

COMMUNITY SERVICE INFRASTRUCTURE

DONCASTER HILL

DCP JUSTIFICATIONS SUMMARY REPORT



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PART ONE: INTRODUCTION

“Local Government is multifunctional and has responsibilities including the planning and management of cities and towns; providing essential infrastructure and services; social, cultural and sustainable development; environmental and health protection; guardianship of the community’s assets and facilitation of local and regional economic development.¹”

This paper summarises the background for proposed community infrastructure requirements for Doncaster Hill and provides information supporting the need for community service infrastructure within the context of Local Government’s role in planning for its development. The paper brings together the various policies, research and other documentation that provide justification for the community infrastructure items listed in the Draft Development Contribution Plan (DCP), December 2002². In summary these documents set out the legislative and corporate planning framework within which Council must operate, as well as provide evidence of research and community consultation which has occurred in the planning and development of the proposed community infrastructure (summary list of documents in Part Five).

1.1 Background/Context

Manningham City Council formally adopted the Doncaster Hill Strategy in October 2002³. The strategy guides the nature of development in the area and outlines the planning vision for Doncaster Hill. It was developed through extensive community consultation and based on the triple bottom line objectives, which promote environmental, economic and social benefits for the community.

“The perspective taken is that for a community to be sustainable (a long run perspective), it must be financially secure (as evidenced through such measures as profitability), it must minimise (or ideally eliminate) its negative environmental impacts and it must act in conformity to improve social cohesion and achieve community aspirations.⁴”

The transformation of the Doncaster Hill area into a ‘sustainable mixed use village’ will require significant infrastructure investment. Council has resolved that this investment task will be partly funded through the application of a Development Contribution Plan. The DCP has been prepared in line with the current provisions of the Planning and Environment Act and takes into account the findings and recommendations of the Development Contributions Review conducted during 1999-2002 under the auspices of the former Department of Infrastructure.

¹ Just, Vibrant and Sustainable Communities – A framework for progressing and measuring community wellbeing, Jenny Wills LGCSAA 2001

² Doncaster Hill – Draft Development Contributions Plan, December 2002, SGS Economics and Planning

³ Manningham City Council – Doncaster Hill Strategy – Oct. 2002

⁴ Doncaster Hill – Triple Bottom Line – Benefit Cost Assessment, MacroPlan June 2001

1.2 Role of the DCP in the Planning System

Council must plan ahead to make sure that:

- New infrastructure needed by the community is provided when and where it is needed, and
- Funds are available to provide the infrastructure.

“Planning ahead is part of a council’s strategic planning and service delivery responsibility....In established areas, upgrading the existing infrastructure may be necessary because of the redevelopment of existing sites, changing community expectations, changing standards of provision or the need to replace an existing infrastructure that has reached the end of its economic life.⁵”

Development in Doncaster Hill is expected to meet its share of the capital cost of warranted infrastructure (as measured by its projected share of usage of the infrastructure) through development contributions collected under the DCP. The balance of the capital cost of the infrastructure projects, that is the proportion not recovered under the DCP, will be funded from alternative sources. The cost apportionment methodology adopted in the DCP is based on the concept of ‘user pays nexus’ as elaborated in the Development Contributions Review. A use or development is deemed to have a nexus with an infrastructure item if the occupants of, or visitors to, the site in question will make use of the infrastructure in question.

Proposed infrastructure development, which will be included in the DCP must meet the following criteria:

“ To qualify for inclusion in a DCP, all infrastructure:

- must be used by a broad cross-section of the community, and
- must serve a neighbourhood-sized catchment or larger area.....

To justify the infrastructure projects to be included in a DCP, the type and standard of infrastructure must be either:

- basic to the health, safety or well-being of the community, or
- consistent with current community expectations of what is required to meet its health, safety or well-being.⁶”

⁵ Development Contributions Guidelines Final V5.1– Department of Sustainability and Environment, November 2002

⁶ Development Contributions Guidelines Final V5.1– Department of Sustainability and Environment, November 2002

1.3 Draft Proposed Community Infrastructure Subject to DCP Funding

Table 1 Summary List of Infrastructure Requirements
(DRAFT still subject to Council approval)

Infrastructure Requirement	Supporting Documentation
Library	<ul style="list-style-type: none"> • Melbourne 2030 – Planning for Sustainable Growth – Oct 2002 • Future Manningham – Our Corporate Plan 2002/2005 • Manningham’s Health 2001-2004 – The Manningham Municipal Public Health Plan • i.d. Consulting Population Forecasts – 2002 • Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements – ASR Research Oct 2002 • Doncaster Hill- Community Workshops – December 2002
Multipurpose Community Facility	<ul style="list-style-type: none"> • Melbourne 2030 – Planning for Sustainable Growth – Oct 2002 • Future Manningham – Our Corporate Plan 2002/2005 • Manningham’s Health 2001-2004 – The Manningham Municipal Public Health Plan • i.d. Consulting Population Forecasts – 2002 • Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements – ASR Research Oct 2002 • Draft Analysis for HACC Services – Doncaster Hill – December 2002 • National Strategy for an Ageing Australia – An older Australia, Challenges and Opportunities for all – The Hon Kevin Andrews MP, Minister for Ageing Feb 2002 • Draft Manningham Arts Centre Feasibility, brecknock consulting June 2001 • Doncaster Hill- Community Workshops – December 2002
Children’s Services Redevelopment	<ul style="list-style-type: none"> • Melbourne 2030 – Planning for Sustainable Growth – Oct 2002 • Future Manningham – Our Corporate Plan 2002/2005 • Manningham’s Health 2001-2004 – The Manningham Municipal Public Health Plan • i.d. Consulting Population Forecasts – 2002 • Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements – ASR Research Oct 2002 • Review of the Maternal and Child Health Services – June 2002 • Manningham Infrastructure Asset Refurbishment/Replacement Strategy 1999-2099
Occasional Childcare	<ul style="list-style-type: none"> • Melbourne 2030 – Planning for Sustainable Growth – Oct 2002 • Future Manningham – Our Corporate Plan 2002/2005 • Manningham’s Health 2001-2004 – The Manningham Municipal Public Health Plan • i.d. Consulting Population Forecasts – 2002 • Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements – ASR Research Oct 2002 • Manningham Infrastructure Asset Refurbishment/Replacement Strategy 1999-2099
Youth Facility	<ul style="list-style-type: none"> • Melbourne 2030 – Planning for Sustainable Growth – Oct 2002 • Future Manningham – Our Corporate Plan 2002/2005 • Manningham’s Health 2001-2004 – The Manningham Municipal Public Health Plan • i.d. Consulting Population Forecasts – 2002

