

Annual Report



**Progress on Implementation of
the Doncaster Hill Strategy
1 July 2006 to 30 June 2007**

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1. PURPOSE

This report sets out a summary of the major work undertaken in the period 1 July 2006 to 30 June 2007 to further implement the Doncaster Hill Strategy (revised October 2004).

It outlines the major achievements for the year and addresses the performance evaluation processes.

2. BACKGROUND

This Report represents the fifth implementation report. The Doncaster Hill Strategy, (October 2002 - revised October 2004) is the key strategic document outlining the vision for the Doncaster Hill Activity Centre.

There are four previous progress reports that can be found on www.doncasterhill.com

- Doncaster Hill Annual Report 2002/03
- Doncaster Hill Annual Report 2003/04
- Doncaster Hill Annual Report 2004/05
- Doncaster Hill Annual Report 2005/06

3. SUMMARY OF MAJOR ACHIEVEMENTS

This year there has been a significant number of major achievements that have assisted in the implementation of the Doncaster Hill Strategy.

Key private sector development projects include:

- Commencement of the Westfield Doncaster redevelopment;
- Completion of 18 – 20 Tower Street;
- Commencement of the final stage of Sovereign Point apartments;
- Planning permit approvals for 682 Doncaster Road (Doncaster Hill Hotel), 812 Elgar Road & 4 – 5 Elgar Court (11 storey building, with 104 apartments) and 95 – 99 Tram Road (10 storey building with 81 apartments); and
- Resolution to rationalize land to facilitate a more integrated and viable development opportunity for 600 Doncaster Road.

Key achievements with respect **to improvements to public amenity** include:

- Installation of Public Art at Sovereign Point apartments “Orchard Earth Totem”;
- Upgrade of Carawatha Reserve playground;
- Received grant funding (\$15,000) to upgrade the underpass, with Stage 1 now completed. Detailed conceptual designs and costings are now being undertaken to proceed to Stage 2 (\$150,000 grant funding);
- Commencement of the installation of new street lighting;

- The construction of the Public Art Fence with streetscape and signage improvements along Doncaster Road in the vicinity of the Doncaster Primary School and extending westwards to the corner of Doncaster Road and Council Street. This project was undertaken with the assistance of \$235,000 of grant funding from the Department of Sustainability and Environment;
- Preparation of the concept plan for a community / civic hub in Precinct 1; and
- Confirmation of grant funding (\$173,000) to deliver pedestrian/cycle track in 2007/08 from Civic offices to Westfield Shoppingtown and along Doncaster Primary School.

Other key activities for the 2007/08 year included approval of Phase 4 of the **Marketing and Communications** Strategic Plan which involved a number of key events and activities, most notable:

- Stakeholders' Breakfast attended by the Minister for Planning, Honourable Justin Madden and over 100 stakeholders;
- Local developers' breakfast;
- Community Briefing which was attended by around 80 residents;
- A community workshop was held with local residents to assist in developing the future vision for Precinct 1 of Doncaster Hill; and
- Meeting with the Priority Development Panel.

4. ORGANISATION OF WORK

4.1. Councillor Involvement

4.1.1. Council Meetings

Given the scope, importance and high priority of the Doncaster Hill project, Councillors are briefed on all major items affecting the development of Doncaster Hill. Where necessary, issues are referred to a Council meeting for Council resolution. Councillors continue to take an active and leading role in the project's outcomes.

4.1.2. Sustainable Design Task Force

The Sustainable Design Task Force continued to meet to discuss the merits of development applications in Doncaster Hill, providing advice and constructive feedback with respect to furthering urban design and ESD objectives to developers and their architects. The Taskforce now also meets to discuss all major applications in Manningham, due to the success of using the Taskforce for Doncaster Hill.

The Task Force, which consists of two Councillors, the Ward Councillors relevant to the subject application, relevant internal officers and external urban design and architectural professionals, has commented on two developments proposed in Doncaster Hill during this financial year being:

- 632-640 Doncaster Road, Doncaster a proposal for an 11 storey mixed use development comprising apartments, restaurant and retail premises.
- 810 Elgar Road, Doncaster a proposal for a 5 storey apartment building.

4.1.3. Strategic Transport Advisory Committee

This Committee was established in February 2007. The primary aim of the Advisory Committee is to develop and implement an integrated and sustainable transport system for the Manningham community.

Several public transport improvements are set to improve the delivery of public transport in Doncaster Hill. For example, two new bus services are set to be implemented in Manningham, the new SmartBus service and Doncaster Area Rapid Transit (DART).

4.1.4. Streetscape Committee

The Streetscape Committee continued to meet bi-monthly and have held discussions with respect to trees and boulevard treatment in relation to Doncaster Hill.

4.1.5. Doncaster Hill Boulevard Pedestrian Underpass Steering Committee

The Committee was appointed to oversee Stage 1 of the Doncaster Hill Boulevard pedestrian underpass grant application submitted to the Local Area Access Program (LAAP). The main function of the Steering Committee is to oversee the finalisation of concept design for the public art component, canopy, lighting and signage.

The Committee comprises two Ward Councillors, together with officers from Council and the Department of Infrastructure, representatives from the Doncaster Primary School, Doncaster and Templestowe Artists' Society, the Doncaster Hill Residents' Association, the Retail Association and Brecknock Consulting. This Committee will continue to oversee Stage 2 of the project in 2007/08.

4.1.6. Doncaster Hill Boulevard Streetscape Works Steering Committee

A Steering Committee was established to implement the streetscape works, public art fence and signage in front of the Doncaster Primary School and extending down to the corner of Doncaster Road and Council Street. The Steering Committee is chaired by Koonung Ward Cr Bill Larkin, and includes representatives from the Department of Sustainability, Department of Education and Doncaster Primary School and relevant Council officers.

The Doncaster Hill Public Art Fence and boulevard works were jointly funded by Manningham Council and the Victorian State Government, with the assistance of a \$235,000 DSE Creating Better Places Grant. A requirement of the funding grant was the establishment of a Project Steering Committee and Working Group. The Committee was established in June

2006, allowing for Councillor, officer, and key stakeholder input into the design and management of the project. Having completed its brief, the Committee has now been disbanded.

