



Part E ::

ADDENDUM TO THE DONCASTER HILL STRATEGY

Addendum to the Doncaster Hill Strategy

This table highlights the changes made to the Doncaster Hill Strategy (October 2002) based on recommendations arising from the Amendment C33 Panel Report (September 2003). Note that Amendment C33 Part 1 to the Manningham Planning scheme was gazetted on 26 February 2004.

RELEVANT SECTIONS	REVISION	PURPOSE	PAGE NUMBER
0. Contents	Revise Contents Page to reflect page changes made to the body of the document due to the inclusion of revisions.	To reflect page changes to the document	0
1. Part A	Under Doncaster Hill Strategy Vision, Strategic Context and Objectives a Preface to the Strategy is included to briefly outline changes made to the document with response to Amendment C35 Panel Recommendations.	To highlight that revisions have been made to the document since gazettal of Amendment C33 Part1.	1
2. Part A	Strategy Vision – The Sustainable Urban Village - a new paragraph outlining that a key direction for the Strategy is to ensure high standards of accessibility to create enabling and supportive environments so that no user is excluded by unnecessary barriers.	To strengthen the understanding of Council’s commitment to accessibility in developing Doncaster Hill as a benefit to the whole community.	5
3. Part A	Strategy Vision – The Sustainable Urban Village - a new sub-section, Design Vision for Doncaster Hill Activity Centre. This new section introduces the Doncaster Hill Strategic Framework Plan into the document as embodying the required elements for a sustainable urban village.	To introduce the inserted Doncaster Hill Strategic Framework Plan as approved into the Manningham Planning Scheme as part of Amendment C33 Part 1.	5
4. Part A	Strategy Vision – The Sustainable Urban Village sees the addition of the Doncaster Hill Strategic Framework Plan.	To ensure consistency with the Plan included in MSS, Clause 21.21, Doncaster Hill Activity Centre of the Manningham Planning Scheme.	5
5. Part A	Strategic Context – Planning Scheme Policy Framework sees the Inclusion of a new sub-section under State Planning Policy Framework (SPPF) on Melbourne 2030, including relevant Directions and Policies.	To link and highlight the relationship with State Government Policy objectives under Melbourne 2030 with those of the Doncaster Hill Strategy.	7
6. Part A	A new sub heading, ‘Manningham Planning Scheme’ is added under Strategic Context – Planning Scheme Policy Framework.	To distinguish the State and Local Planning Policy sections.	8

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7.	Part A	A new sub heading, 'Manningham Planning Scheme' is added under Strategic Context – Planning Scheme Policy Framework.	To distinguish the State and Local Planning Policy sections.	8
8.	Part A	Strategic Context – Opportunities makes reference to Melbourne 2030 planning objectives.	To link and highlight relationship with State Government Policy objectives under Melbourne 2030 with those of the Doncaster Hill Strategy.	13
9.	Part A	Strategic Context – Opportunities adds a new section entitled "Need for an integrated and accessible transport system".	To highlight consistency with Melbourne 2030, SPPF and LPPF regarding transport issues.	14
10.	Part A	Under Strategic Context – Strategy Objectives sub-section 2. An Integrated Environment, the following words 'and easy access to an integrated sustainable transport system focused on public transport, cycling and walking' are added.	To highlight significance of integrated and sustainable transport for Doncaster Hill.	15
11.	Part A	Under Strategic Context – Strategy Objectives sub-section 4. Identification and Inclusion of Appropriate Uses, a new sub heading, Transport is added.	To highlight significance of integrated and sustainable transport for Doncaster Hill and ensure consistency with Melbourne 2030, SPPF and LPPF.	16
12.	Part A	Insert Doncaster Hill Activity Centre Strategic Framework Map	To ensure consistency with Manningham Planning Scheme, MSS.	5
13.	Part B	Delete Sustainable Design Taskforce meeting time	Meeting information time will be provided to developer when required.	22
14.	Part B	The current Strategy makes reference to the Doncaster Hill Strategy Area or Doncaster Hill precinct. These references have been updated to reflect the centre being formally recognised as an Activity Centre. Therefore changes are updated to label the area as the 'Doncaster Hill Activity Centre'.	To highlight consistency with Melbourne 2030, the SPPF and the Manningham Planning Scheme. Change made where applicable.	1-106
15.	Part B	With regard to the ESD Response, adds the need to make reference to Clause 22.13 of the Manningham Planning Scheme.	As a result of the adoption of Amendment C33 Part 1, it alerts to the need to make reference to new policy.	22
16.	Part B	Under the ESD Response, the eight dimensions of the SMP are updated. The purpose of a SMP and the matters that an applicant must demonstrate in their proposal are also included here.	To ensure consistency with Clause 22.13 Doncaster Hill Activity Centre Sustainability Management Plan Policy in the Manningham Planning Scheme.	22-23
17.	Part B	Further text is inserted under Urban Design Response.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	23-24

