion to Shoppingtown and associated developer contributions related to library services.

The Library would ideally prefer to operate from a facility offering approximately 1,700 sqm of space.

While not located within the study area being considered by this report, the current discussions about the future of the Library have a number of important potential ramifications for community infrastructure provision within Precinct 1. These are as follows:

- Library management has indicated a willingness to explore the possibility of incorporating additional community spaces within any new or redeveloped library facility within Doncaster Shoppingtown;
- If these spaces become incorporated they may, in particular, be suitable for groups such as the University of the Third Age (U3A), a neighbourhood house or some other community education provider; and
- If this were to occur then some of the pressure to provide for such services within Precinct 1 would be reduced and thus open the way for functional uses to be considered there.

Library management have stressed that key facility design access issues would need to be carefully considered in pursuing this option.

#### **4.6 Corporate Services**



Council's Corporate Services Department has responsibility for the management and operation of the Manningham Function Centre, located within the Manningham Municipal Offices. This facility effectively operates as a sizeable community meeting space. It is predominantly made available to a large and diverse number of senior citizen's groups from culturally and linguistically diverse backgrounds at no cost. The Department acknowledged that although it was well utilised, the facility was more often than not too big for the size of many of the senior citizen groups who use it. Only occasionally do groups using the Centre maximise the space available (e.g. annual dinners for members).

The wear and tear on the facility is high considering the function and needs it caters for (i.e. senior citizen's activities). The current core target group requires a more durable facility. Therefore, if an alternative venue is to be made available within Precinct 1 many of the current users of the Function Centre should be relocated.

This would allow Council to operate the Function Centre on a more commercial basis (e.g. weddings, conferences and seminars). Indicatively, if allowed to operate five days per week as a commercial facility, it was estimated that the Centre could generate \$150,000 per year in gross revenue. However, it was agreed that initially, if an alternative venue were to become available in Precinct 1, the Centre should continue to be made available to community groups such as senior citizens groups at no or minimal cost two days per week.

### *Current Utilisation*

The relevant details in relation to the current utilisation of the Centre are described below.

- Five senior citizens groups now occupy the Function Centre from Monday to Thursday each week.
- The existing arrangements are:

#### **Mondays**

Italian Senior Citizens occupy Function Rooms 1 & 2. This is an area of 469sq.m. The number of people, on average, is about 175. The Polish Senior Citizens occupy Function Room 3. This is an area of 98sq.m. The number of people, on average, is 30.

#### **Tuesdays**



Greek Senior Citizens occupy Function Rooms 1 & 2. This is an area of 469sq.m. The number of people, on average, is about 180.

**Wednesdays**

Chinese Senior Citizens occupy Function Rooms 1, 2 & 3. This is an area of 574sq.m. The number of people, on average, is about 200.

**Thursdays**

Macedonian Senior Citizens occupy Function Rooms 1 & 2. This is an area of 469sq.m. The number of people, on average, is about 130.

- The senior citizens have a "community kitchen" for their use and each has a couple of storage cupboards for their equipment.
- About twice per year each group has "special" days which usually attract a higher number of attendees. This could be as high as an additional 25%. If the senior citizens groups were not in the Function Centre arrangements could be made to accommodate them on these special days.

Other general observations and comments made by Corporate Services are summarised below.

- The space occupied by the groups using the Function Centre is quite generous. This is because while they may be too big for just one of the Function Rooms (bearing in mind that the Function Rooms have operable walls that are at fixed points) they need to use part of another room and therefore end up with the full room area. It would be reasonable to suggest that with a purpose built facility the space, including separate rooms, could be used more effectively.
- The quality of the Function Centre (finishes and fittings) is in excess of the requirements of the senior's groups. A more durable floor surface rather than a carpeted area and dance floor would be more appropriate.
- The carparking requirements are difficult to determine precisely. However, the carparking area has few vacant spaces when a larger group is in attendance.
- There would be scope to widen the target market of the Function Centre to include conferences and exhibitions during weekdays if the senior citizens groups were relocated. The full financial impact of this strategy has yet to be analysed in any great detail.

- An appropriate ratio of car parking spaces for Function Centre patrons needs to be maintained.
- The proposition of a skate park in the immediate vicinity of the Function Centre should not be entertained. This would be incompatible with the operations and usage of the Function Centre. Manningham Youth and Family Services, a skate park and an Internet cafe should be located together in an appropriate but alternative location.
- A purpose-built senior citizens facility adjacent to or as part of the bowling club could maximise the use of these facilities. A bocce facility could also form part of this complex. There would seem to be some synergies that could be realised.
- It may also be worthwhile to consider the co-location of community services facilities. For example a maternal and child health facility, Doncare, an immunisation facility and perhaps a private medical suite for which the Council could obtain some rental income.
- Generally, the final combination of facilities and services should contribute to the area being active and alive after hours and on weekends.

#### **4.6 Project Management**

Council's Project management unit is currently negotiating with Doncaster Primary School for the creation of an additional 20 car spaces south of the joint use indoor recreation stadium located on the school site.

The Property Management unit suggests that the Manningham Municipal Offices would best be used for commercial office space purposes if Council ever sought an alternative facility to accommodate its administrative and service functions.

#### **4.7 Other Providers**

##### **4.7.1 Doncaster Primary School**

The issues identified by the Doncaster Primary School in relation to the future of Precinct 1 are summarised below.

The School's main priorities were to:



- Continue to submit proposals to the Department of Education (DET) to obtain capital resources to redevelop and expand core educational requirements such as classrooms, a new visual arts room, a gym and space where out of school hours care can be conducted. If funding were to be obtained it could provide a trigger for the sharing of resources with other providers to construct additional facilities (e.g. a boutique TAFE campus).

In relation to the Doncaster Hill Strategy and community infrastructure directions for Precinct 1, the School was open to joint use discussions on a range of other potential options, including:

- Locating and redeveloped children's / family services centre onto the School site; and
- The development of additional carparking for the School, the general community and other Precinct 1 users. A number of issues were identified in relation to carparking, including:
  - Recent discussions have taken place between the School and Council officers in relation to the provision of 20 car spaces adjacent to the indoor recreation facility (on School owned land) to better service the needs of facility users. A final decision on this matter should be suspended until Council has resolved its intentions for the whole of Precinct 1.
  - The School was prepared to discuss with Council allowing additional carparking underneath the current location of the School oval to serve potential future needs arising from Precinct 1 community infrastructure initiatives. Indicatively, carparking could be accessed underneath the School oval from the eastern boundary that adjoins Council owned land.
- The oval is in basic condition but the School is open to concept of allowing it to be used by the broader community (e.g. junior active sports) after school hours.
- The School feels that utilisation of the indoor recreation facility is not currently being maximised and were supportive of any future direction to upgrade and expand the facility (subject to a site capacity evaluation and negotiating joint use terms between Council, the School and DET to the satisfaction of all parties). There is an opportunity to combine the resources that would be directed to the upgrade of the facility from development contributions associated with the Doncaster Hill Strategy and DET

funding that may be directed toward the School in future to address core educational requirements.

- The School agreed to allowing Council to redevelop set back the existing brick wall on the southern boundary facing Doncaster Road to allow a more artistic and aesthetically pleasing structure to be built which compliments and allows greater visibility of the built heritage adjoining the School (i.e. the Doncaster Playhouse).