	<ul style="list-style-type: none"> • Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements – ASR Research Oct 2002 • Having a Say and Making a Difference: a survey of young people in the City of Manningham MYFS 2002 • Manningham City Council Youth Forum – Doncaster Hill Focus Group – September 2002 • Doncaster Hill- Community Workshops – December 2002
Aquarena	<ul style="list-style-type: none"> • Melbourne 2030 – Planning for Sustainable Growth – Oct 2002 • Future Manningham – Our Corporate Plan 2002/2005 • Manningham’s Health 2001-2004 – The Manningham Municipal Public Health Plan • i.d. Consulting Population Forecasts – 2002 • Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements – ASR Research Oct 2002 • Doncaster Hill- Community Workshops – December 2002 • Manningham Infrastructure Asset Refurbishment/Replacement Strategy 1999-2099
Upgrade of a local indoor recreation facility	<ul style="list-style-type: none"> • Melbourne 2030 – Planning for Sustainable Growth – Oct 2002 • Future Manningham – Our Corporate Plan 2002/2005 • Manningham’s Health 2001-2004 – The Manningham Municipal Public Health Plan • i.d. Consulting Population Forecasts – 2002 • Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements – ASR Research Oct 2002 • Doncaster Hill- Community Workshops – December 2002 • Manningham Infrastructure Asset Refurbishment/Replacement Strategy 1999-2099

PART TWO: STRATEGIC PLANNING FRAMEWORK

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 functions⁷:

- 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.
- 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.

2.2 Melbourne 2030

Doncaster Hill has been identified as a Principal Activity Centre in the Melbourne 2030 document⁸. 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

⁷ About Local Government – www.doi.vic.gov.au

⁸ Melbourne 2030 – Planning for Sustainable Growth October 2002

- Maintain or improve public health
- 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.

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.”⁹

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
- 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
- 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 including Goal 3.2.1.6 ‘Finalise the Social, Recreational and Open Space Infrastructure Requirements Study’. In addition, planning for future social infrastructure to meet the needs of the Doncaster Hill community is generally supportive of Objectives 1, 2, 5 and 6.

⁹ Future Manningham – Our Corporate Plan 2002-2005

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.¹⁰ 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:

- 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.

2.5 Infrastructure Asset Refurbishment/Replacement

The Manningham Infrastructure Asset Refurbishment/Replacement Strategy¹¹ identifies in very practical terms the extent of maintenance, rehabilitation and refurbishment that is required on Council's various infrastructure assets so that they continue to function into the future at today's standards. In considering the various options for asset renewal, rehabilitation, replacement or augmentation the following factors should be taken into account:

- Cost rehabilitation versus replacement versus augmentation;
- Possible increases in life of the various treatments;
- Benefits to customers;
- Amount and timing of capital investment required and
- Annual, periodic maintenance and operating costs.

In addition consideration needs to be given to the assets capacity (given changing demographics, community need or level of service), efficiency, structural integrity and ability for

¹⁰ Manningham's Health 2001-2004 – The Manningham Municipal Public Health Plan

¹¹ Manningham Infrastructure Asset Refurbishment/Replacement Strategy 1999-2009

multi use. There are a number of the strategy's recommendations that are pertinent to the assessment of infrastructure needs in Doncaster Hill including:

