

14 December, 2004

MEDIA RELEASE

INDEPENDENT PANEL SUPPORTS DONCASTER HILL'S DEVELOPMENT CONTRIBUTIONS PLAN

The Doncaster Hill precinct will feature well-planned open space, state-of-the-art street furniture and stunning public art thanks to a favourable independent Panel report received by Manningham Council this week.

Amendment C30 that incorporates a Development Contributions Plan, into the Manningham Planning Scheme and its accompanying corrective amendment C37 will provide the public infrastructure required to support the future population of Doncaster Hill.

Manningham Mayor Bill Larkin stressed the importance of the panel recommendations.

“The DCP for Doncaster Hill forms a major part of the Doncaster Hill vision and will enable the development of infrastructure that will enhance the social, recreational and cultural elements of the whole precinct.

“It will also provide new open space within and surrounding the Doncaster Hill Activity Centre,” he said

The Panel’s findings recognised Council’s strategic approach in the development of the DCP as part of the overall vision for Doncaster Hill.

Amendment C30 incorporates a Doncaster Hill Development Contributions Plan (DCP) within the Doncaster Hill Activity Centre into the Manningham Planning Scheme.

This amendment introduces a public acquisition overlay over a number of properties within and surrounding the Doncaster Hill precinct and specifies a mandatory public open space contribution rate of five per cent for all subdivision applications within the area.

The Independent Panel found that the introduction of a mandatory five per cent contribution to be paid by developers for the provision of open space infrastructure within the precinct is ‘justified and reasonable’.

The Panel also supported Council’s intention to purchase land that has already been identified for infrastructure development as both ‘prudent and acceptable’.

(more)

Media Release

The independent panel was appointed by the Minister for Planning Mary Delahunty to ensure the DCP was soundly based, and undertook a rigorous analysis of the detail of the plan.

Amendment C37 is the corrective amendment on Amendment C30, it applies the public acquisition overlay to five properties for the purposes of open space, which have been previously incorrectly designated.

The two amendments provide certainty and transparency with respect to the future funding obligations of developers and will deliver on Council's commitment to high quality infrastructure provision within Doncaster Hill.

The Report will be available for inspection during office hours from 22 December 2004, at the Manningham Municipal Offices, 699 Doncaster Road, Doncaster and Planning Panels Victoria, Nauru House, 80 Collins Street, Melbourne.

The Panel Report will also be available to be viewed on the Manningham Council's web site on www.manningham.vic.gov.au.

It is anticipated that Council will be considering the Panel Report in early 2005.

-ends-

Media enquiries contact Jaelle Bajada on 9840 9411.