4.7.2 Do Lunch Café' Nillumbik Library

Information was obtained from the Shire of Nillumbik about the Do Lunch Café' operating within the Nillumbik Library complex (Eltham) since 2001. Information about this operation was sought to assess the feasibility and desirability of locating a café' within proposed Doncaster Hill facilities owned by Council. Council has a five year lease arrangement with the operator of the Café' who pays an annual lease of \$10,400 (commencement figure in 2001). The lease is adjusted for CPI each year. Patrons of the Café' share use of the toilets with users of the library facility. There are also a number of meeting rooms located between the Library component and the Café', the users of which also have access to the same kitchen used by the Café' operator for the preparation of tea and coffee. Council indicated a high level of satisfaction with the present arrangement.

*Current Commercial Rates for Café's in Doncaster*

Advice provided by First National Real Estate in Mitcham indicated that Café operators in Doncaster currently pay leases ranging from \$20,000 to \$25,000 per annum.

4.7.3 Doncaster City Church (DCC inc.) & the Intouch Centre

Doncaster City Church (DCC inc.) & The Intouch Centre for Total Wellbeing is actively seeking to place a community focused complex and social centre within the Doncaster Hill precinct.

In partnership with Council, this centre will provide a wide range of health, wellbeing, youth & family facilities, services and products that will improve and augment the life and wellbeing of residents in Manningham.

That DCC inc. (or their appointed representatives) has indicated it would like to build, manage and operate a multi level civic / social / educational / health & wellbeing facility in the civic precinct of Doncaster Hill.

That this multi level facility would contain 3 distinct precincts, namely:



- Intouch Centre for Total Wellbeing. (3,000 – 4,000 sqm);
- Community Services and Educational precinct. (3000 + sqm); and
- Multi level Car Park (for 600 cars).

The organisation has prepared a more detailed submission for Council to consider in conjunction with this assessment.

#### 4.7.4 Box Hill Institute of TAFE

Because of the close proximity of its Box Hill campus in Elgar Road, and the likely difficulties in obtaining a suitably sized site, the Institute does not envisage Doncaster Hill accommodating another major campus. However, it does see some opportunity to provide a smaller, more ‘boutique’ campus facility (or facilities) within the Doncaster Hill area. Discussions with Box Hill representatives indicated that an appropriately sized ‘Centre for Design’ type facility may be an attractive and compatible option for Precinct 1, particularly because of its strong association with arts and heritage. This facility would provide both learning and exhibition functions and offer courses to diverse design related disciplines including woodworking and fashion.

Such a facility would be in the order of 700 square metres and provide space catering for traditional classroom activity, with suitable service and circulation areas to enable flexible use, particularly in the context of life-long-learning, industry training and access education. Indicatively, the facility would require the following:

- two fifteen person teaching rooms, separated by an operable wall to enable a larger space to be provided as necessary: 10m x 8m each – total 160 sqm;
- adjacent to the teaching rooms, a stand alone gathering space which could also be used for overflow teaching or activities, and can also be used to provide a suitable location for people to gather, rest, eat and prepare: 10m x 12m – total 120 sqm;
- off the gathering space, a kitchenette and ablutions, accessible from the front of house area without moving through the gathering space - total 75 sqm;
- a reception working station and resource area with a waiting area – total 55 sqm;
- office space for two staff ( in addition to the reception work space which should be a full workstation, not just a reception desk) – total 30 sqm;
- storage and communications room - total 60 sqm;

- teaching room for 20 - 10m x 12m - total 120sqm; and
- studios x 3 - 5m x 4m = total 60m.

This requirement is schematic only. Any development would require further consultation with the Institute. Also, over a short period of time and with rapid changes in technology, configurations for educational purposes may develop and require a different layout.

#### 4.7.5 Manningham Community Health Services

Manningham Community Health Services confirmed that their facility requirements as identified in the preliminary assessment remained the same and reaffirmed their interest in occupying space that became available in Precinct 1.

#### 4.7.6 Doncare

Doncare also confirmed that their facility requirements as identified in the preliminary assessment remained the similar, somewhere in the order of 300 sqm, and reaffirmed their interest in occupying space that became available in Precinct 1 for an outreach or satellite service. In addition to their main premises on the 7<sup>th</sup> floor of Doncaster Shoppingtown (which is made available to agency by Westfield at no cost) Doncare is also commercially leasing from Westfield on the 8<sup>th</sup> floor a 60-sqm facility at \$12,500 per annum that will expire in January 2004.



## SECTION 5 PLANNING & DESIGN PRINCIPLES

This assessment proposes that Precinct 1 should continue to function as one of Manningham's principal community hubs and build on the current community infrastructure assets located within it. In attempting to identify the community infrastructure priorities for Doncaster Hill over the next 20 years, it is important to articulate more clearly the rationale and approach adopted as part of this assessment. The principles presented below have been developed by the authors of this report (ASR Research) and emphasise the notion of fostering the development of a well-integrated, multifunctional community hub.

### 5.1 Community Hub Definition

A community hub is a geographic location within a neighbourhood (i.e. 2,000 to 8,000 people) containing a diverse range of Council and non-Council community infrastructure within close proximity to one another. Typical infrastructure may include children's services, health services, education facilities, recreation facilities and passive open space. It functions as a place where a broad cross section of a community gathers for the purpose of social interaction and learning and accessing services, retail, recreation and education.

#### 5.1.1 Community Hub Objectives

The objectives of a designated community hub are:

- To meet the functional needs of local communities (e.g. education, community services, recreation and open space etc.);
- To provide a vibrant focal point for neighbourhood life by offering a diverse range of community infrastructure;
- To ensure that the community infrastructure contained within them are creatively and efficiently constructed and redeveloped over time to meet changing needs;
- To ensure that the amenity and aesthetic character of community infrastructure contained within them are of a high quality;
- To ensure that they are easily accessible by foot, bicycle or public transport for the majority of residents in the surrounding neighbourhood;

- To reduce the number of buildings and sites that Council has to maintain;
- To provide opportunities for services and clubs to co-locate as a way of sharing resources, increasing the level of service integration and encouraging greater resident utilisation and participation;
- To embrace sustainability principles and objectives such as reducing the number of trips (e.g. by car) people need to make to access services, attend meetings and social gatherings or participate in formal and informal recreation activities;
- To actively encourage, where appropriate, participation by local residents in the development of community infrastructure as a means of encouraging community ownership, maximizing utilisation, encouraging resident interaction, and increasing community identity and sense of place.

### 5.1.2 Planning & Design Principles

In addition to community hub objectives a number of more specific planning and design principles were developed. These are outlined below.

#### *Doncaster Hill Community Infrastructure Planning Principles*

- Precinct 1 should first and foremost seek to become a vibrant community and '*civic*' hub;
- Council will maximise resources and opportunities for social interaction by concentrating social and recreation resources in Precinct 1;
- Precinct 1 should endeavour to provide a mix of both neighbourhood level (i.e. those living within or very near to Doncaster Hill) and regional community infrastructure needs;
- Precinct 1 should build on the heritage assets that currently exist within and its role as a centre for arts and culture in the municipality should be reinforced;
- Ensure that functional needs are configured to maximise urban design and public art outcomes (e.g. using buildings to create edges for green open space corridor, ensure buildings are located to maximise views of nearby ranges);
- Council will provide equitable access to a range of community infrastructure that meets the functional needs of existing and future residents wanting to live, work, recreate or access services within Doncaster Hill;

- Council will ensure that Precinct 1 is integrated as much as possible with both the public and private transportation system and take into account issues of access and safety;
- Council will locate open space in conjunction with proposed community facilities in a way that creates an accessible and attractive nodal point emphasising the unique character of Doncaster Hill;
- Council will seek to support local and regional agencies by giving them access to Council facilities such as the proposed multipurpose community centre, particularly where these agencies can demonstrate that they meet broad Council community and leisure objectives;
- Council will explore opportunities to enter into partnerships with other providers (private or public) for the development of community facilities;
- Attract diverse demographic groups (e.g. older people, young people, children, families, those interested in the arts, community groups and service providers);
- Ensure that all built form elements have a cohesive relationship with one another; and
- Allow young people an opportunity to express their own aspirations for Doncaster Hill through future planning and design processes.