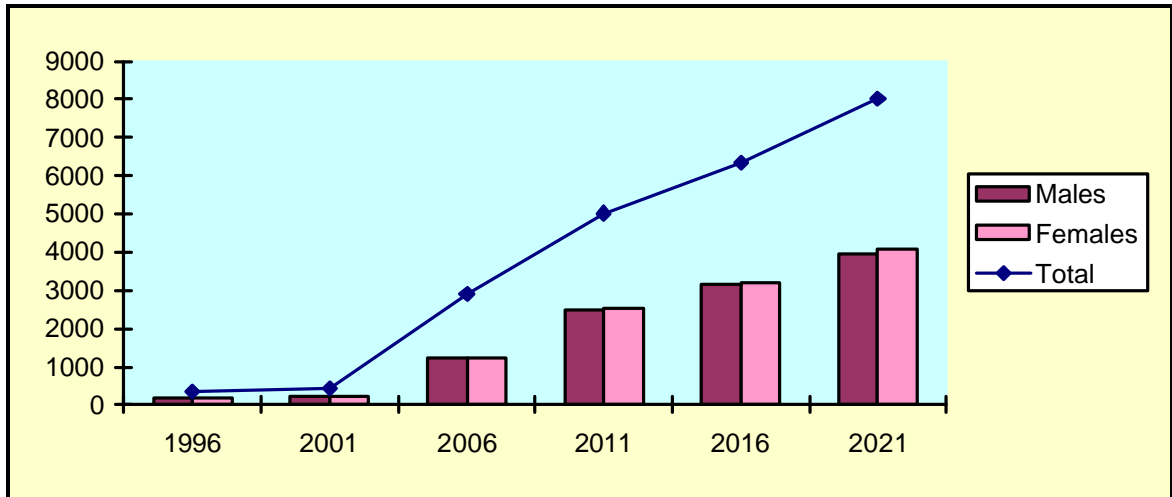
- Recommendation 1 - That prior to the commitment of any refurbishment works to buildings and other specialised infrastructure assets the asset to be subjected to a detailed analysis in accordance with the framework principles. (Page 20)
- Recommendation 2 - All major refurbishment/new designs to consider opportunities for flexibility allowing possible alternative uses of such facilities. (Page 20)
- Recommendation 24 - In accordance with Action 1, a critical review of the future use and refurbishment needs be undertaken of the Pre-schools/MCH Centres at Wonga Park, Beverley Hills, Bulleen, Donvale, Yarra Valley, Doncaster, East Doncaster, Yarralean, Lower Templestowe, Tunstall Square and George Street. (Page 56)
- Recommendation 28 - That the occupational, health and safety issues associated with single nurse, isolated Maternal and Child Care Centres are investigated. (Page 58)
- Recommendation 60 - That a review of the entire Aquarena facility be undertaken prior to the end of the current lease to accurately determine the short and long-term maintenance and refurbishment requirements for the facility. (Page 109)

PART THREE: STUDIES

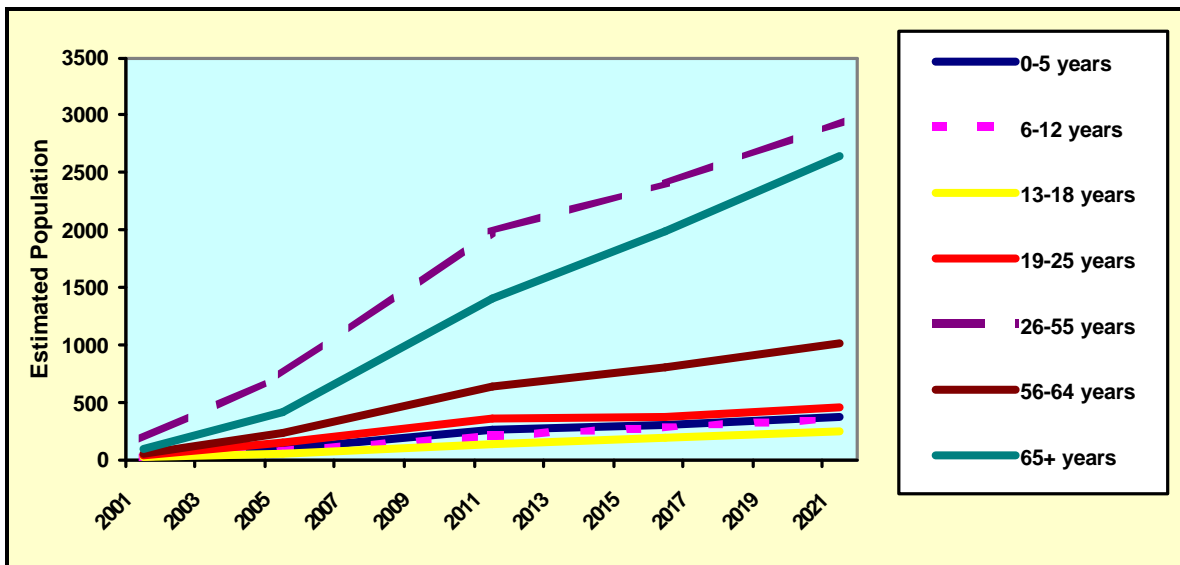
3.1 Doncaster Hill - Population Predications

Population and capacity assumptions are a critical component of the likely provision requirements within Doncaster Hill. The following graphs¹² show projected population for Doncaster Hill to the year 2021.

Graph 1 Population Predictions For Doncaster Hill



Graph 2 Population Projections x Age Groups



The predicted 8,000+ population growth in Doncaster Hill will place stress and pressure on existing infrastructure as well as create requirements for new infrastructure across all age groups.

3.1.1 Older People

A significant proportion of the population (33% by 2021) is expected to be in the 65+ years age group. Whilst the majority of older residents on Doncaster Hill will not require intensive support

¹² Population predictions prepared by i.d. Consulting 2002

services, they will need access to a range of services and infrastructure to support active and healthy lifestyles.

The Commonwealth Government's 'National Strategy for an Ageing Australia'¹³ raises a number of goals and actions to promote healthy ageing;

"The baby boomer generation will enter older age with different aspirations and expectations. They are likely to demand a greater range and higher quality services and experiment with ways of experiencing older age....Artificial and real barriers to older people's participation in economic and social life need to be removed. This will require a different mindset about new infrastructure eg. housing design, location and availability, transport services, communications technology etc. that is age friendly for all members of society. Some rethinking of the suitability of existing facilities to meet the changing needs of a greater number of older people will also be required."

In this context, provision will need to be made within Doncaster Hill for¹⁴:

- Access to a variety of passive and active recreation opportunities suitable to the needs and abilities of older residents;
- Facilities that promote and enable older people to meet and socialise, this could be for formalised activity such as adult education or informal and group gatherings such as Senior Citizens Clubs.

