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## **MEDIA RELEASE**

### **GREEN LIGHT FOR STATE-OF-THE-ART \$34.953 MILLION CIVIC PRECINCT**

The Doncaster Hill Civic Precinct Project has now reached a significant milestone, with Manningham City Council endorsing the exciting design concept and approving the \$34.953 million Budget and Project Program for Stage 1 works at a Special Council Meeting held last night.

Manningham Mayor Cr Charles Pick, said: "This \$34 million investment into our community will deliver a 21<sup>st</sup> Century community hub. It will provide accessible services in a central location to meet the growing needs of our community - people of all ages, all abilities and all cultures.

Council has worked in partnership with community groups, including the Whitehorse Manningham Regional Library Corporation, Doncaster Primary School and a number of community support organisations to ensure the Project delivers tangible outcomes for everyone.

"This will create a one stop education and community welfare hub, providing a permanent home for our Library, Doncare, Manningham Community Health and Interact Australia", said the Mayor.

Leading edge ecologically sustainable design features, including trigeneration (heating, cooling and energy supply) have been incorporated into the concept from the outset and Council will be leading the way in ESD, providing an example for future development to follow. Our goal is to achieve a Green Star 5 Star rating for a public building with Council aspiring to upgrade to Green Star 6 Star.

"Council has invested in ground-breaking clean energy technology seen nowhere else in Australia. Practically, what this means is that 90% of the new building and the existing Council office's energy will be generated on site. This investment will deliver savings of approximately \$250,000 each year," said the Mayor.

Manningham City Council Chief Executive Lydia Wilson said Council has taken a robust approach to financial management of the project, focused on minimum rate dependence, proceeds from asset sales, the Westfield contribution and targeting Federal and State Government funding.

"Contributions from Doncaster Hill developers are also a major funding source for the project, with more than \$13.575 million raised from the private sector.

"Council has exceeded its target of government grants – already securing \$10.75 million towards the project to date. This is truly a leading-edge project that will demonstrate successful community partnerships and 'whole of government' approach." said Ms Wilson.

Key components to be included in Stage One – over the next three years - include:

- Library / Art Gallery / Community Arts / Café Facilities
- Sustainability Technology Learning Hub
- Family Services / Childcare / Preschool / Maternal Child Health Facilities
- Community / Youth Activity Space
- Doncare Social Services / Office Accommodation Facilities
- Chinese Community Social Services (Satellite Office)
- Manningham Community Health Services
- Interact Australia (Disability Program Facilities)
- Civic Forecourt / Outdoor spaces / Site Landscaping / Public Realm Works
- Bus Interchange Facilities / Shared Pedestrian / Bicycle Facilities
- Ecologically Sustainable Design (ESD) Features
- Underground Car Parking facilities for 150 cars and 190 surface car parking spaces
- Additional Surface Car Parking facilities to replace displaced car parking Spaces

The initial stage of development of the Civic Precinct (Stage 1 works) is expected to be completed within the next three years. It is expected that site works will commence in November 2009, Tenders for building works will be called in January 2010 – with the contract awarded by April 2010 and commencement of building in May 2010. The works are due to be completed by November 2011. A planning application will be submitted to seek approval for the use and development of works associated with the Doncaster Hill Civic Precinct Project.

The Civic Precinct will deliver on our statutory obligations for the Doncaster Hill area and links to the Doncaster Hill Strategy and development plans for the Doncaster Hill Activity Centre, comprising seven distinctive development precincts.

Precinct 1 will include the Civic Precinct project and currently includes the areas occupied by the Municipal Offices and car park, Doncaster Primary School, the Doncaster Bowling Club, and extends north to include Schramm's Reserve. The area is generally bounded by Doncaster Road, J J Tully Drive, Council Street and Board Street.

The Masterplan for Precinct 1, which includes the Civic Precinct Facility was prepared and recently placed on public exhibition for six weeks – ending 15 June 2009. A report on the consideration of submissions and finalisation of the Precinct 1 Masterplan will be presented to the 28 July Council meeting.

The development of Precinct 1 will occur over the next 20 years and be guided by the Masterplan. The initial stage of the development of the Civic Precinct is expected to be completed within the next three years. Actions in the draft Precinct 1 Masterplan are set out to reflect short (1-5 years), medium (6-10 years) and long term (11-20 years and beyond) timeframes.

It is estimated that approximately 500 jobs will be created during the construction phase alone, which will stimulate Manningham's local economy.

Community consultation will continue at each stage of the project.

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