*Doncaster Hill Community Infrastructure Design Principles*

- The planning and design of community/active recreation facilities within Precinct 1 should;
  - be undertaken in consultation with the local community in which it is to be located, and the service providers likely to operate from it;
  - be undertaken as part of a detailed design brief process which includes a comprehensive consultation program, and/or as part of the development of local community plan;
  - ensure that, where possible, the facilities are located on sufficiently sized land parcels which allows for potential expansion;
  - ensure appropriate and flexibly designed spaces which match the needs of the community in which it is located, and the services and programs identified to operate from it;

- recognise that the function of the facility may change over time and that, where possible, it be constructed in a manner that makes change in function both easy and cost-effective;
- seek to reflect the distinctiveness of the Doncaster Hill area in which it will be located taking into consideration natural, cultural and historical characteristics. Ideally, these characteristics will be reflected in both the physical form of any buildings and landscaping (e.g. use of particular materials) and/or the use of cultural interpretation material within or outside the facility (e.g. public art, photos, paintings, artefacts etc);
- incorporate the objectives, requirements and recommendations of other relevant Council, State and Federal legislation, strategies and policies. Examples include:
  - \* ensuring access to people with disabilities.
  - \* ensuring that the design takes into consideration Council's policy in relation to the provision of shade and public art.
  - \* ensuring that design addresses sustainable development principles such as improved energy efficiency.
- Council is actively seeking to facilitate significant environmentally sustainable development outcomes for Doncaster Hill including sustainable high-density housing. It will be important to demonstrate to the broader community that Council is just as committed to achieving significant ESD outcomes with its own community infrastructure, such as those proposed for Precinct 1, as it is in encouraging the private sector to achieve these aims. It is strongly recommended that Council develop all proposed facilities in accordance with appropriate sustainable development principles and practices as per the Sustainable Guidelines outlined in Appendix 1.

It is recommended that Council adopt the planning and design principles outlined above as part of the main suite of recommendations presented in Section 7 of this report.

## SECTION 6 ASSESSMENT OF COMMUNITY INFRASTRUCTURE OPTIONS

### 6.1 Introduction

The purposes of this section are to:

- Review the community infrastructure options for Precinct 1 2002 ASR Research report;
- Identify and assess any additional community infrastructure required for Precinct 1 in light of consultation and a further review of relevant literature undertaken as part of this assessment; and
- To confirm the specific uses for community infrastructure recommended by this report the likely configuration of these facilities within Precinct 1.

The community infrastructure items assessed fall into the following two broad categories:

1. Existing facilities within Precinct 1 (Table 1); and
2. Proposed facilities with the potential to be provided within Precinct 1 (Table 2)

To assist with analysis both the advantages and disadvantages of each community infrastructure option are described.



**Table 1 Assessment of Development Options for Existing Precinct 1 Facilities**

Facility Name	Previous Issues Raised by ASR Research (2002) Report	Development Option(s)	Advantages	Disadvantages
<p><b>Active Indoor Rec. Facilities</b></p> <p>Indoor Recreation Centre (Doncaster Primary School site)</p>	<p>In the event that increasing demand is evident it is recommended that Council explore the feasibility of upgrading and increasing the capacity of the indoor recreation facility located on the grounds of the Doncaster Primary School and that operates under a joint use agreement with Manningham City Council.</p>	<ul style="list-style-type: none"> <li>• Basic refurbishment to ensure it meets the long term needs of both the Doncaster Hill and surrounding community.</li> <li>• Expand facility to provide for additional court capacity.</li> </ul>	<ul style="list-style-type: none"> <li>• Will continue to provide at least one active indoor recreation facility within Doncaster Hill.</li> <li>• Lower capital funding requirements.</li> <li>• Expanded facility likely to increase utilisation of facility and therefore make it more financially viable.</li> </ul>	<ul style="list-style-type: none"> <li>• Will continue to be difficult to maximise utilisation.</li> <li>• Potential site constraints with any aim to expand facility. Would also need to be considered in conjunction with carparking considerations for the entire Precinct.</li> <li>• Significantly higher capital funding requirements.</li> <li>• Reaching agreement with Education Department regarding conditions of use</li> </ul>
<p><b>Children's Services</b></p> <p>Preschool</p>	<p>Redevelop existing Doncaster Preschool as part of the development of a new children's services centre within Precinct 1.</p>	<ul style="list-style-type: none"> <li>• Expand capacity via the construction of a multi-functional Family Services Centre.</li> <li>• Leave existing Doncaster Children's</li> </ul>	<ul style="list-style-type: none"> <li>• Will ensure preschool services can adequately meet additional demands generated by Doncaster Hill (as identified by ASR Research, 2002).</li> <li>• Provides an opportunity to operate new service delivery models (e.g. one room for 4 year olds and the other for 3 year olds).</li> <li>• Risk not being able to meet future</li> </ul>	<ul style="list-style-type: none"> <li>• Significantly higher capital funding requirements.</li> <li>• Lower capital funding requirements.</li> </ul>



**Table 1 Assessment of Development Options for Existing Precinct 1 Facilities**

Facility Name	Previous Issues Raised by ASR Research (2002) Report	Development Option(s)	Advantages	Disadvantages
		Services Centre as is and allocate costs for basic refurbishment and upkeep only.	demands.	
MCH Centre	<p>The Doncaster Maternal &amp; Child Health service is located within Precinct 1 of Doncaster Hill and operates 24 hours per week. Some spare capacity exists to meet future demands, however its future form needs to be considered in conjunction with the adjoining preschool.</p> <p>The Doncaster Maternal &amp; Child Health Centre has some functional deficiencies including limited parking and is generally considered by Council staff to be in need of refurbishment.</p>	<ul style="list-style-type: none"> <li>Expand capacity via the construction of a multi-functional Family Services Centre.</li> <li>Leave existing Doncaster Children’s Services Centre as is and allocate costs for basic refurbishment and upkeep only.</li> </ul>	<ul style="list-style-type: none"> <li>Will ensure MCH services can adequately meet additional demands generated by Doncaster Hill (as identified by ASR Research, 2002).</li> <li>Ensures that dual nurse service delivery model can be implemented.</li> <li>Risk not being able to meet future demands.</li> </ul>	<ul style="list-style-type: none"> <li>Significantly higher capital funding requirements.</li> <li>Lower capital funding requirements.</li> </ul>
<b>Manningham Municipal Offices</b>	Not referred to other than providing general meeting space within the Multi Function Centre for senior citizen’s groups.	<ul style="list-style-type: none"> <li>Retain Council’s administrative and services function at the present site.</li> <li>Relocate Council’s administrative and service functions to an alternative location.</li> </ul>	<ul style="list-style-type: none"> <li>Maintains Council’s central role as the focal point of civic life for both Doncaster Hill and the entire municipality.</li> <li>Will contribute significantly to the vibrancy being sought for with Precinct 1.</li> <li>Will help to address the functional deficiencies experienced at the current building.</li> </ul>	<ul style="list-style-type: none"> <li>Continues to exacerbate the present functional deficiencies of the building from a Council administrative perspective.</li> <li>Is counter to civic hub objectives being sought for Precinct 1.</li> <li>Complexity and high cost associated</li> </ul>