3.1.2 Children

In addition, the significant growth in the number of children will place added pressure on children's services particularly childcare and Maternal and Child Health Services. Local Government has a legislative responsibility to respond to all birth notifications and visit or communicate with the family of a new baby in accordance with the Health Act 1958.¹⁵ The infrastructure required to meet a possible 270% growth in demand within 5 years and over 900% growth up to 2021 is significant. A recent report by Council states;

"Currently the Doncaster Hill area is serviced by 0.6 Maternal and Child Health Service (MCHS). As of the end of May 2002 the Doncaster Hill area MCHS had received 92 birth notifications (while the expected level would be 82 for the whole year).... On the basis of data provided, it is estimated that over the next 5 years an additional 0.5 EFT nurse may be required dependent on the number of new babies and children under 12 months. A plan to meet this growth needs to be built into budget forecasts for the service and for any future redevelopment of the Doncaster Centre."¹⁶

3.1.3 Young People

Consideration will also need to be given to the number of young people who are estimated to make up approximately 9% of the population by 2021. A recent report by the Manningham Youth and Family Service¹⁷ recommends that future youth services planning takes into account the multiple requests for more informal venues for young people which offer a place to meet, information, resources, leisure opportunities, counselling and support and links to service

¹³ National Strategy for an Ageing Australia – Hon. Kevin Andrews MP, Minister for Ageing Feb 2002

¹⁴ Draft Analysis for HACC Services – Doncaster Hill – December 2002

¹⁵ S 160 (2) (b) (i) read in conjunction with the Health Acts (Amendment) Act 1995

¹⁶ Review of the Maternal and Child Health Service – June 2002

¹⁷ Having a Say and Making a Difference: a survey of the needs of young people in the City of Manningham MYFS 2002

providers. Further the report quotes research by the Centre for Adolescent Health¹⁸ which identifies both risk and protective factors for young people. The protective factors included opportunities for community involvement:

“A young person’s wellbeing is often connected by the health and strength of their connectedness to the sub-cultures in their lives. In essence, this theoretical framework challenges local communities to develop more targeted strategies that can support families and promote relevant school and community programs.”

The justification for suitable facilities for young people is further supported by data collected at a Doncaster Hill workshop with the Manningham City Council Youth Forum¹⁹ held in September 2002. At this workshop 67% of respondents identified a lack of facilities and activities within present day Doncaster Hill and 100% of respondents identified the need for youth orientated activities. In planning for new community development there is an obligation on Council to ensure that such issues are incorporated into strategic plans.

3.1.4 Culture/The Arts For All Age Groups

Residents across all age groups will need access to meeting spaces for a variety of purposes including recreation/leisure, education and social activities. A recent internal report, which aimed to review the Manningham Arts Centre,²⁰ located in Templestowe, identified current gaps and deficiencies in meeting some of the cultural/arts needs of the community. The report highlights the growing demand for services and the limited capacity to meet this need within the current facility. Growth in demand was highlighted for older adults and young children and families. It was also noted that there are few programs that cater for youth and for people with disabilities.

A capacity to cater for the cultural/arts needs of the Doncaster Hill community needs to be included in infrastructure planning.

3.2 Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements

In 2002 ASR Research undertook a comprehensive assessment of the Doncaster Hill infrastructure requirements and the final report ‘Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements²¹’ was completed and presented to Council in January 2003.

The report provides background information in relation to the requirement for social and community services infrastructure to support the population expected to reside in Doncaster Hill and complements other strategic planning reports and research undertaken as part of the Doncaster Hill strategy. The report also makes recommendations about what items of infrastructure may be required during the proposed 20 year development of Doncaster Hill.

¹⁸ Improving the Lives of Young Victorians in Our Community: A Menu of Services: Centre for Adolescent Health, 2000

¹⁹ Workshop notes – Manningham City Council Youth Forum – September 2002

²⁰ Draft Manningham Arts Centre Feasibility, brecknock consulting June 2001

²¹ Doncaster Hill – Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements – ASR Research Pty Ltd October 2002

The report identifies some of the key services/facilities by age as follows

0-3	Maternal and Child Health Services, Playgroups
4	Preschool Services
0-6	Long Day Child Care, Occasional Child Care, Playgroups, Family Day Care, Specialist Early Intervention Services
0-12	Family Day Care
5-12	Primary School, After Hours School Care, School Holiday Programs
55+	Senior Citizens Groups and Centres, HACC Services
70+	HACC Services, Nursing Homes/Aged Hostels/Retirement Villages, Centre Based Support Service (Planned Activity Group)
8-35	Athletics, Basketball, Baseball, Softball, Netball, Football, Soccer
0-99	Libraries, Leisure Centres, Neighbourhood Houses, Community Halls / Meeting Space, Lawn bowls (Section 3.3)

3.2.1 Infrastructure Rationale (Section 4.2 of the ASR Report)

From a community infrastructure assessment perspective the area within a 400m radius of Doncaster Shoppingtown is important for a number of reasons, including:

- All of the proposed Doncaster residential development will occur within this area. This will result in a large population increase within a relatively small area and place significant pressure on a range of existing services and facilities, as well as potentially generating the need for new ones. It is therefore important to assess what the capacity of existing services and facilities will be to meet this additional demand.
- Four hundred metres is generally used as a planning 'benchmark' to indicate a reasonable walking distance. For example, within urban settings bus stops are encouraged to be located within 400 metres of a residential dwelling. However, because of the steep topography of some sections of Doncaster Hill a smaller distance (perhaps 200m) should be viewed as more appropriate.
- The 400m-radius catchment area poses a major challenge from a community infrastructure-planning viewpoint. The area will be charged with the twin roles of continuing to function, and indeed expand, as a regional Activity Centre servicing the needs of a very large population residing in the eastern and northeastern suburbs of Melbourne, as well meeting the basic neighbourhood level needs of what will be a significantly sized local community. Council must ensure that the needs of the new, local population will be met as they would be in a more typical low-density suburban setting.
- Major roads in the form of Doncaster, Williamsons, Tram and Elgar Roads dissect the Doncaster Hill area. Any attempt to physically integrate the entire development area and achieve a cohesive 'community' will be made much more difficult by the presence of these roads. From a community planning perspective Council will be forced to respond in two key ways; 1) ensure that some minimum neighbourhood level services are located within at least each of the major residential precincts (2, 3, 6 & 7); and 2) ensure that connections between discrete precincts and neighbouring areas are easily accessible by foot or bicycle, with a heavy emphasis on links to Doncaster Shoppingtown.
- Any new or relocated community infrastructure recommended by this report will need to address the challenges associated with identifying and developing sites within an already well established area where spare, undeveloped space is in short supply. Unlike a 'greenfield' or a predominantly bare infill site, Council will have to, for some of the proposed community infrastructure, purchase and consolidate privately owned land to

meet future needs, or, as an alternative or complimentary strategy, work collaboratively with other government funded agencies and the private sector to meet these needs

3.2.2 Qualitative Assessment of Infrastructure Requirements (Section 7 of the ASR Report)

On a purely quantitative basis, and without taking into consideration existing services and facilities within and surrounding Doncaster Hill, the development area will generate the social, recreation and open space demands indicated in the following table. The table does not purport to be exhaustive of all community infrastructure items that should be considered as part of the development of Doncaster Hill. It should also be noted that where facility requirements of less than one unit (e.g. one oval) are identified generally it indicates that there is likely to be insufficient population to warrant the provision of the infrastructure item within the Doncaster Hill development.

Table 2 Estimated Doncaster Hill Service & Facility Requirements Using Indicative Provision Ratios

Service / Facility Category	Recommended Provision Ratios				Service / Facility Requirements by 2021
Children's Services					
Long Day Child Care ^M	1 Registered place	per	4	people aged 0-6	106 regist. places
Playgroups	1 Playgroup	per	300	people aged 0-3	0.9
Preschool ^M	1 Centre	per	55	people aged 4	1.0 centre
MCH Centre ^M	1 Session	per	70	people aged 0-3	3.5 sessions
Multipurpose Community Centre ^A					
1 Centre	per	8,000	people aged 0-99	1.0 centre	
Council Provided Community Halls ^M					
1 Centre	Per	11,200	people aged 0-99	0.7 of a centre	
Community / Performing Arts ^A					
1 Centre	per	40,000	people aged 0-99	0.2 of a centre	
Active Recreation Facilities					
Active open space areas ^A					
1 Active area	per	5,000	people aged 0-99	1.7 active areas	
Basketball ^M					
1 Indoor court	per	2,500	people aged 8-40	1.0 indoor court	
Netball courts ^A					
1 Indoor court	per	4,000	people aged 8-45	0.7 of a court	
Tennis Court ^A					
1 Court	per	1,500	people aged 10-55	2.5 courts	
Council aquatic facilities ^A					
1 Facility	per	40,000	people aged 0-99	0.2 of a facility	
Council leisure centre ^A					
1 Council facility	per	60,000	people aged 0-99	0.1 of a centre	
Centre based library ^M					
1 Centre	per	40,000	people aged 0-99	0.2 of a centre	
Neighbourhood house ^M					
1 Centre	per	30,000	people aged 0-99	0.3 of a centre	
Playgrounds ^M					
1 Playground	per	55	people aged 2-8	12 playgrounds	
Aged Facilities / Services					
Senior citizens centres ^M					
1 Council facility	per	10,000	people aged 55+	0.4 of a centre	

A = ASR Research developed provision ratios incorporating their knowledge of provision ratios in other municipalities.

- M = City of Manningham derived provision ratios using actual provision levels against Department of Infrastructure 2002 population estimates for the municipality.
- F = Federal Government provision guideline used for indicative planning purposes. Aged hostel beds are now referred to as 'low care places' (the formal provision ratio is expressed as 50 places per 1000 people aged 70 years and over) and nursing home beds are referred to as 'high care places' (the formal provision ratio is expressed as 40 places per 1000 people aged 70 years and over).
- @ = Education enrolment estimates are derived from 1996 ABS Census statistics measured against Department of Infrastructure population estimates for the municipality in 1996

The preliminary assessment identified the following issues and needs in relation to proposed infrastructure:

3.2.3 Children Services

- Elgar Court Occasional Child Care Centre is located on a prime parcel of real estate within the Doncaster Hill area, and will most likely be highly sought after by developers of high density apartments. Although the centre has experienced declining utilisation recently, the continued presence of either a Council or privately operated occasional care service within Doncaster Hill is encouraged, particularly as development increases. The facility could be complimented by a privately operated long day care service within the Doncaster Hill area. (Section 6.2)
- The Occasional Child Care Centre is registered for 30 places. The facility is located on an awkward and difficult to access site between the intersections of Tram Rd, Elgar Rd and Doncaster Road intersections. While the retention of this 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. Relocate to either one of the following two options:
 1. Within Doncaster Shoppingtown site area with consideration given to outdoor play areas requirements, or
 2. To Precinct 1 as part of a redeveloped children's services centre to be co-located with preschool and maternal & child health services (Section 7.2)
- A preschool (Doncaster Preschool) and maternal and child health service (Doncaster MCH) are located within a 400m radius of Westfield Shoppingtown. Demand for both these services is currently strong and will continue to be so over the life of the development. Their retention is highly recommended. There is even some chance that the preschool may be stretched beyond capacity within 8 to 12 years. (Section 6.2)
- Enrolments increased by 13 at Doncaster Preschool between 1999 (36) and 2001 (49). The centre is currently operating 5 days per week. The facility is not considered to be a highly satisfactory building largely because of parking and access deficiencies, and the slope of the land. Doncaster has strong enrolments backed up by a good location and a quality service. Demand for preschool services at Doncaster Early Learning Child Care Centre (a 30 place centre) is strong and there are currently no vacancies. Redevelop existing Doncaster Preschool as part of the development of a new children's services centre within Precinct 1. (Section 7.2)
- The Doncaster Maternal and Child Health service 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. The Centre has some functional