4.1.7. Pedestrian/Cycle Track LAAP Grant Funding Steering Committee

As part of the successful application for a Pedestrian/Cycle Track, it will be necessary to establish a Steering Committee to oversee the project in 2007/08 (refer to section 7.3).

4.1.8. Stakeholder Engagement Working group

As part of the delivery of three key stakeholder events, a working group chaired by the Mayor and supported by Ward Councillors was established to oversee the delivery of major stakeholder events (refer section 8.1).

4.2. Involvement of Officials

4.2.1. Executive Management Team (EMT)

Updating EMT on the progress of the Doncaster Hill project continued to occur regularly.

4.2.2. Doncaster Hill Unit

During the 2006/2007 financial year the Doncaster Hill Unit has had a change of personnel with the (0.6 part-time) Project Manager, going on maternity leave in October 2006, and being replaced by a Strategic Planner (0.6). The Administrative support (0.4 part-time) for Doncaster Hill has been replaced with a Communications / Administration Officer. The unit is also supported by consistent input provided by other relevant staff on an 'as needs' basis.

Other relevant staff included Council's Director of Environmental Amenity, Economic and Environmental Planning Manager, Statutory Planning Manager, Urban Designer, Strategic Planning Coordinator and Team Leaders, Marketing Manager, Project Management Client Services Engineer, Customer Service Engineer, and Traffic Engineer. Council's Landscape Architect and Open Space Planner have been included in delivering Carawatha Reserve improvements.

The group meets on a monthly basis to discuss progress of the Doncaster Hill Strategy and relevant planning applications. Doncaster Hill Unit members have liaised with external bodies, including Department of Sustainability and Environment, Department of Education, Vic Roads, Alinta and Westfield.

4.2.3. Precinct 1 Working Group

The Working Group was established in early 2006 and has continued to meet. The group has worked on progressing opportunities for community infrastructure, including a multipurpose centre (with library and cultural facilities) a family services centre and other related health facilities.

4.2.4. Marketing Meetings

The marketing of the Doncaster Hill project has continued with the internal work of the Manningham Marketing Unit working together with the Doncaster Hill Unit on the overall marketing of the Doncaster Hill project.

4.2.5. Westfield Meetings

Monthly meetings were held with Westfield to discuss aspects of the Westfield redevelopment. The previously separate Marketing meetings have now been combined with the Project Management meetings in recognition of the need for Westfield and Council to work closely to ensure that both parties are well informed of each phase of development and to convey a clear and consistent message to residents and visitors alike.

4.2.6. Other Resources

Where necessary, consultants have been engaged to undertake specialist work. This year Peter Elliot, Architect, of Peter Elliott Pty Ltd, and Perry Lethlean of Taylor, Cullity, Lethlean Pty Ltd have assisted Council officers in preparing a concept plan for Precinct 1, which is the area between the Municipal Offices, Doncaster Primary and extends down to and includes Schramms Reserve

Gary Bateman, Urban Designer, and Brecknock Consulting have provided design expertise and project managed the public art fence, streetscape enhancement works and signage along Doncaster Road in the vicinity of the Doncaster Primary School. The public art fence was designed by artist Warren Langley. The project was the result of a grant received by Department of Sustainability and Environment – Creating Better Places.

Gary Bateman and Brecknock Consulting have also been involved with design improvements to the Doncaster Road underpass in front of the Primary School. This project is also a result of funding received from the Department of Infrastructure. More information in relation to these funding projects is found in Section 6.2 of this report

Mr Spethmann, Director of Migawa Design Pty Ltd was engaged to assist in the updating and reformatting of the Doncaster Hill website.

5. MAJOR AREAS OF WORK

During this financial year there has been a significant amount of work undertaken to realise the vision of Doncaster Hill.

5.1. Westfield Expansion

One of the biggest projects in Doncaster Hill is the expansion of Westfield Doncaster. The redevelopment of Westfield Doncaster, which is valued at around \$600 million, commenced in early 2007. The project allows for approximately 100,000m² of total commercial, retail and entertainment floorspace.

The centre will almost double in size and will include:

- Around 200 new retailers;
- New dining areas, taking advantage of city views;
- New cinema complex;
- Two new department stores;
- A new fresh food precinct; and
- Upgraded pedestrian and transport networks.

The revitalised Westfield Doncaster will be the centrepiece of commercial and retail activity in the heart of Doncaster Hill.

5.2. Phase 4 Marketing and Communications Strategic Plan

Phase 4 of the Marketing and Communications Strategic Plan was prepared in conjunction with Council's Marketing Unit. This Plan continues the promotion of Doncaster Hill and outlines the strategic direction and key actions that need to be undertaken in this financial year. This included ongoing public relations, website update and promotion, and community consultation (refer section 7).

5.3. Major Reports Considered by Council

5.3.1. 600 Doncaster Road (29 May 2007)

On 29th May Council resolved to close a section of Elgar Court to facilitate a land rationalisation of 600 Doncaster Road, 2 Elgar Court, 600A Doncaster Road, 3 Elgar Court and 101 Tram Road. The proposal involves a land swap and purchase that would result in a consolidation of private and Council-owned land into two larger land parcels to facilitate a more integrated and viable future development opportunity.

5.3.2. Future Location of Doncaster Library (24 April 2007)

This report identifies the opportunity to relocate the Doncaster library from the Westfield redevelopment, (which is currently under construction) to the civic precinct of Doncaster Hill being the area between the Municipal offices and Doncaster Primary.

The report identifies the advantages of relocating the library to the civic precinct. They are:-

- The library will create a major focus for residents at the eastern end of Doncaster Hill;
- As a universal service, the library will activate the civic precinct and improve service integration;
- There will be efficiencies with other civic uses provided as part of the Development Contributions Plan;
- Improved responsiveness to operational facility issues associated with the library; and

- Council will own the library avoiding the risk of significant increases in costs associated with the library at the end of the lease.