**Table 1 Assessment of Development Options for Existing Precinct 1 Facilities**

Facility Name	Previous Issues Raised by ASR Research (2002) Report	Development Option(s)	Advantages	Disadvantages
		<ul style="list-style-type: none"> <li>Retain Council’s administrative and service functions at the present site but redevelop building to provide for increased commercial and / or residential development.</li> </ul>	<ul style="list-style-type: none"> <li>May contribute significant financial resources to Council if current building is sold.</li> <li>Could be replaced by other commercial activities or a range of other community services seeking good quality accommodation within the municipality or Precinct.</li> <li>Maintains Council’s central role as the focal point of civic life for both Doncaster Hill and the entire municipality, while potentially allowing it to reap significant financial gains from any redevelopment components it can sell to either the public or private sector</li> <li>Will contribute significantly to the vibrancy being sought for with Precinct 1.</li> </ul>	<ul style="list-style-type: none"> <li>with assessing feasible alternative civic centre locations within the municipality</li> <li>Cost of constructing a new civic centre likely to be extremely high even if it could be offset by gains through the sale of the present site.</li> <li>Potentially high site constraints.</li> <li>Likely to have to respond to complex amenity impacts such as carparking and traffic movement.</li> <li>Potentially complex negotiations associated with private joint venture proposals that may be required to realise the outcome.</li> </ul>
<b>Senior Citizens Facilities</b>	While Doncaster Hill effectively has a ‘de facto’ senior citizen’s facility in the form of the Manningham Function Centre, there are limitations on the	<ul style="list-style-type: none"> <li>Locating groups within the proposed Precinct 1 multipurpose community facility.</li> </ul>	<ul style="list-style-type: none"> <li>Will provide welcome additional capacity to the area.</li> <li>More scope to provide a facility which matches the needs of senior</li> </ul>	<ul style="list-style-type: none"> <li>Potential for disquiet on the part of community groups currently using the Manningham Function Centre if same level and quality of facilities</li> </ul>



**Table 1 Assessment of Development Options for Existing Precinct 1 Facilities**

Facility Name	Previous Issues Raised by ASR Research (2002) Report	Development Option(s)	Advantages	Disadvantages
	capacity of this centre to cater for more groups. It currently accommodates the needs of Manningham’s cultural and linguistically diverse senior citizen groups. Anglo-Saxon based senior citizen groups meet at Doncaster Senior Citizen’s Centre. This facility has limited redevelopment potential and significant carparking constraints.		<p>citizens groups.</p> <ul style="list-style-type: none"> <li>• Will allow Council to offer Manningham Function Centre on a more commercial basis.</li> <li>• Scale of proposed facility will enhance sense of ownership and create a genuinely strong neighbourhood level feel.</li> </ul>	are not provided and associated usage costs are increased.
<b>Manningham District Scout Centre</b>	Not referred to.	<ul style="list-style-type: none"> <li>• Demolish building and relocate groups currently using the facility to an alternative venue.</li> </ul>	<ul style="list-style-type: none"> <li>• Create site capacity to build new community facilities. Likely to be the proposed Family Services Centre.</li> <li>• Existing groups may have the capacity to be relocated into proposed or existing facilities (e.g. the proposed multipurpose facility or the indoor recreation facility)</li> </ul>	<ul style="list-style-type: none"> <li>• Potential for disquiet on the part of community groups currently using the facility if alternative options do not provide for their needs.</li> </ul>



Table 2 Assessment of Development Options for Additional Precinct 1 Facilities

Facility Name	Previous Issues Raised by ASR Research (2002) Report	Development Option(s)	Advantages	Disadvantages
<b>Youth Infrastructure</b>	The provision of a youth facility within Doncaster Hill has been previously identified as a priority as part of any proposed expansion to Doncaster Shoppingtown. This is stipulated in the Section 173 agreement between Westfield and Manningham City Council. Given the regional status of Doncaster Shoppingtown and its appeal to young people, and the additional youth population that will be generated by Doncaster Hill the provision of a youth facility will continue to be a high priority.	<ul style="list-style-type: none"> <li>• Locating a youth facility within Doncaster Shoppingtown, possibly in the north east corner of the site (Precinct 3), or with other co-located services such as a library.</li> <li>• To construct of a youth facility within Precinct 1.</li> </ul>	<ul style="list-style-type: none"> <li>• Would maximise access to young people and therefore encourage a higher level of utilisation.</li> <li>• There is an opportunity to realise positive development contribution outcome with Westfield Corporation.</li> <li>• Preferred service delivery location.</li> <li>• Co-located with a range of other community services and facilities.</li> <li>• Could be incorporated into Precinct 1 as either a stand-alone facility or as part of the proposed multipurpose facility</li> </ul>	<ul style="list-style-type: none"> <li>• Uncertainty and risk associated with the likely outcome of negotiations between Council and Westfield Corporation on the issue of development contributions.</li> <li>• Site not necessarily where most young people are likely to congregate.</li> </ul>
<b>Skate Facility</b>	Considering the future demands likely to be placed on Precinct 1 as the site for a range of community infrastructure developments it is not recommended that a skate park be incorporated into this area. However, there is still some merit in exploring the feasibility of providing this facility in some other part of Doncaster Hill.	<ul style="list-style-type: none"> <li>• Constructing some form of skate facility within Precinct 1</li> </ul>	<ul style="list-style-type: none"> <li>• Likely to be sufficient site capacity to accommodate a facility.</li> <li>• Central position within Manningham.</li> <li>• It is a high profile site with excellent visibility adjacent to Doncaster Road. A facility of this kind would benefit from the high levels of activity around the Municipal Office area.</li> <li>• Excellent youth attraction and will contribute to vibrancy objectives.</li> </ul>	<ul style="list-style-type: none"> <li>• Council would need to manage potentially negative neighbourhood perceptions associated with skate facilities;</li> <li>• May conflict with other uses proposed for within Precinct 1 if not designed and located carefully.</li> </ul>



Table 2 Assessment of Development Options for Additional Precinct 1 Facilities

Facility Name	Previous Issues Raised by ASR Research (2002) Report	Development Option(s)	Advantages	Disadvantages
<b>Playgrounds</b>	<p>That future planning and community infrastructure provision within Doncaster Hill incorporate the future plans for existing and new playgrounds.</p> <p>Incorporate new or relocated playgrounds into any open space developments created within the Doncaster Hill area.</p>	<ul style="list-style-type: none"> <li>• Create a new regional adventure playground within Precinct 1.</li> </ul>	<ul style="list-style-type: none"> <li>• Likely to be sufficient site capacity to accommodate a playground.</li> <li>• Great attraction for families with young children and will contribute significantly to vibrancy objective.</li> <li>• Compatible with the proposed Family Services Centre, multipurpose facility, open space corridor and location adjacent to primary school.</li> <li>• Central position within Manningham.</li> <li>• It is a high profile site with excellent visibility adjacent to Doncaster Road. A facility of this kind would benefit from the high levels of activity around the Municipal Office area.</li> </ul>	<ul style="list-style-type: none"> <li>• May conflict with other uses proposed for within Precinct 1 if not designed and located carefully.</li> </ul>
<b>Cultural / Arts Facilities</b>	<p>A New Arts Centre within Doncaster Hill may have financial merit because of the Westfield Doncaster Shoppingtown Section 173 Agreement that makes specific reference to providing funding for a 'cultural facility' if and when Shoppingtown expands.</p>	<ul style="list-style-type: none"> <li>• Incorporate community arts spaces within the proposed multipurpose community facility (see below).</li> </ul>	<ul style="list-style-type: none"> <li>• Will compliment and is consistent with the cultural / artistic theme currently operating in Precinct 1 including:                             <ul style="list-style-type: none"> <li>- Playhouse Theatre - 679 Doncaster Road, Doncaster;</li> <li>- Manningham Gallery (within Council Offices, Doncaster</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Unlikely to be a development levy item under new legislation and therefore funding may be limited through the proposed Development Contributions Plan.</li> </ul>