deficiencies including limited parking and is generally considered by Council staff to be in need of refurbishment. In the 2002/2003 Council capital works budget there is provision for \$150,000 toward the provision of additional office space and increasing the overall functionality of the centre. (Section 7.2)

- No playgroups currently meet within any of the children's services facilities located within Doncaster Hill, however, this function should be encouraged to form within the area in light of future development, and preferably co-located with the existing children's services. If a redeveloped children's services centre is supported, Council should make provision for playgroup activities to take place. (Section 7.2)

3.2.4 Library

- Doncaster Shoppingtown Library is the most utilised service in the Whitehorse Manningham Library Corporation network. In an overall sense both Council and Library management view its location within Shoppingtown and shopping centres generally, very positively. However, both stakeholders are receptive to any potential relocation of the library within or near to Doncaster Shoppingtown. The negative features of the Library's present location include:
 - As a 'shop front' facility the library is far too small (approximately 950m²) for its status as a regional facility and becomes easily congested;
 - The layout of the facility is not conducive to the provision of information technology;
 - The facility is not completely accessible, particularly for people with disabilities; and
 - There are also some problems associated with deliveries and conflicting operating hours between the library and Shoppingtown. (Section 6.3.1)
- The library currently loans approximately 500,000 books per year, has 340,000 visits per year and receives in excess of 26,000 enquiries per year. Any new library facility within or near to Shoppingtown will need to have a floor area of approximately 1200 to 1500 square metres. (Section 6.3.1)
- Development in Doncaster Hill will place significant additional demands on the Doncaster Shoppingtown Library that will need to be addressed by increasing the capacity of the facility. Within the context of the section 173 agreement between Westfield and Council relating to any proposed expansion to Doncaster Shoppingtown it is recommended that Council support increasing the overall floor area of Doncaster Shoppingtown Library by at least 200m². (Section 7.2)

3.2.5 Youth /Young People

- There is a documented need for more informal venues for young people which offer a place to meet, information, resources, leisure opportunities, counselling and support and links to service providers. There is a gap in relation to youth specific health services in Manningham offering educative, preventative and direct service supports. (Section 6.2)
- 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 (refer to Section 6.2.6 of ASR Research report). 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. (Section 7.2)

- Continue to support the provision of a youth facility within Doncaster Hill as per the Section 173 Agreement between Westfield and Manningham City Council for the expansion of Doncaster Shoppingtown. A number of options are possible, including:
 1. Locating a youth facility within Doncaster Shoppingtown;
 2. To construct a youth facility in the north east corner of the site (Precinct 3), possibly with other co-located services such as a library and occasional child care;
 3. To construct a youth facility in a location external to the existing Doncaster Shoppingtown site, possibly Precinct 1. Under this option Council would need to consider the proposal as part of a broader master planning process that is likely to be undertaken for Precinct 1.

The preferred option is best determined by further research. (Section 7.2)

- Council officers have recently submitted a report to Council recommending that Doncaster Hill is the most ideal location for a municipal skate/adventure facility, due to the central position within Manningham. 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. 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 merit in exploring the feasibility of providing this facility in some other part of Doncaster Hill. (Section 7.2)

3.2.6 Recreation Facilities

- The Doncaster Indoor Stadium and the Badminton Centre are close to capacity. However, the management body (Manningham Recreation Inc.) believes that the centres will be able to satisfy the demand from Doncaster Hill if the development rate is even. (Section 6.2)
- Development of Doncaster Hill may provide an opportunity to cater for lower profile sports (e.g. martial arts) and 'extreme sports'. Doncaster Hill residents will want to satisfy their basic recreation needs in a local setting. This may require local facilities such as the badminton centre and the Leeds St stadium to broaden the range of activities they offer. (Section 6.2)
- The Doncaster Primary School is particularly significant because of its location within Precinct 1 of Doncaster Hill. The school also offers out of school hour care services and accommodates an indoor recreation facility that operates under a joint use agreement with Manningham City Council and leased to a local badminton association. The School and other community groups also use the facility. It is also more than willing to explore opportunities to make its facilities, including the indoor recreation facility and its open space areas respond to the future needs of Doncaster Hill residents. (Section 6.3)

- At current participation levels local indoor basketball/netball facilities appear to have the capacity to meet additional demand generated by Doncaster Hill development. However, Council should regularly monitor the need to increase capacity, possibly by as many as 1 to 2 additional indoor courts, particularly if there is a sharp increase in participation. (Section 7.2)