To implement the proposed change, the Council report outlined a number of actions that must be undertaken. They include:

- Amending planning permit PL03/015005 to change specific conditions. As the planning permit was issued by the Victorian Civil and Administrative Tribunal, the permit can only be amended via an application to the Tribunal.
- Cancelling the existing Section 173 Agreement dated 15 February 2007 and replacing it with a new agreement that enables the regional library to be constructed on Council land in Precinct 1 of Doncaster Hill.

Council supported this recommendation and discussions are currently taking place to facilitate the delivery of the library in Precinct 1.

5.3.3. Establishment of the Strategic Transport Advisory Committee (27 February 2007)

On 27 February 2007 Council endorsed the establishment of the Strategic Advisory Committee. The primary aim of the Advisory Committee is to consider the future transport needs for the City of Manningham and advise Council on providing leadership to the Manningham community on public transport initiatives.

5.3.4. Action Item 2.6.3 Undertake a Review of the traffic consultant's Report and Recommendations to Precinct 2 (January 2007)

Item 2.6.3 of the 2006/2007 Manningham Council Plan requires that an independent review be undertaken of the proposed traffic management proposal for Doncaster Hill Precinct 2.

A project brief has been prepared. The objectives stated in the Brief are to review the existing traffic management plan for Precinct 2 and recommend any improvements to the plan as appropriate. The Brief required that any recommendations be in keeping with the original objectives for Doncaster Hill, and consistent with the principles established in State Government policies *Melbourne 2030* and *Meeting our Transport Challenges – Connecting Victorian Communities*.

Councillors were advised that there were a number of major projects underway which will be concluding over the next few years that will all have an impact on the arterial roads in Doncaster Hill. They include:

- The planning and design phase for Stage 2 of the Red Orbital SmartBus route from Box Hill to Altona, which will use Tram Road and Williamsons Road, which will be completed by the middle of 2007;
- Possible traffic impacts of the Green and Yellow Orbital Bus Routes, which will use Doncaster Road and Williamsons Road;

- Council will have completed its review of its Integrated Transport Strategy in light of the State Government's Meeting Our Transport Challenges document and Council's long term public transport preferences;
- The East – West Needs Assessment to be chaired by Rod Eddington on behalf of the State Government to consider the long term transport needs of Melbourne will be complete;
- EastLink will be open; and
- Westfield Doncaster expansion, which will be the major traffic generator within Doncaster Hill Activity Centre will be open.
- Council concluded to defer Council Plan Action Item 2.6.3 for inclusion in the 2008/2009 Council plan when a number of major projects that will have an impact on the arterial roads in the Doncaster Hill activity centre have been completed.

5.3.5. Compulsory Acquisition of (Pt Lot 12 LP 7349) 659 –667, Doncaster Road, Doncaster (December 2006)

This report details Council's powers to compulsory acquire land, being approximately 272 m2, to facilitate the intersection improvements at the intersection of Doncaster Road and Tower Street as part of the redevelopment of the Westfield Shopping Centre.

Council at its meeting on 26th May 2004 issued a planning permit, PL03/015005 for the redevelopment of the Westfield Shopping Centre. As part of the redevelopment, a new access road is proposed at the intersection of Doncaster Road and Tower Street to facilitate traffic access to and from the development. The new access road involves a signalised intersection and the construction of multiple entry and exit lanes to and from the site.

The new access road requires Westfield Limited to acquire part of the frontage and corner of the Mobil site on the north-east corner of the intersection. The land acquisition is essential to facilitate the proposed road works.

Westfield has been negotiating with Mobil for the acquisition of a portion of the site, however negotiations have reached an impasse. Westfield Limited has therefore requested Council to assist by compulsorily acquiring the subject land. Council would be reimbursed all costs associated with this acquisition.

Council has sought legal advice from its Solicitors 'Maddocks'. In summary, Maddocks advised that the provisions of Section 172 (1) (C) and 172 (2) of the Planning and Environment Act would be the most effective for the acquisition and would provide Council with a degree of certainty that Council is acting within its powers.

It also recommended that prior to the acquisition, Council enter into a written Agreement with Westfield through PT Limited and Perpetual Trustees

Company Limited whereby PT and Perpetual Trustees Company Limited agree to indemnify Council in respect of all Council's costs associated with the compulsory acquisition.

5.3.6. Westfield Doncaster – Valuation and Rating Issues (December 2006)

On 19 December 2006 a report was presented to Council advising that Westfield Limited had requested a rate reduction during the period of reconstruction of the shopping centre and that, at the end of the reconstruction, there be a reduction in the rates otherwise payable for a number of years. Council resolved not to support the request as it was not in the best interests of the wider community.

5.4. Preparation of Precinct One Concept Plan

The preparation of the concept plan for a community / civic hub in Precinct 1 represents an exciting opportunity to create a much needed community heart for Manningham. Precinct 1 is situated around the Municipal Offices, Doncaster Primary School, the Bowling Club and extends to Schramms Reserve. The intention of Precinct 1 is to create a 'heart' for Manningham that is a focal point where people can meet and participate in community events and access social and civic services/facilities.

Presently, the Doncaster Hill project team continues to work collaboratively with a range of units across Council, as well as external personnel, to develop a concept plan for Precinct 1. On 25 October 2006 a community workshop was held to seek the assistance of local residents in creating the future vision for Precinct 1 of Doncaster Hill.

Works associated with Precinct 1 will be funded through contributions received from developers in the Doncaster Hill precinct. The allocation of these funds will include a multi-purpose facility (including a library and cultural facilities), a family services centre (including youth facility, pre-school, maternal and child health and childcare facilities), outdoor activity space and improving bike/pedestrian path links to Ruffey Lake Park, the Main Yarra Trail and the Koonung Creek Trail.

5.5. Priority Development Panel

On 12th April 2007 Councillors and senior officers met with the Priority Development Panel (PDP) to discuss how the PDP could assist in implementing the Doncaster Hill Strategy.