Table 2 Assessment of Development Options for Additional Precinct 1 Facilities

Facility Name	Previous Issues Raised by ASR Research (2002) Report	Development Option(s)	Advantages	Disadvantages
			<ul style="list-style-type: none"> <li>Road, Doncaster); and</li> <li>– Old Shire Hall - 673 Doncaster Road, Doncaster.</li> <li>• Potential to channel Westfield Corporation development contributions into such a facility.</li> </ul>	
<b>Long Day Child Care (LDCC) Centres</b>	<p>There are no LDCC facilities in the Doncaster Hill area. Demand will increase significantly as a result of development in Doncaster Hill. For this reason and because of the high visibility potential of the location there appears to be merit in Council facilitating the establishment of a privately operated service within the area, perhaps adjacent to the proposed redevelopment of children’s facilities indicated above.</p> <p>Explore the feasibility of establishing a privately operated long day childcare facility within Doncaster, preferably adjacent to a redeveloped children’s services facility.</p>	<ul style="list-style-type: none"> <li>• Not to incorporate a child care component into Precinct 1.</li> <li>• Incorporate child care component into a new Family Services Centre.</li> </ul>	<ul style="list-style-type: none"> <li>• Lower capital funding requirement.</li> <li>• Reduces complexity associated with delivering community infrastructure on an intensively used site.</li> <li>• Reduces burden on carparking requirements within Precinct 1.</li> <li>• Demand likely to be strong particularly given low provision level in the general area.</li> <li>• A critical component in offering a full suite of children’s services to the local community.</li> <li>• Consistent with Council’s philosophy of establishing multi-functional settings.</li> <li>• Excellent visibility and convenient location on Doncaster Road that will ensure strong patronage.</li> <li>• Likely to provide the most feasible solution for the relocation of the Elgar Court Occasional Child Care</li> </ul>	<ul style="list-style-type: none"> <li>• Reduces complexity of planning and design process and determining required funding strategy.</li> <li>• Lower capital funding requirements.</li> <li>• Significantly higher capital funding requirements.</li> <li>• More complexity associated with planning and design, including carparking requirements.</li> <li>• Currently not funded sufficiently through the proposed Doncaster Development Contributions Plan to deliver on a 60 place child care centre co-located with preschool and MCH services.</li> </ul>



Table 2 Assessment of Development Options for Additional Precinct 1 Facilities

Facility Name	Previous Issues Raised by ASR Research (2002) Report	Development Option(s)	Advantages	Disadvantages
			<p>Centre. However, the new Family Services Centre would need to provide for both occasional and long day care needs.</p> <ul style="list-style-type: none"> <li>• Offset funding options are strong if proposed Development Contributions Plan does not currently reflect required cost. These include sale and relocation of both Elgar Court Occasional Child Care Centre and Moresby Avenue Child Care Centre in Bulleen.</li> </ul>	
<b>Occasional Child Care</b>	<p>While the retention of the Elgar Court Occasional Child Care service is highly desirable in light of its proximity to Doncaster Shoppingtown and future Doncaster Hill development, further exploration of relocation options should be undertaken.</p> <p>Relocate to either one of the following two options:</p> <ul style="list-style-type: none"> <li>• Within Doncaster Shoppingtown site area with consideration given to outdoor play areas requirements, or</li> <li>• To Precinct 1 as part of a</li> </ul>	<ul style="list-style-type: none"> <li>• Within Doncaster Shoppingtown site area with consideration given to outdoor play areas requirements.</li> <li>• To Precinct 1 as part of a redeveloped children’s services</li> </ul>	<ul style="list-style-type: none"> <li>• Current proposed Section 173 agreement between Council and Westfield Corporation does stipulate funding going towards an investigation of child care needs within or around Doncaster Shoppingtown.</li> <li>• Likely to be a strong demand from users of Doncaster Shoppingtown for Occasional Child Care Services because of the convenience factor.</li> <li>• Demand likely to be strong particularly given low provision level in the general area.</li> <li>• A critical component in offering a</li> </ul>	<ul style="list-style-type: none"> <li>• Too much uncertainty and risk associated with the likely outcome of negotiations between Council and Westfield Corporation on the issue of development contributions.</li> <li>• Likely to be a high level of complexity associated with identifying a preferred location within Doncaster Shoppingtown given regulatory requirements for outdoor play areas.</li> <li>• Complexity associated with planning and design, including carparking requirements.</li> </ul>



Table 2 Assessment of Development Options for Additional Precinct 1 Facilities

Facility Name	Previous Issues Raised by ASR Research (2002) Report	Development Option(s)	Advantages	Disadvantages
	redeveloped children’s services centre to be co-located with preschool and maternal & child health services.	centre to be co-located with preschool and maternal & child health services. Refer to long day child care above.	<p>full suite of children’s services to the local community.</p> <ul style="list-style-type: none"> <li>• Consistent with Council’s philosophy of establishing multi-functional settings.</li> <li>• Excellent visibility and convenient location on Doncaster Road that will ensure strong patronage.</li> <li>• Likely to provide the most feasible solution for the relocation of the Elgar Court Occasional Child Care Centre. However, the new Family Services Centre would need to provide for both occasional and long day care needs.</li> </ul>	
<b>Multipurpose Community Facility</b>	That the provision of flexible, multipurpose space within Doncaster Hill will be a high priority community infrastructure requirement for Doncaster Hill residents, local community groups and existing service providers.	<ul style="list-style-type: none"> <li>• Construct a new multipurpose facility within Precinct 1 incorporating community arts spaces, general meeting space, outreach service provider office space and a café.</li> </ul>	<ul style="list-style-type: none"> <li>• Will address key community infrastructure deficiencies identified by local agencies such as Manningham Community Health Services and Doncare, as well as those identified by Council staff in relation to general community meeting space and a Council reports such as the Manningham Arts Centre Feasibility report.</li> <li>• Will act as a focal point of civic life for both Doncaster Hill and the broader community, particularly if creatively designed.</li> <li>• Will contribute significantly to the</li> </ul>	<ul style="list-style-type: none"> <li>• Unlikely to be a development levy item under new legislation and therefore funding may be limited through the proposed Development Contributions Plan.</li> </ul>



Table 2 Assessment of Development Options for Additional Precinct 1 Facilities

Facility Name	Previous Issues Raised by ASR Research (2002) Report	Development Option(s)	Advantages	Disadvantages
			vibrancy being sought for with Precinct 1. • Potential to channel Westfield Corporation development contributions into such a facility.	