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18.	Part B	Under Design Details, 'noise attenuation details' is included.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	23
19.	Part B	Under Design Details, 'context of surrounding development' is added under dot point 7.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme	23
20.	Part B	Under Design Details, a new dot point 12 is inserted that reads 'Landscape Concept Plan should detail all landscaping treatments for each stage of development and permanent management and upkeep of landscape areas/treatments'.	Amendment C33 Panel recommendation.	24
21.	Part B	Under Traffic Impact Response, 'development constructions onwards' is inserted at dot point 7 when discussing parking generation rates and the estimation of demand and supply of parking facilities.	To clarify this applies after construction commences.	24
22.	Part C	Advises of need to read in accordance with Clause 22.13. Also provides update of ESD dimensions as part of SMP	As a result of the adoption of Amendment C33 Part 1, it alerts to the need to meet reference to new policy.	26
23.	Part C	Building Energy Management replaces Energy Management Plan as the first component of the SMP	To ensure consistency with Clause 22.13 Doncaster Hill Activity Centre Sustainability Management Plan Policy in the Manningham Planning Scheme.	27
24.	Part C	Water Sensitive Urban Design replaces Water Conservation and Re-Use Plan.	To ensure consistency with Clause 22.13 Doncaster Hill Activity Centre Sustainability Management Plan Policy in the Manningham Planning Scheme.	29
25.	Part C	Construction Materials replaces Input & Output Materials Plan.	To ensure consistency with Clause 22.13 Doncaster Hill Activity Centre Sustainability Management Plan Policy in the Manningham Planning Scheme.	31
26.	Part C	Indoor Environment Quality replaces Interior Materials Analysis Plan.	To ensure consistency with Clause 22.13 Doncaster Hill Activity Centre Sustainability Management Plan Policy in the Manningham Planning Scheme.	31
27.	Part C	Waste Management replaces Waste Minimisation & Avoidance Plan.	To ensure consistency with Clause 22.13 Doncaster Hill Activity Centre Sustainability Management Plan Policy in the Manningham Planning Scheme.	32

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28.	Part C	Quality of Private and Public Realm replaces Quality of Private & Public Realm Management Plan.	Hill Activity Centre Sustainability Management Plan Policy in the Manningham Planning Scheme.	32
29.	Part C	Under Quality of Private and Public Realm, sections which discuss integrated approach and the requirement of a separate report, are brought forward as the first two key points.	Highlights upfront, the need for these two requirements.	32
30.	Part C	Transport replaces Integrated Transport Management Plan.	To ensure consistency with Clause 22.13 Doncaster Hill Activity Centre Sustainability Management Plan Policy in the Manningham Planning Scheme.	33
31.	Part C	Demolition and Construction replaces Construction & Demolition Management Plan.	To ensure consistency with Clause 22.13 Doncaster Hill Activity Centre Sustainability Management Plan Policy in the Manningham Planning Scheme.	34
32.	Part D	The heading 'Identifying & Locating Appropriate Uses' is deleted.	Deemed unnecessary.	36
33.	Part D	Under section 'Precincts', it identifies that 7 precincts exist in the Doncaster Hill Activity Centre.	Recommendation from Am C33 Panel Report.	36
34.	Part D	Under section 'Precincts', inclusion of 'delineation" of individual precincts, dot point 1 now reads 'topographic orientation and aspect'. Dot point 5 now reads 'the ability of each precinct to create a distinctive sense of identity and character, and to contribute to the overall vision of the integrated Sustainable Urban Village'.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	36
35.	Part D	Under section 'Precincts', the corner intersection of Doncaster, Williamsons and Trams Roads replaces reference to Precinct 8 which is no longer referred to as Precinct 8, has its own guidelines.	In regards to the intersection, it was a recommendation from the Am C33 Panel that this no longer be labelled as a precinct	36
36.	Part D	The maximum allowable height section is brought forward under subheading 'Building Height'.	Brings attention to this point earlier.	36
37.	Part D	New headings 'Overshadowing' and 'Overlooking and Views' are introduced.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	39
38.	Part D	Additional section incorporated into 'Design Elements Areas'.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	39

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39. Part D	New heading 'Building Setbacks' added that details maximum building height, setbacks and outcomes table.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	41
40. Part D	New information included under subheading 'Wind Assessment'.	Am C33 Panel Recommendation	47
41. Part D	Under Boulevard Character, Design Principles and Guidelines, podium height in metres is amended from 3 to 12.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	47
42. Part D	Under Boulevard Character, Design Principles and Guidelines, a section is added that states 'and not less than 1.2 metres south of the back of the kerb', in regards to sun penetration.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	47
43. Part D	A further section is included under 'Boulevard Landscape Treatment'.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	48
44. Part D	Under Landscape Guidelines, further direction is provided in terms of planting for Tram Road and Williamsons Road, and Westfield Shoppingtown and residential buffers.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	48
45. Part D	New heading, 'Screen Planting' with accompanying text is inserted.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	48
46. Part D	Under 'Screen Planting', Native and Indigenous Planting, more native tree species are added.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	50
47. Part D	New headings Podiums and Landscape Treatments have been included.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	50
48. Part D	New introductory section under Doncaster Hill Signage & Display Guidelines.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	50
49. Part D	Under Doncaster Hill Signage & Display Guidelines, dot point 4 now reads: 'to encourage, where appropriate, innovative sign proposals that contribute to sense of place and the lively mix of differentiated environments in Doncaster Hill, to the satisfaction of the relevant authority'.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	50
50. Part D	A further dot point is added under heading Doncaster Hill Signage & Display Guidelines.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	50