In a letter dated 23rd April 2007 the Chair of the Priority Development Panel, advised that the PDP could possibly assist in the following areas:

- Facilitating a review of the statutory controls and an assessment of the robustness of the provisions and approaches to date. It should be noted that the Comprehensive Development Zone that applies to the commercial areas within the Doncaster Hill Activity Centre is due to expire on 31 December 2007.

- Conducting a Civic Centre redevelopment workshop for key government agencies and other potential investment stakeholders, with a view to identifying possible partnerships and opportunities within and adjacent to the Civic precinct.
- Identifying champions within Government with a view to assisting and energising interest and activity on Doncaster Hill.

The letter further suggested a range of projects that Council could undertake . They include to:

- Prepare a management and implementation strategy to maintain the momentum of the Project.
- Engage a broker / 'place maker' to identify key strategic development sites, develop relationships between landowners, developers and investors, identify possible partnerships including public / private partnerships and opportunities for Council involvement in site consolidation or packaging.
- Prepare an access strategy, addressing car circulation patterns, bicycle access, public transport networks and most importantly pedestrian permeability.

Council is presently investigating the PDP's suggestion. It has also formally requested the Minister for Planning, the Honourable Justin Madden, to engage the services of the PDP for Manningham City Council.

6. OTHER RELATED AREAS OF WORK

6.1. Amendment C50 – Improving Residential Character in Manningham

Amendment C50 came into operation on 8th March 2007. It aims to protect the features and characteristics of Manningham's residential areas that are valued by the community. Amendment C50 complements the Doncaster Hill Strategy (October 2002 – revised October 2004) as it identifies where future residential development is encouraged and promoted beyond the Doncaster Hill Activity Centre.

The Amendment seeks to channel increased housing densities around activity centres (shopping centres) and along main roads where facilities and public transport services are available. In areas removed from activity centres (shopping centres) and along main roads, a less intense urban form is encouraged. In these areas, whilst change will be promoted, there is a greater emphasis on providing sufficient areas of open space to allow for existing trees to remain and for new trees to be planted.

Developer Open Space contributions collected from the area surrounding Doncaster Hill are being used to fund Doncaster Hill open space improvements.

6.2. Amendment C52 – Review of the Existing Municipal Strategic Statement (MSS)

This amendment involves a review and update of the existing Municipal Strategic Statement (Clause 21 of the Manningham Planning Scheme) to reflect changes in legislation, new State policy and strategic work that has been adopted by Council since the introduction of the new format planning scheme in June 2000. Whilst the strategic policies and detailed provisions for Doncaster Hill remain unchanged, minor changes were made to the written text to ensure consistency and improve overall readability of the Manningham Planning Scheme.

Council has received the Panel report for AM C52. A report will be presented to the June Council meeting recommending adoption of the amendment.

6.3. Manningham City Council Cultural Centre Needs Analysis (October 2006)

A report to complete the 2005 – 2009 Council Plan Item 1.2.3 'Undertake further research and planning for the replacement of the Manningham Arts Centre', was presented to Executive Management Team on 30 May 2006. This report outlines the recommendations made in the consultant's report 'Manningham City Council Cultural Needs Analysis'.

The Cultural Centre Needs Analysis (2006) identifies that the preferred location for the cultural centre is Doncaster Hill.

On 17 October 2006, the consultant presented the report's major recommendations to a Strategic Briefing Session which recommended that:

- Culture and Leisure Services prepare a Capital works business case for the proposed cultural centre and that programming costs and car parking be addressed; and
- The proposed Cultural Centre be considered as part of the concept preparation for Precinct 1.

6.4. Integrated Transport Improvements- SmartBus and DART

Two new bus services are set to be implemented in Manningham, both of which will service the Doncaster Hill area – the new SmartBus service and Doncaster Area Rapid Transit (DART).

DART will be a network of major arterial bus routes operating at high frequency to the CBD with the assistance of road priority and high quality signage and off vehicle amenities. This \$82.7 million upgrade is being developed for implementation by mid 2009.

Three SmartBus routes will run through Manningham – the Red, Green and Yellow Orbital routes – with two of these servicing Doncaster Hill directly.

The SmartBus system will deliver improvements in terms of :

- frequency and reliability (every 15 minutes);

- better bus design;
- updated technology (Dynamic Signal Priority);
- clear and reliable information (Real Time);
- better designed and more accessible bus stops to meet the needs of people; and with limited mobility (DDA compliant).

The implementation of the new SmartBus routes will be as follows:

- Red Route:
 - Stage 1 Mordialloc to Box Hill, started June 2003; and
 - Stage 2 Box Hill to Altona to start early 2009.
- Green Route:
 - Stage 1 Chelsea to Nunawading started 2002;
 - Stage 2 Nunawading to Airport West to start early 2010; and
 - Stage 3 Airport West to Werribee to start early 2012.
- Yellow Route:
 - Stage 1 Frankston to Ringwood to start early 2008;
 - Stage 2 Ringwood to Melbourne Airport to start 2010.

The Bus Interchange at Westfield is a major component of the bus improvements.

6.5. Doncaster Hill Interim Land Use Guidelines (July 2006)

The Doncaster Hill Interim Land Use Guidelines (July 2006) have been developed to assist Council in assessing future planning applications for interim uses. The Guidelines were prepared in response to a decision made by the Victorian Civil and Administrative Appeals Tribunal (VCAT) in relation to an application for a stand alone Mercedes car dealership at 632–640 Doncaster Road, Doncaster. Council refused the application on the grounds that it represented an ‘under-development’ of the site within the context of the Doncaster Hill Strategy. Council’s decision was upheld at VCAT.

The Doncaster Hill Interim Land Use Guidelines (July 2006) define appropriate interim uses and developments, the special circumstances in which such uses and development could be considered, and the permit conditions that could be applied. The key purpose of these Guidelines is to ensure that the long term vision for Doncaster Hill as a sustainable, mixed use urban village is not undermined by inconsistent land uses and development.