## 6.2 Preferred Community Infrastructure Directions

### 6.2.1 Urban Design Considerations

Following the assessment of preferred development options a series of consultation workshops were conducted between ASR research, Council staff and the Urban Design team of Taylor Cullity Lethlean (engaged by Manningham City Council to explore a variety of urban design responses for the whole of the Doncaster Hill area) to assess the most appropriate configuration of proposed community infrastructure.

Concurrently with the Precinct 1 community infrastructure assessment Taylor Cullity Lethlean were asked by Council to assess and recommend an appropriate urban design vision for Precinct 1. Based on this work it was recommended that the major urban design directions for Precinct 1 include:

- Converting much of the existing carpark within Precinct 1 into a predominantly grassed open space corridor;
- Maximise northerly view of the nearby ranges through the construction of some form of platform at the highest point of the car park area closest to Doncaster Road;
- The construction of an amphitheatre in a central location of the proposed open space corridor;
- That a component of this corridor should incorporate a major urban plaza gathering space; and
- The open space corridor should also contain important bicycle and pedestrian pathway linkages and prominent public art infrastructure which would reinforce an already established heritage / arts theme within the Precinct.

From an urban design perspective the provision of proposed community infrastructure such as the Family Services Centre and the multipurpose community facility were considered highly desirable for a number of reasons, including;

- Helping to define a 'hard edge' for the open space corridor and reinforcing northerly views;
- Contributing to the utilisation and vibrancy of public space so critical to the success of a regionally significant civic hub;



- Providing unique opportunities to design and construct attractive community buildings that both encourage people to use these facilities and enhance ‘sense of place’; and
- Providing enhanced surveillance of the open space corridor that improves community safety.

All the elements recommended by the Precinct 1 community infrastructure assessment were considered more than capable of being accommodated within the parcel of land bounded by the Manningham Municipal Offices to the east, Doncaster Primary School to the west, Doncaster Road to the south and residential uses to the north.

Taylor Cullity and Lethlean indicated there was sufficient capacity on this site to also accommodate outdoor infrastructure specifically targeting families with young children and older youth. This was strongly encouraged as one means of ensuring the vibrancy of the Precinct. Consequently, it was recommended that both a regional level adventure playground and some form of skate facility also be provided within the Precinct. While this report is aware that Council recently failed to support an internal proposal for a skate facility within the Precinct it is recommended here that it revisit the proposal in light of the urban design vision described above, and which includes the provision of an open space corridor that was not available to the previous proposal as a potential justification.

A preliminary concept plan showing the preferred configuration of the community infrastructure items recommended by this report and the urban design vision of Taylor Cullity and Lethlean is presented on the following page.



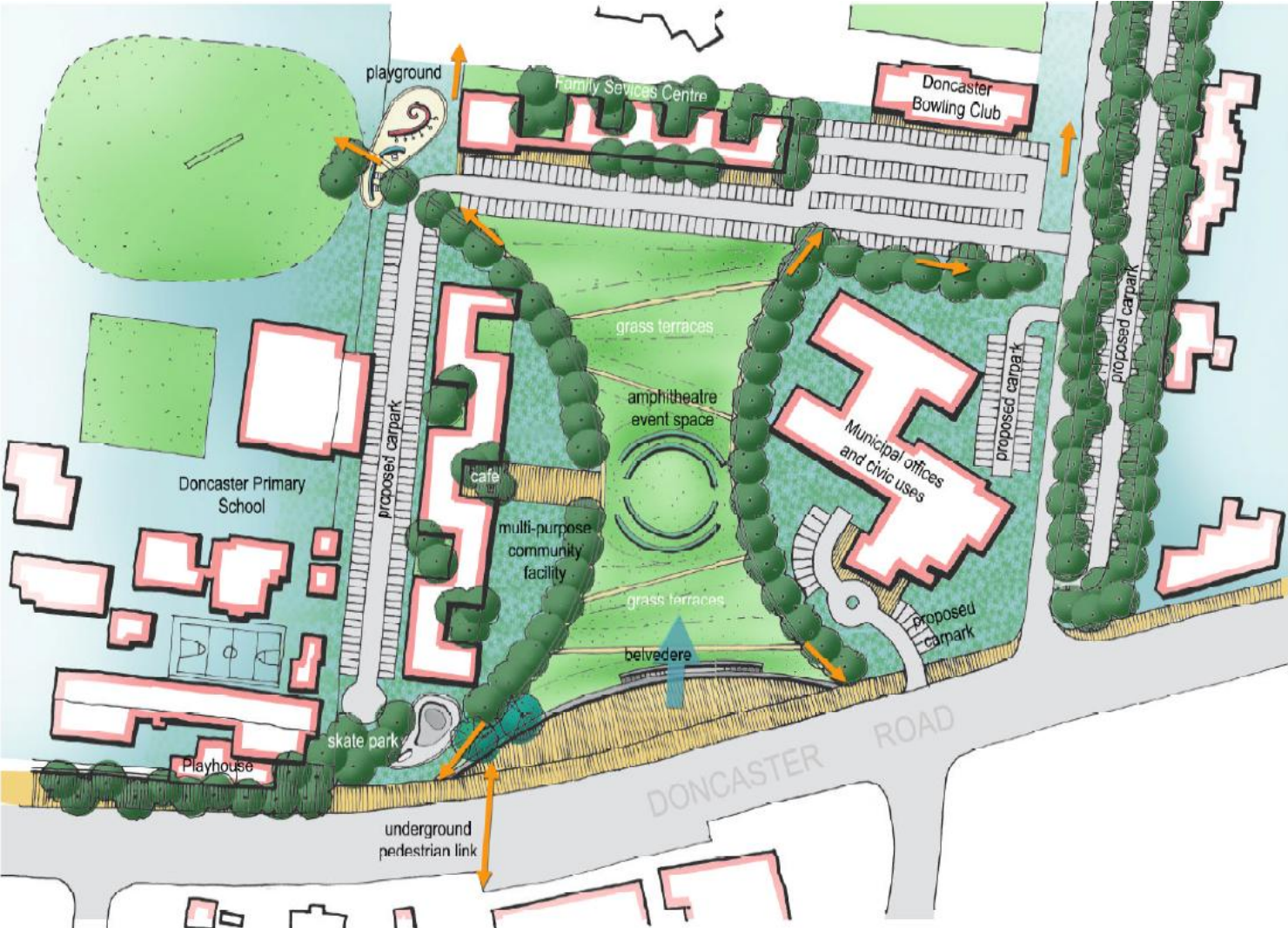


Figure 1. Precinct 1 Community Infrastructure: Preliminary Concept Plan

Plan prepared by Tavor Cullity Lethlean



### 6.3 Associated Infrastructure Requirements

#### 6.3.1 Carparking

Potentially, the most significant constraint to achieving both the urban design vision recommended by Taylor Cullity Lethlean and accommodating the community infrastructure recommended by this report is carparking. Taylor Cullity Lethlean estimated that the existing car park within the southern portion of Precinct 1 contains approximately 330 carspaces. Under the plan illustrated on the previous page (Figure 1) approximately 460 car spaces can be provided, creating an additional 130 spaces. A preliminary analysis suggests that this additional quantity will be sufficient to satisfy carparking needs generated by the proposed Family Services Centre (60 spaces) and the Multipurpose Community Facility (60 spaces).