3.2.7 Multi Purpose Centre

- There are long standing issues associated with the present location of Council's Aged and Disability Services Department and the poor quality premises currently occupied by Manningham Community Health Services. There has been one unsuccessful attempt to co-locate the two providers using State Government funds. Doncaster Hill provides a significant opportunity to revisit this objective. (Section 6.2)
- Developing a community function centre somewhere within Doncaster Hill should be a priority. A number of seniors groups currently meet in the Function rooms at the civic centre. An additional centre in Doncaster Hill would allow senior citizens groups to access more good quality general meeting space, and allow the Function room to become available to a wider user group. Locating an additional facility within Doncaster Hill would also be desirable from the point of view of its proximity to Doncaster Shoppingtown. (Section 6.2)
- There is increasing demand for administration space (i.e. space for Council officers) within the Civic Centre complex. This may place pressure on the Art Gallery and function area spaces. Development of Doncaster Hill may create an opportunity to provide additional infrastructure within the context of a proposed 'Culture & Education Precinct'. (Section 6.2)
- 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 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 car parking constraints. The Manningham Function Centre has limited capacity to cater for additional community group meetings. Schramms Reserve Pavillion does offer generic meeting space to the wider community but appears to be somewhat under-utilised. (Section 7.2)
- Considering the large increase in population anticipated to reside in Doncaster Hill by 2021 and the extensive accommodation difficulties currently being experienced by local non-Council service providers there will continue to be a need for additional and flexible community meeting space in Doncaster Hill and more specialist outreach office space for service providers. Explore the feasibility of providing additional and flexible meeting spaces and outreach community group office space within Doncaster Hill. (Section 7.2)
- There are no neighbourhood houses within Doncaster or the Doncaster Hill area. However, there does not seem to be sufficient evidence to support the need for the establishment of an additional neighbourhood facility in the municipality. An outreach

function located within Doncaster Hill and operated by one of the existing providers is worth considering. There is likely to be a high demand for 'lifestyle education' in Doncaster Hill. Explore the feasibility of Council facilitating the provision of an outreach Neighbourhood House function within either Doncaster Shoppingtown (potentially within an expanded and upgraded library) or as part of the construction of any new multipurpose facility within Doncaster Hill. (Section 7.2)

- The Draft Manningham Arts Centre Feasibility Study (June 2001) recommends that the present site adjacent to Council offices in Doncaster Road, Doncaster, provides an optimum site for the location of a new Arts Centre facility (with a floor area of approximately 1000m²) for the municipality. It asserts that the site has 'exciting potential to link the Manningham Gallery, the under-utilised Playhouse and the Old Shire Hall, home to the Doncaster and Templestowe Artist's Society and can provide a vital link between user groups and activities between these facilities.' It is recommended that a more detailed feasibility assessment of this option be undertaken in light of the findings of this report. (Section 7.2)
- Doncare is a community-based agency providing counselling, emergency relief, social and information support to all residents in the City of Manningham. The service also operates opportunity shops. Doncare is located on the 7th floor of Doncaster Shoppingtown in premises provided by Westfield (the owners of Shoppingtown) over the last thirty-three years. They currently occupy approximately 200m² of floor space and have expressed to Council their strong desire for increased accommodation to meet an expanding range of services and programs. (Section 6.3.2)
- Box Hill Institute is one of Victoria's premier TAFE Institutes offering a complete education and training service to industry and the local community. Encompassing six main campuses in the Box Hill/Doncaster region, the Institute accommodates over 28,000 students from within Australia and overseas. The Institute also has extended campus agreements with 28 secondary schools. Box Hill Institute offers over 160 full and part time courses covering a wide range of subject disciplines and delivery methods, as well as around 300 short courses. 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. (Section 6.3.3)

3.2.8 Aquarena

- The scope to expand facilities at Aquarena (Council's major municipal leisure centre and operated by the YMCA) is limited but possible. Council is currently considering some expansion / redevelopment options. The development of Doncaster Hill will create additional demand on Aquarena. The two predominant age cohorts (i.e. 20 – 29 years olds & 50 – 65 year olds) predicted to be residing within Doncaster Hill are typically heavy users of leisure / fitness centres. However, Aquarena is currently close to capacity. (Section 6.2.2)

- Population growth generated by Doncaster Hill and its expected demographic profile will increase demand for both Aquarena and the Genesis Health Club. Approximately 20% of the Aquarena's membership base resides in Doncaster suggesting that Doncaster Hill residents will be significant users of its facilities. (Section 7.2)
- Aquarena is already at capacity for many of its core services, particularly the gym and aerobics classes. Discussions have already taken place between Council and the YMCA, operators of the facility, about potential expansion options. Undertake a feasibility study to redevelop and expand gym, aerobics and car parking capacity at Aquarena, and include a new hydrotherapy pool. Because of the steep grade of the existing car park there may be some potential to incorporate these facilities within a multi-decking structure located at the top section of the site closest to Williamsons Road. (Section 7.2)

3.2.9 Westfield Contribution

- Existing development contributions are in place as part of the proposed Westfield Shoppingtown expansion. These contributions (\$4.6 million as at 1995 and now more with CPI) will be realised when expansion occurs. Contributions are to go toward:
 - The provision of a youth facility;
 - An information facility; and
 - A cultural facility.
- There is also provision within the agreement to expand the Doncaster Shoppingtown Library. However, the cost of relocation and/or expansion of the library facility (either at its present location or somewhere else within or surrounding the Doncaster Shoppingtown) is to be borne by Westfield. (Section 6.2)

3.2.10 Recommendations from the ASR Research Preliminary Assessment (Section 8 of the ASR Report)

The ASR Research report makes the following recommendations in relation to proposed infrastructure:

1. Within the context of the section 173 agreement between Westfield and Council relating to any proposed expansion to Doncaster Shoppingtown, that Council support increasing the overall floor area of Doncaster Shoppingtown Library to approximately 1,200-1,500m². How this additional capacity will be achieved will depend on the proposed expansion plans of Westfield and subsequent negotiations between it and Council
2. 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. Indicatively the facility may:
 - provide additional community meeting space for Manningham residents and community groups;
 - allow community groups and organisations to hire / lease office space (or consulting rooms) that will enable them to provide services to Manningham residents; and
 - provide spaces and resources to enable community arts activities to be undertaken.