6.6. Activity Centre Zone

In 2004/2005, Amendment C45 was prepared to introduce a Comprehensive Development Zone to replace the Business 2 Zone in land within Doncaster Hill as an interim measure. This zone is due to expire on 31 December 2007.

Action 1.3.1 of the Eastern Regional Housing Statement (April 2006) addresses the issue of mixed use development. Action 1.3.1 states:

‘Work in partnership to investigate and achieve planning tools that can effectively maintain a balance between business and residential activities within areas of mixed use land use activity.’

Manningham City Council provided a written response to assist the Regional Housing Technical Working Group in its development of an appropriate solution to this Action.

Furthermore, the Priority Development Panel has advised that it could facilitate a review of the present statutory controls in the Comprehensive Development Zone and advise on the robustness of the provisions and approaches to date.

6.7. Doncaster Hill Sustainability Management Plans (SMP) Procedural Manual and Checklist

Critical to the Doncaster Hill Strategy and the aim to achieve Best Practice environmental design on the Hill are three key documents; the Doncaster Hill Sustainability Guidelines, the Doncaster Hill Sustainability Management Plan Procedural Manual and the Sustainability Checklist. These documents continue to be distributed and used by the Statutory Planning Unit.

6.8. ESD Advocacy Group – (MAV)

The ESD initiatives of Doncaster Hill have been promoted by the ESD Advocacy Group and Manningham has been included in supporting the objectives of this group.

6.9. Doncaster Hill Financial Management System – Ongoing Development

As part of satisfying the requirements of introducing a Development Contributions Plan into the Manningham Planning Scheme (as proposed by Amendments C30 and 37), a financial management system has been prepared and implemented since September 2005. This year the first development contribution under the planning Scheme requirements was received for the development at 18 – 20 Tower Street.

As part of the commencement of the Westfield expansion, Westfield’s Development contribution was secured in a Section 173 Agreement. The first instalment of the development contribution from Westfield Doncaster was received early 2007 with the final payment due on completion of the project.

The Financial System establishes an accounting and tracking system to capture all Doncaster Hill income and expenditure. The system provides for an account to manage development contributions (as listed in the Development Contributions Plan, February 2005) and another account to manage expenditure and income derived from open space contributions collected from in and around the Doncaster Hill Activity Centre. The system enables all financial activity to be captured for development and open space contributions for Doncaster Hill.

Refer to Appendix 1 for details of capital expenditure for 2006/07 and to appendix 2 for draft expenditure and income projections for the next 5 years.

6.10. Smart Energy Zone

Council was approached by Sustainability Victoria to submit opportunities for Doncaster Hill as an energy smart zone. A workshop was held in May 2007 involving a number of private developer representatives, council and Sustainability Victoria officers and key professionals. The workshop explored a number of possibilities and these are currently being evaluated for progression of a formal submission.

6.11. Green Building Assemblies Material Scorecard – RMIT

Council continues to be a partner of the Building Assemblies and Material Scorecard project which is currently being undertaken by RMIT Centre for Design. The project has progressed significantly this year with Officer's attending a number of partnership meetings. RMIT has finalised its State of Knowledge report and is currently working on a building product and assemblies list working closely with Davis Langdon on assembly identification. It is expected that a working version of the scorecard will be completed in 2007, with further development continuing in 2008.

6.12. Doncaster Hill Local Law

The preparation of a Local Law for Doncaster Hill was undertaken last financial year to ensure that the amenity of the precinct is maintained to a higher quality standard, in response to the fact that during this period of a downturn in the development market, a number of key sites on the Hill remained vacant and degraded. The implementation of the Local Law has been delayed. The Local Law will be presented to Council early next financial year and placed on exhibition for community input.

6.13. Capital Works Delivery

The successful receipt of grant funding and increased development have provided the opportunity to deliver more substantial works on Doncaster Hill.

6.13.1. Art Fence

This financial year a 54 metre long Public Art Fence has been erected along the Doncaster Road frontage in front of the Doncaster Primary School and the Manningham Artists Society property. The project involved:

- The installation of an internally lit feature Art Fence, designed by artist Warren Langle, entitled, 'Running / Walking (moving forward)'. This fence features concertina sections of copper and glass, interspersed with cut-out images of moving figures that are illuminated at night. By day, the

wall can be viewed as a copper surface comprising multiple markings and etchings.

- The demolition of the existing brown brick Doncaster Primary School wall and associated earthworks.

6.13.2. Boulevard Treatment and Signage

The Public Art Fence project also included streetscape improvements with the extension of an attractive widened boulevard treatment in the vicinity of the Doncaster Primary School and extending to the corner of Doncaster Road and Council Street in front of the Doncaster and Templestowe Artists Society property.

The streetscape improvements include new paving, the installation of Doncaster Hill standard street furniture and lighting, the incorporation of drought-tolerant plantings, solar brick inlay tiles and integrated signage.

The project is part of Council's efforts to improve pedestrian accessibility and create appealing public open spaces. The next stage of these plans is the upgrade of the pedestrian underpass, which links to the boulevard.

6.13.3. Orchard Earth Totem at Sovereign Point

Manningham City Council received a \$50,000 public art contribution from the developers of the Sovereign Point Apartments. The agreement between the developers and Council required a sculpture to be located along the Williamsons Road frontage to be visible to the public.

"Orchard Earth Totem" is a six metre tall welded steel vertical structure sitting on a stone base. The sculpture features a one metre wide natural stone at the top of this symbolic totem. *Peter describes his sculpture as "an ongoing investigation into ideas and responses to nature and the environment. It is about the relationship of nature to the human spirit of the land and how we should venerate and respect what we have".*

6.13.4. Carawatha Reserve

The Carawatha Reserve upgrade is the first upgrade of open space as part of the Doncaster Hill Strategy, offering an exciting opportunity to set the benchmark in terms of the quality and design of open space in Doncaster Hill. Stage 1 is well underway with the installation of new playground equipment and a new shelter designed to reuse slides.