However, because of the potential complexities associated with this site it is recommended that Council undertake a more detailed precinct parking study for the southern half of Precinct 1 including an assessment of the car parking requirements generated by the proposed amphitheatre, open space corridor, regional adventure playground and the skate facility.

Discussions with officers from Council's Culture and Leisure Services area indicate that 20 carparking spaces each for the proposed playground and skate facility will be sufficient to meet the needs of these two facilities. However, because most of the use associated with both facilities is likely to be on a weekend these spaces need not be viewed as exclusively additional carparking requirements because many of the building components will not be functioning on weekends. A similar situation is likely to apply to users of the open space corridor, the most intensive use of which would occur on a weekend when most of the carparking will be available. During weekdays much of the use will be generated by people working or attending facilities within the Precinct.

It is worth noting that Doncaster Primary School was open to exploring the possibility of allowing carparking to be constructed beneath the School's oval to service the needs of both the School and other Precinct 1 users if carparking needs were considered to be a significant constraint. There are also previous carparking cost estimates associated with Precinct 1 that were prepared by Council officers as part of an unsuccessful attempt to convince the State Government to use the Doncaster Bowling Club as a 2006 Commonwealth Games venue.

## 6.6 Indicative Spatial Requirements for Proposed Precinct 1 Facilities

Based on an assessment of the community infrastructure options considered in the previous section of this report two new community buildings and two outdoor recreation facilities are recommended for Precinct 1. They are:

- A multipurpose community facility – 1368 sqm in size; and
- A Family Services Centre approximately 1450 sqm in size.
- The construction of a regional adventure playground within Precinct 1. Although this regional adventure playground was not considered in the initial ASR Research report (2002), the intention to create a significant grassed central corridor and develop a Family Services Centre suggests that this use will be highly desirable and achievable from a space availability perspective; and
- The construction of a skate facility within Precinct 1. In the initial ASR Research report a skate facility within Precinct 1 was not recommended largely because a suitable site was not considered obtainable. However, as with the regional adventure playground, the subsequent direction recommended by Taylor Cullity Lethlean to create a grassed open space corridor within the heart of the Precinct makes the provision of a skate facility both more desirable and achievable. This measure will be one of the most significant ways of addressing the needs of young people within and surrounding the Doncaster Hill area.

To accommodate these facilities it is recommended that:

- The Manningham District Scout Centre be removed and assessed as a potential site for the Family Services Centre. This will require Council giving consideration to alternative relocation options for the scout group and community groups currently using at the facility. Options may include relocating users to the new multipurpose centre or to the existing indoor recreation facility within Doncaster Primary School; and
- The existing Doncaster Children’s Services Centre be removed and assessed as a potential site for the new multipurpose community facility.

The specific spatial requirements of each facility are indicatively described in Table 3 on the following page.



Table 3 Indicative Spatial Requirements for Proposed Precinct 1 Community Facilities

Item	Components	Area (m2) Required
Multipurpose Community Facility	<b>Community Arts (source: Arts Centre Feasibility Study)</b>	
	-Pottery space	162
	-Wet space 1	74
	-Wet space 2	48
	-Dry space 1	74
	<b>Total Indoor Arts Space</b>	<b>358</b>
	<b>General Community Meeting Space</b>	
	- Hall / Performance Space	300
	- Storage	40
	- Kitchen	40
	- Total Meeting Space	<b>380</b>
	<b>Office Suites for Service Providers</b> 4 to 6 office suites	<b>400</b>
	<b>Café</b>	<b>80</b>
<b>Other Space (e.g. toilets, foyer, admin &amp; circulation space)</b>	<b>150</b>	
<b>Total Building Area Required</b>	<b>1368</b>	
Outdoor Area Carparking	150 60 spaces	
<b>Total Site Area Required</b>	<b>1,500m2</b>	
Family Services Centre	Preschool	400
	Outdoor play area preschool	450
	MCH	160
	Childcare	600
	Outdoor play area preschool	450
	<b>Total building area</b>	<b>1,450</b>
	Carparking	60 car spaces
<b>Total Site Area Required</b>	<b>2,350m2</b>	



## SECTION 7 RECOMMENDATIONS

### 7.1 Summary of Recommendations

The information and analysis provided in the previous section of this report are largely consistent with the findings of the *Doncaster Hill Preliminary Assessment of Social, Recreation & Open Space Requirements* (ASR Research, October 2002).

The specific recommendations are:

- Recommendation 1** Demolish and remove the existing Doncaster Children’s Services Centre and construct a new 1,450 sqm ‘Doncaster Family Services Centre’ on the present site of the Manningham District Scout Centre.
- Recommendation 2** That as a consequence of Recommendation 1 current user groups be relocated to an alternative facility. Options include the new multipurpose facility and indoor recreation facility on Doncaster Primary School site. However, prior to any relocation decision Council should discuss with the relevant scout group their views on alternative facility options.
- Recommendation 3** That the proposed Family Services Centre incorporate maternal and child health, preschool and long day (including occasional) child care services.
- Recommendation 4** That a 1,368sqm standalone multipurpose facility be constructed incorporating space for community arts activities, outreach community services and general meeting and performance space. The facility should also contain sufficient space for a Café.
- Recommendation 5** This report confirms the findings of the previous ASR Research report (2002) identifying both Manningham Community Health Services and Doncare as having significant accommodation deficiencies, some of which can be alleviated by the provision outreach office space for these services within proposed



multipurpose community facility.

**Recommendation 6** That the provision of a new multipurpose community facility within Precinct 1 should seek to accommodate some, but necessarily all of, the current senior citizen's groups using the Manningham Function Centre, thus allowing the Function Centre to operate on a more commercial basis. Only groups small enough to comfortably occupy the 300 sqm of meeting space proposed for the multipurpose facility should be relocated. This should only be undertaken on the understanding that senior citizen's groups can continue to access good quality community meeting space at little or no cost, as per their current arrangements at the Manningham Function Centre.

**Recommendation 7** That the Manningham Municipal Offices continue to function as Manningham City Council's main administrative base and thus reinforce the overall civic hub function recommended for Precinct 1.

**Recommendation 8** Undertake a study into the future function of the Manningham Municipal Offices with the aim of assessing feasible and desirable development options. While this report strongly supports the retention of Council services and administrative functions at the present site, and considers them pivotal to maintaining and enhancing the current civic hub qualities of Precinct 1, there may be development options that further enhance its role within the context of Doncaster Hill. For example, an assessment into the feasibility of increasing the height of the building to incorporate additional commercial activities should be one key objective of the study. Consideration should also be given to funding options including public / private partnership arrangements.

**Recommendation 9** That some of the present users of the Manningham Function Centre (located within the Manningham Municipal Offices) be relocated to the new multipurpose community facility.



- Recommendation 10** Upon the completion of the proposed multipurpose facility Council evaluate the feasibility of operating the Manningham Function Centre on a more commercial basis while continuing maintain some capacity to offer low cost meeting space for community groups, in particular, senior citizen's groups.
- Recommendation 11** That Precinct 1 is not the preferred option for a youth facility accommodating either administrative or direct service youth functions. Such functions, particularly direct services, should be sought within Doncaster Shoppingtown as part of potential future development contribution arrangements between Council and Westfield Corporation. It is recommended that in attempting to address the needs of young people the role of Precinct 1 should be to provide outdoor recreational opportunities and seek the active involvement of young people in the design and development of community infrastructure they desire (e.g. public art projects).
- Recommendation 12** That a regional level adventure playground be constructed within Precinct 1.
- Recommendation 13** That a skate facility be constructed within Precinct 1 in response to Recommendation 11
- Recommendation 14** Undertake a Precinct 1 carparking study to determine the location options, cost and timing of providing approximately 450 to 500 carparking spaces to directly service the needs of Precinct 1 users. This study will need to take into account the proposed community infrastructure items recommended by this assessment and their configuration, as well as the broader urban design vision being sought for Precinct 1. Adequate carparking for both staff and users of each facility should be provided.
- Recommendation 15** That Council support and adopt the Precinct 1 community infrastructure planning and design principles recommended in Section 5.1.2 of this report.