The facility should ideally have a floor area of at least 1000m². 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 and Child Health Service. Precinct 3 may also offer an appropriate alternative location.

3. 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.

4. Support the relocation of the Elgar Court Occasional Child Care Service from its current location to Doncaster Shoppingtown. This will occur within the context of any expansion that occurs to Doncaster Shoppingtown and the subsequent activation of the section 173 agreement. As an alternative site location Precinct 1 may also be worth investigation. Assuming support for this option Council 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. Assuming support for this option Council should also support the sale of the site that Elgar Court Occasional Child Care service is located on.

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.

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.

9. That Council support the need to redevelop and expand the capacity of Aquarena, particularly in light of the expected increase in demand for the facility that will be generated by Doncaster Hill.

10. At current participation levels local indoor basketball/netball facilities appear to have the capacity to meet additional demand generated by Doncaster Hill development. However, Council should regularly monitor the need to increase capacity, possibly by as many as 1 to 2 additional indoor courts, particularly if there is a sharp increase in participation. Where this occurs Council, in consultation with the Doncaster Primary School, investigate the feasibility of upgrading the capacity and standard of the joint use Badminton facility located on the Doncaster Hill Primary School site. Any such upgrade would be subject to a review of the existing joint use agreement arrangement between

the Department of Education and Training and Manningham City Council, including management and financial arrangements.

15. Negotiate, when and where appropriate, how the contributions under the current Section 173 agreement can be put to best use to deliver on proposed community infrastructure.

21. That Council inform Westfield on proposed community infrastructure for Doncaster Hill and negotiate on items likely to be funded from contributions to be provided to Manningham City Council by Westfield under the Section 173 Agreement, particularly in relation to any library expansion, and the provision of occasional child care and a youth facility.

23. Where relevant Council incorporate the recommendations of this report into ongoing planning processes associated with Doncaster Hill, particularly any detailed master planning exercises undertaken for specific localities and the infrastructure charges plan (ICP).

Council endorsed recommendations from the ASR Report in January 2003.

PART FOUR: INFORMATION FROM COMMUNITY CONSULTATION

In December 2002 two community workshops were held to discuss the question of Social Sustainability. In total fifty-four residents attended the two sessions held on 2 and 5 December 2002. Themes that emerged in the small group discussions included²²:

- Improving access for pedestrians throughout Doncaster Hill;
- Ensuring there is adequate shelter, security and comfort for residents and visitors;
- Importance of and suggestions for improvement to current services e.g. Shoppingtown, library, sporting facilities;
- Providing all age groups with a range of opportunities for active and passive activity and general entertainment;
- Providing a range of meeting spaces for a variety of purposes and groups including youth, older people, families and people from culturally diverse backgrounds;
- Maintaining green and open space;
- Improving public transport options (including possible tram routes);
- Promoting the development of more varied restaurants and street cafes;
- Promoting heritage and cultural elements;
- Providing adequate parking and traffic control and
- Ensuring equal access to a full range of community services.

The information gathered from the community consultations supports Council's investigations to provide sufficient, adequate and appropriate social infrastructure development for the residents and visitors of Doncaster Hill.

(See also notes in Section 3.1.3 regarding consultation/workshop with Manningham Youth Forum)

PART FIVE: APPORTIONMENT AND TIMING

The apportionment of the percentage of the cost of each item that is attributable to the DCP is calculated on the usage of the item by those who will be living or working in the properties that are subject to the DCP. Timing for necessary infrastructure is based on thresholds being established as per identified standards of provision.

The apportionment for each community infrastructure listed has been calculated on the basis of the recognised standards of provision (as set out in the ASR Report) and the reaching of thresholds for those standards as outlined in the population projections (ID Consulting Report).

²² Infosum - Communication Strategy Update January 2003

PART SIX: COMPLETE LIST OF SUPPORTING DOCUMENTATION

Table 3 Summary List of Support Documentation

Legislative Framework	<ul style="list-style-type: none"> • Local Government Act 1989 • Melbourne 2030 – Planning for Sustainable Growth – Department of Sustainability and Environment - Oct 2002
Corporate Planning Framework	<ul style="list-style-type: none"> • Future Manningham – Our Corporate Plan 2002/2005 • Manningham’s Health 2001-2004 – Manningham Municipal Public Health Plan • Doncaster Hill Strategy – Manningham City Council – Oct 2002 • Manningham Infrastructure Asset Refurbishment/Replacement Strategy 1999-2099
Doncaster Hill - Research and Consultation	<ul style="list-style-type: none"> • Doncaster Hill - Population Forecasts - i.d. Consulting - 2002 • Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements - ASR Research Pty. Ltd. - Oct 2002 • Doncaster Hill Community Consultation <ul style="list-style-type: none"> ○ Sept 2002 – Manningham City Council Youth Forum – Focus Group ○ Dec. 2002 – Community Workshops on Social Sustainability • Doncaster Hill – Triple Bottom line – Benefit Cost Assessment – MacroPlan - June 2001 • Draft Analysis for HACC Services – Doncaster Hill – Dec. 2002
Other Research /Policies	<ul style="list-style-type: none"> • National Strategy for an Ageing Australia – An older Australia, Challenges and Opportunities for All - The Hon K. Andrews MP, Minister for Ageing - Feb. 2002 • Review of the Maternal and Child Health Service -Manningham City Council – June 2002 • Draft Manningham Arts Centre Feasibility - brecknock consulting - June 2001 • Having a Say and Making a Difference: a survey of the needs of young people in the City of Manningham – MYFS 2002