6.13.5. Schramms Reserve

New playground equipment has been installed at Schramms Reserve as the former playground equipment was outdated.

6.13.6. New Street Lighting

As part of the Westfield redevelopment, a number of street lights were required to be relocated. This opportunity has been used to commence the installation of purpose designed Doncaster Hill street lights as per Developer Contribution Plan and streetscape objectives.

6.13.7. Saxon Reserve

Preliminary design work was commenced for proceeding to the development of the reserve.

6.13.8. Five Year Capital Works

As part of the budget process, the draft 5 year capital works details expenditure for Doncaster Hill projects for the next 5 years (refer to Appendix 2). All works proposed are to be funded from the Doncaster Hill Reserve.

7. Awards / Grants

In 2006/2007 financial years Council has received a total of \$250,000 in government grants towards projects in Doncaster Hill. A further \$323,000 in grants are proposed to be delivered in 2007/08. The grants are detailed in the following section.

7.1. Melbourne 2030 Creating Better Places Funding - Public Art Fence and associated Streetscape works.

In April 2006, Council was successful in obtaining \$235,000 funding from the Department of Sustainability and Environment for the installation of a Public Art Fence and associated streetscape works. Whilst the grant was awarded in 2005/06, the grant needed to be spent in 2006 / 2007 financial year.

7.2. Local Area Access Program – Pedestrian Underpass

This year Council applied for a \$165,000 grant, which would be matched by Council, to investigate and implement an upgrade of the underpass that exists under Doncaster Road in the vicinity of the Doncaster Primary School to improve pedestrian connectivity and safety within Doncaster Hill. Application was made for \$15,000 for Stage 1 and \$150,000 for Stage 2.

It is proposed that the underpass be upgraded with new, high-quality wall treatments and improved lighting to make it brighter, safer and promote greater usage by primary school students, secondary students, residents and the broader population. The new surface treatment must be able to be cleaned readily and accept anti-graffiti treatment.

The State Government granted Manningham Council a \$15,000 grant under the Local Area Access Program (LAAP), towards Stage 1 of Doncaster Hill Pedestrian Underpass project.

Stage 1 of the project involves:

- appointing a Steering Committee;
- engaging in preliminary consultation with key stakeholders;
- developing a detailed project brief for endorsement by Steering Committee;

- calling for expressions of interest for design work of the underpass;
- appointing an artist/designer to develop the concept; and
- preparing conceptual designs for the underpass wall treatment lighting, canopy, signage and communication panels.

Mr Warren Langley, the artist of the Public Art Fence has been chosen by the Steering Committee to prepare detailed conceptual designs and costings.

Council has in principle support for further joint funding to allow for the completion of the underpass works by mid-2008, with costs (\$300,000) split between Council and the Department of Infrastructure through LAAP.

7.3. Local Area Access Program – Pedestrian and Cycling Improvements

Council applied for a grant valued at \$290,125 to be spent on pedestrian and cycle paths to improve connectivity and permeability in and around Doncaster Hill. This grant is proposed over 2 stages, with Stage 1 amounting to \$346,390 to be spent in the 2007/2008 financial year, with Stage 2, valued at \$233,860 being spend in 2008/2009 financial year.

In May this year the Minister for Transport announced that Manningham had been successful in its application for \$173,195 to deliver stage 1 in 2007/08.

This project aims to deliver significant improvements to the Doncaster Hill Activity Centre by the construction of a series of pedestrian/cycling links connecting the municipal / arts precinct with Westfield Shoppingtown.

The scope of works include the construction of a new shared path at the rear of Doncaster Primary School connecting to an east-west link along Goodson Street via an upgraded footpath along the street through to Westfield Shoppingtown. The project also provides a pedestrian / cycling link to the south by upgrading the existing footpath along Council Street between Goodson to Doncaster Road.

7.4. Doncaster Hill Precinct 1 Urban Design Masterplan and Triple Bottom Line Feasibility Study

Council applied for a grant for \$50,000 under the Creating Better Places Program 2006 –2007 to assist in the preparation of an Urban Design Masterplan for Precinct 1 and undertake a triple bottom line feasibility study. This application was unsuccessful.

8. COMMUNICATIONS AND MARKETING STRATEGY

As previously identified in this Report, Phase 4 of the marketing and Communications Strategic Plan outlines the marketing and events promotion. for Doncaster Hill in 2006/2007.

8.1. Major Events

8.1.1. Stakeholder Breakfast

On 29 March Council hosted a breakfast for key existing and potential stakeholders in the Doncaster Hill project with the aim of attracting further interest and investment in the area to keep the current momentum going.

The guest speaker at the event was Minister for Planning, The Hon Justin Madden MLC. Presentations were also given by Manningham Director of Environmental Amenity, Paul Molan, on recent activity on Doncaster Hill, and Westfield Doncaster Development Manager, Justin Krzywokulski, on the progress of the Westfield development.

The session was attended by approximately 100 people including: local landowners and developers; major developers; architects; consultants; real estate agents; representatives from government departments and industry groups; and representatives from local businesses, service providers and community groups.

The session provided an update on activity, and was an important opportunity to bring together people from a wide range of key groups to discuss with each other, and Council representatives, opportunities on Doncaster Hill. The session was very well received by attendees. It also provided an opportunity for Council to receive feedback on what factors prevented potential investors from developing in Doncaster Hill.

The main issues that were widely raised by attendees were:

- The need for improved public transport, in particular the question of how important fixed rail might be; and
- Current construction costs for development.

Issues that they suggested they would like to know more about included:

- public transport;
- the Westfield redevelopment;
- progress of key development sites infrastructure; and
- precinct characteristics.

8.1.2. Local Developers' Breakfast

On 21 March Council met with a number of local developers on the Hill to learn more about their plans and any issues they wanted to raise.

Some of the feedback Council received and areas that will continue to be worked with include:

- the need for Council to facilitate land consolidation and rationalisation to maximise the benefits for developing sites;
- concerns about getting finance for residential apartment developments;
- the need to be responsive to the mixed-use component in terms of the market and commercial trends; and
- the need for the vision to be more flexible.