**Recommendation 16** That Council resources be allocated to the ongoing coordination, implementation and monitoring of recommendations stemming from this report, and that progress be reported to relevant Council and external stakeholders on a regular basis. Coordination, implementation and monitoring will be further enhanced by the development of a *Doncaster Hill Community Plan* using the information and recommendations of both this assessment and the ASR Research 2002 report as its basis.

**Recommendation 17** When assessing this report Council is encouraged to acknowledge the recommendations outlined are broadly consistent with the strategic intent of *Melbourne 2030*, particularly:

- Direction 5 - A great place to be (for open space infrastructure);
- Direction 6 - A fairer city (for social and recreation infrastructure); and
- Direction 8 - Better transport links (for bicycle / pedestrian infrastructure).

**Recommendation 18** That Council review and assess the proposal submitted to it by the Doncaster City Church (DCC) and Intouch Centre for a significant community infrastructure joint venture project for Precinct 1 (and summarised in Section 4.7.3) independently of the recommendations outlined in this report. ASR Research considers the submission too complex and beyond its brief to be dealt with reasonably by this assessment. However, it is strongly recommended that Council pursue the community infrastructure items identified above both in the form recommended and under the funding arrangements previously determined (i.e. largely via Council funding and a Development Contributions Plan). Only after this has been achieved should Council consider what value and how desirable elements of the proposal from DCC and the Intouch Centre might be.

**Recommendation 19** That Council continue to liaise with the Box Hill Institute of TAFE about the feasibility of constructing a 'Centre for Design' boutique facility within Precinct 1, either as part of a complex of



facilities on the present site largely functioning as the municipal carpark, or as part of a joint use venture with Doncaster Primary School.

**Recommendation 20** Develop all proposed facilities in accordance with appropriate sustainable development principles and practices such as the re-use of grey water for irrigation and toilet flushing (refer to the Sustainable Guidelines outlined in Appendix 1).

**Recommendation 21** That Council, based on the recommendations of this report, amend the proposed Doncaster Hill Development Contributions Plan where relevant.

**Recommendation 22** That Council undertake or commission a detailed study to determine the capability of existing utility services within Precinct 1 to meet needs generated by the community infrastructure recommended by this report.

**DONCASTER HILL: PRECINCT 1 COMMUNITY INFRASTRUCTURE ASSESSMENT**

**Table 4 Estimated Cost and Timing of Proposed Precinct 1 Community Infrastructure**

Proposed Item	Details of Required Floor Area / Land Area	Estimated Cost	Potential Offset Funding Sources	Project Timing (Start / Finish)	Issues Associated with Timing of Provision
<b>Multipurpose Community Facility</b>	1368m <sup>2</sup> floor area	\$6,000,000	<ul style="list-style-type: none"> <li>• Potentially Westfield Corporation - Doncaster Shoppingtown expansion development contributions</li> </ul>	2008 - 2009	Will depend on Council's decision in relation to the creation of the Precinct 1 open space corridor.
<b>Family Services Centre</b>	1450 floor area	\$4,640,000 \$2,620,000 (without childcare component)	<ul style="list-style-type: none"> <li>• Potentially Westfield Corporation - Doncaster Shoppingtown expansion development contributions.</li> <li>• Sale of Elgar Court Occasional Child Care.</li> <li>• Sale of Morseby Avenue Childcare Centre Bulleen.</li> </ul>	2012 - 2013	Will depend on support of Council to relocate the current Elgar Road premises and the outcome of further location and feasibility assessment.
<b>Youth Infrastructure</b>	To be determined. A notional amount has been allocated here if there is a need at some later stage to incorporate a youth component into the multipurpose community facility.	\$250,000	<ul style="list-style-type: none"> <li>• Westfield Corporation - Doncaster Shoppingtown expansion development contributions</li> </ul>	2015 - 2016	Largely dependent on the outcome of negotiations between Council and Westfield Corporation, and the activation of the Section 173 Agreement associated with expansion to Doncaster Shoppingtown.
<b>Upgrade of a local indoor recreation facility (e.g. Doncaster Primary School)</b>		\$500,000	<ul style="list-style-type: none"> <li>• Department of Education.</li> </ul>	2019 - 2020	



**DONCASTER HILL: PRECINCT 1 COMMUNITY INFRASTRUCTURE ASSESSMENT**

**Table 4 Estimated Cost and Timing of Proposed Precinct 1 Community Infrastructure**

Proposed Item	Details of Required Floor Area / Land Area	Estimated Cost	Potential Offset Funding Sources	Project Timing (Start / Finish)	Issues Associated with Timing of Provision
<b>Regional Adventure Playground</b>	To be determined	\$150,000	-	2009- 2011	
<b>Skate Park Facility</b>	To be determined	\$400,000	-	2015 - 2016	
<b>Shared Bicycle / Pedestrian Pathway</b> Ruffey Lake Reserve to Doncaster Road (via JJ Tully Drive & local streets)	1,350 linear metres	\$202,500	-	2007 - 2008	



# APPENDICES



## Appendix A - Developing Sustainability Guidelines for Precinct 1 Community Infrastructure

Completing *Sustainability Guidelines* for Precinct 1 community infrastructure will entail the following tasks and generate outputs listed in the following table.

Task	Output
1. Liaise with Council to collect available background information.	Tasks 1& 2 Summary of the Council's existing proposals and sustainability practices. Examination of planning requirements, draft plans etc.
2. Information review.	
3. Meeting/interviews with relevant officers/developer.	Tasks 3 & 4 Description of existing position or proposed 'state of play' with respect to: <ul style="list-style-type: none"> <li>▪ Energy (eg. building envelope, lighting, equipment, appliances, heating, cooling, hot water heating)</li> <li>▪ Water (eg. taps, showers, irrigation, collection and reuse)</li> <li>▪ Materials/Resources (e.g. recycled/renewable sources, health considerations, waste, recycling, purchasing)</li> <li>▪ Landscaping (e.g. materials and plant selection, shade provision).</li> </ul>
4. Carry out an inspection of the site.	
5. Brainstorm further opportunities to reduce energy, water use and use of materials, and also to increase the reuse and recycling of materials.	Based on the outcomes of Tasks 3 and 4, provide list of ideas/opportunities, which, if implemented, would reduce energy/water/materials consumption and costs. Includes 'ball park' estimates of potential savings generated by each idea/ opportunity.
6. Opportunity Screening.	Initial examination of ideas/opportunities and priorities based on: ease of implementation, cost, level of complexity, and extent of cultural/ behavioural change required.



Task	Output
	Report that contains all of the previously mentioned outputs.
7. Sustainability Guidelines	Based on outcomes of Tasks 5 and 6, prepare guidelines that will need to be considered for the development of The Pines Community Centre.
8. Presentation of findings	Explanation of report findings and implications to relevant staff of Manningham Council.