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51. Part D	Under Doncaster Hill Signage & Display Guidelines, General Requirements – dot point 3 now reads, 'Messages must be limited to business identification, i.e. the name of the building or occupier and not be advertising products or services. Corporate logos, colours and other graphic elements are acceptable, alone or in conjunction with other text or wording.'	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	50
52. Part D	Under Doncaster Hill Signage & Display Guidelines, Illuminated Signs, a new dot point has been introduced (and positioned as dot point 1).	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	51
53. Part D	Under Doncaster Hill Signage & Display Guidelines, Illuminated Signs, dot point 3 has an addition 1 sentence, which states 'A curfew may be applied where constant illumination may adversely impact on the amenity of residents or have other adverse environmental impacts.'	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	51
54. Part D	New heading 'Special Signs' and accompanying text.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	51-52
55. Part D	Under 'Areas of Special Sign Character – Main Roads/Boulevards', three new dotpoints are added.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	51
56. Part D	Under 'Areas of Special Sign Character – within, adjoining to, or nearby residences', dot point now reads, 'Avoid illumination. Signs must be illuminated in ways to minimise adverse impacts on residential amenity of any surrounding residences and should be concealed through use of neon or an internally lit box'.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	51
57. Part D	Under 'Areas of Special Sign Character – gateways and landmark locations' a new dot point 2 is added.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	51
58. Part D	A new heading 'Areas of Special Sign Character – heritage items' added with text.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	52
59. Part D	Under 'Public Open Space', additional text has been added which details work of the Doncaster Hill Urban Masterplan: Part A Urban Plazas and Parks.	Panel Recommendation to include more specific reference to planned civic open space. Ensures consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	52

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60.	Part D	Precinct 1: Civic and Education has further information inserted under the Vision Statement (please note: has been changed to 'Vision Statement' from Vision)	Provides greater clarification as to the Precinct's Vision to ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	55
61.	Part D	Precinct 1, Objective (Built Form) Design Guidelines re-addresses at dot point 3 for it to now to read, 'maximum height allowable where all topographic, set back and adjacent use criteria are satisfied shall be 29.0 metres above typical ground level excluding roof structures (A.H.D level dependant on location).	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	55
62.	Part D	Precinct 1, Objective (Open Space) Design Guidelines adds ' an attractive green spine as an outdoor' to dot point 1.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	57
63.	Part D	Precinct 1, Objective (Landscape) Design Guidelines adds 'retention of significant vistas and viewlines' to dot point 4.	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	57
64.	Part D	Precinct 1, Objective (Open Space) Design Guidelines changes the open space area of a balcony from 2m2 to 8m2. Change made to all precincts (where applicable).	To ensure consistency with Clause 43.02 Design and Development Overlay in the Manningham Planning Scheme.	57-106
65.	Part D	Precinct 2: South East Doncaster Boulevard Objective (Pedestrian Links) clarifies the change of what was formerly Precinct 8 – to Doncaster Boulevard, Williamsons and Tram Roads intersection.	Amendment C33 Panel Recommendation.	62
66.	Part D	Precinct 2: South East Doncaster Boulevard (Pedestrian Links) Design Guidelines, also clarifies Precinct 8's name change to Doncaster Boulevard, Williamsons and Tram Roads intersection. Changes made were applicable.	Amendment C33 Panel Recommendation.	62-106
67.	Part D	Precinct 3: North East Doncaster Boulevard Objective (Built Form) Guidelines adds 'buildings' at the beginning of dot point 1.	Provides greater clarification to the design guidelines.	69
68.	Part D	Precinct 4: Doncaster Westfield Shoppingtown (Built form) Design Guidelines adds a new dot point 2.	Amendment C33 Panel Recommendation.	77
69.	Part D	New heading added, 'Intersection of Doncaster, Williamsons and Tram Roads', with accompanying text detailing the Vision Statement, Objectives and Guidelines.	Amendment C33 Panel Recommendation.	105

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70.	Part D	'Intersection of Doncaster, Williamsons and Tram Roads' Objective (Built Form) replaces 'space' with 'artwork'.	Amendment C33 Panel Recommendation.	105
71.	Part D	'Intersection of Doncaster, Williamsons and Tram Roads' (Pedestrian Links) Design Guidelines changes dot point to read 'the area will incorporate direct links to the buildings and pavements flanking the intersection'.	Amendment C33 Panel Recommendation.	106
72.	Part D	'Intersection of Doncaster, Williamsons and Tram Roads' Objective (Vistas) inserts 'to retain vistas to the City along Doncaster Road to Box Hill'.	Amendment C33 Panel Recommendation.	106
73.	Part D	'Intersection of Doncaster, Williamsons and Tram Roads' (Vistas) Design Guidelines adds 'Design the iconic artwork so as to preserve existing vistas along Doncaster Rd through the intersection and to Box Hill'.	Amendment C33 Panel Recommendation.	106