There was also enthusiasm from both sides to continue these meetings on a regular basis so that we can help Doncaster Hill move forward together.

8.1.3. Community Briefing

On Wednesday 18 April more than 80 residents attended Council's Doncaster Hill Community Briefing Session, which included an update on recent activity, plans for future development and an opportunity for questions.

Presentations by Manningham Director of Environmental Amenity, Paul Molan, and Westfield Doncaster Community Relations Manager, Paul Murphy, updated attendees on the progress of the respective projects.

The open forum then allowed a number of attendees to raise issues of concern including parking, traffic, public transport, water efficiency, land values, heights, improved pedestrianisation and the current impact of the Westfield demolition.

Feedback forms were filled out by 45 attendees at the Community Briefing Session. The issues that the attendees would like to know more about were:

- Public transport;
- Development;
- Public infrastructure;
- Costs; and
- Traffic.

8.1.4. Launch of Public Art Fence

Launch of the Art Fence, Boulevard treatment and signage was held in June with approximately 50 people in attendance.

Brian Tee MP, representing the Minister for Planning, the Hon Justin Madden, was a guest speaker at the event, cut a ribbon and initiated the first official lighting-up of the Public Art Fence.

Other speakers at the launch were Manningham Mayor, Cr Ron Kitchingman, local Ward Councillor and Chair of the Project Steering Committee, Cr Bill Larkin, the artist, Warren Langley and Doncaster Primary School Principal, Vicki Mackrell.

The purpose of the launch was to promote the completion, and benefits, of the project, which was jointly funded by Council and DSE, through the Creating Better Places program. A media release was prepared, as well as articles for the Doncaster Hill website, Manningham Matters, and MFocus. An article also appeared in the Melbourne Weekly Eastern the day before the launch.

8.2. Consultation and Communication

8.2.1. Doncaster Hill 'Moving Forward' Information Kit & Fact Sheet

The Doncaster Hill 'Moving Forward' Information Kit was prepared for attendees of the Stakeholders' Breakfast on 29 March and the Community Briefing Session on 18 April. Extra kits were produced and have continued to be distributed to interested parties. The information kit has also been made available on the Doncaster Hill website.

A fact sheet was also produced and sent with invitations to the Community Briefing Session, as well as being made available on the night. Copies have also been distributed to interested parties upon request for information, and the file is available on the website.

8.2.2. Doncaster Hill – DSE Communications Pilot

In 2006 the Department of Sustainability and Environment Melbourne 2030 Implementation Group approached Manningham City Council to be a pilot for communications. Meetings have taken place between Council officers and representatives of DSE to discuss marketing and raise awareness about Doncaster Hill in the context of Melbourne 2030.

8.2.3. Orchard Earth Totem

The Sovereign Point Artwork was delivered with the direction of a Working Group, including apartment residents, who selected a sculpture titled "Orchard Earth Totem" by well known Victorian sculptor Peter Blizzard.

8.2.4. Carawatha Reserve

The development of the reserve involved a Draft Plan being mailed out to residents for comment. 16 submissions were received by Council. 14 submissions were very supportive of the improvements, highlighting it will be an improvement to the area and will be attractive for their families to use more frequently. Additional improvements suggested included installation of handrails along the concrete steps, installation of picnic tables, barbeques and bins. These improvements have been incorporated into Stage 1 and 2 of the Plan. One submission identified the concern with vandalism of private property in the area and a shortage of on-street car parking.

8.2.5. Precinct 1 consultation

Precinct 1 consultation involved a series of visioning workshops with key stakeholders including the community to ascertain what activities and design issues need to be considered when designing for a community / civic hub. The workshop resulted in residents generating the following themes:

- Provide pedestrian paths throughout Precinct 1
- Improve linkages to Schramms Reserve and Ruffey Lake Park;
- Reduce the number of cars in Doncaster Road;
- Improve public transport options;
- Incorporate a range of interactive water features that can be used for recreational purposes and / or public art;
- Recycle water from Council building for landscaping;
- Maximise views to hills;
- Provide meeting rooms for community use;
- Promote high quality building design;
- Incorporate a range of educational facilities for the general community ie aboriginal education, school holiday programs, art classes, environmental education etc; and
- Provide an area to celebrate festivals.

The views of other Groups, including Senior Citizens, Access and Equity group and the Doncaster Primary School were also canvassed.

8.3. New Marketing Collateral

8.3.1. Doncaster Hill Hoarding and Flags

New flags based on the artwork by Doncaster Primary School children were re-printed and placed at each of the entry points of the Doncaster Hill precinct.

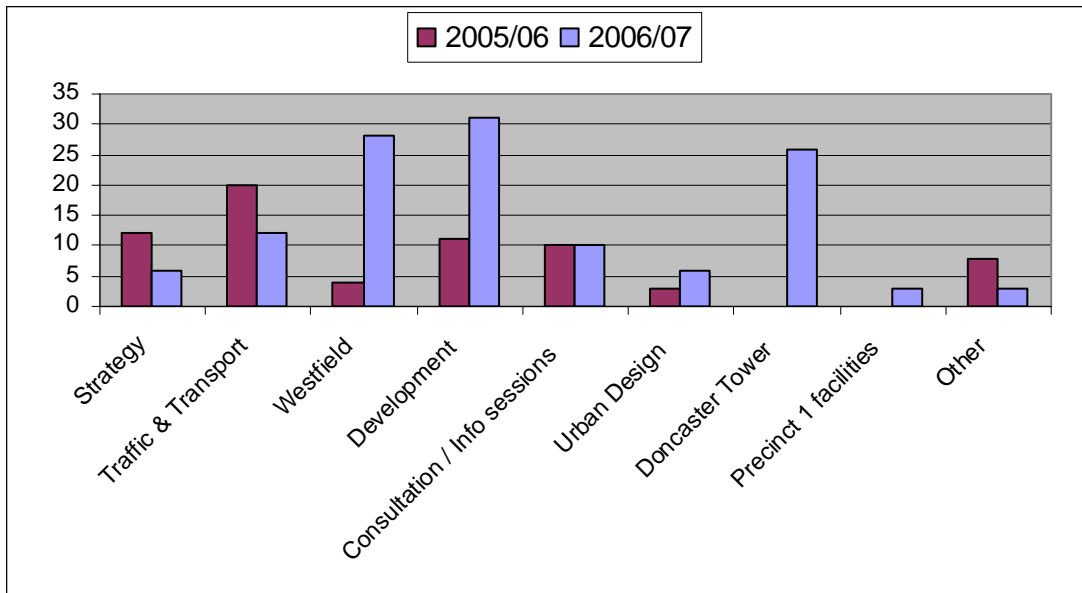


8.4. Public Relations

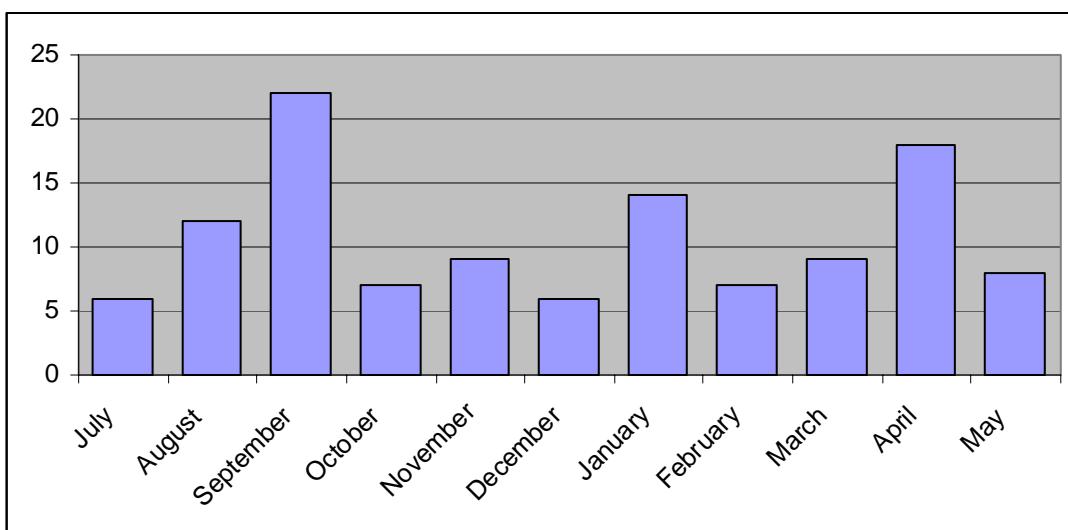
8.4.1. Media

In total between 1 July and 30 May there were 118 newspaper articles published relating to Doncaster Hill, compared with 67 in the year 2005/06.

A breakdown of the issues these articles covered is shown in the table below (some articles cover more than one topic).



The table below shows a breakdown of the number of Doncaster Hill related articles by month for the year. It shows that the three months where the most news was generated were September, January and April. These all reflect major topical issues at the time; Rotary's Doncaster Tower proposal in September, the commencement of works at Westfield in January, and the Moving Forward information sessions in April.



Appendix 3 lists all the articles appearing in newspapers covering Doncaster Hill from 1 July 2006 to 8 June 2007.

8.4.2. Media Releases

Seven media releases were issued this year for Doncaster Hill, five of which were covered in at least one of the local newspapers. They were:

LUXURY HOTEL PROPOSAL GIVEN THE GREEN LIGHT (26 July 2006)

This media release advised of the approval by Council of plans for a 140 room, luxury hotel at 682 Doncaster Road, Doncaster, comprising of a nine storey building, a three level basement car park, a function centre and restaurant.

SHARE IN THE PLANNING OF PRECINCT 1 (27 September 2006)

This media release promoted the Precinct 1 Community Visioning Workshop that was held on the evening of Wednesday 25 October, 2006.

MOMENTUM PICKS UP ON DONCASTER HILL (17 January 2007)

This media release provided an update on works on the Doncaster Hill Boulevard and Public Art Fence project, with the Art Fence having just been installed, and announced Council's successful application for funding to investigate ways to upgrade the nearby pedestrian underpass.

Both projects have been jointly funded by Council and the State Government. The Department of Sustainability and Environment provided \$235,000 through its Creating Better Places program for the Doncaster Hill Boulevard and Public Art Fence project, and the Department of Infrastructure provided \$15,000 for Stage 1 of the pedestrian underpass upgrade.

SOVEREIGN POINT RESIDENTS GAIN CENTREPIECE (15 February 2007)

The purpose of this release was to promote the new art piece *Orchard Earth Totem*, which was installed along the Williamsons Road frontage of Sovereign Point Apartments.

MEETING HELPS DONCASTER HILL MOVE FORWARD (29 March 2007)

Following the Doncaster Hill *Moving Forward* Stakeholder Breakfast on the morning of 29 March 2007, this media release advised of the content and outcomes of the successful session.

COUNCIL WINS FUNDING FOR DONCASTER HILL PEDESTRIAN AND CYCLING ACCESS (9 May 2007)

This media release announced that Council had successfully applied for funding for projects to improve Doncaster Hill pedestrian and cycling connectivity, through the State Governments Local Area Access Program (LAAP). In total Council will receive \$173,195 LAAP funding, which will help to deliver significant improvements to the Doncaster Hill Activity Centre through the construction of a series of pedestrian and cycling links connecting municipal and arts precinct with Westfield Doncaster.

NEW LIGHT ON THE HILL WITH LAUNCH OF BOULEVARD AND PUBLIC ART FENCE (20 June 2007)

The Doncaster Hill Boulevard and Public Art Fence was launched on Thursday 14 June. This media release discussed the launch, as well as features of the Boulevard and Art Fence.

8.4.3. Manningham Matters

In each edition of Manningham Matters since (and including) October 2006 Doncaster Hill has been allocated one page for updates on the project.

8.4.4. Doncaster Hill Website

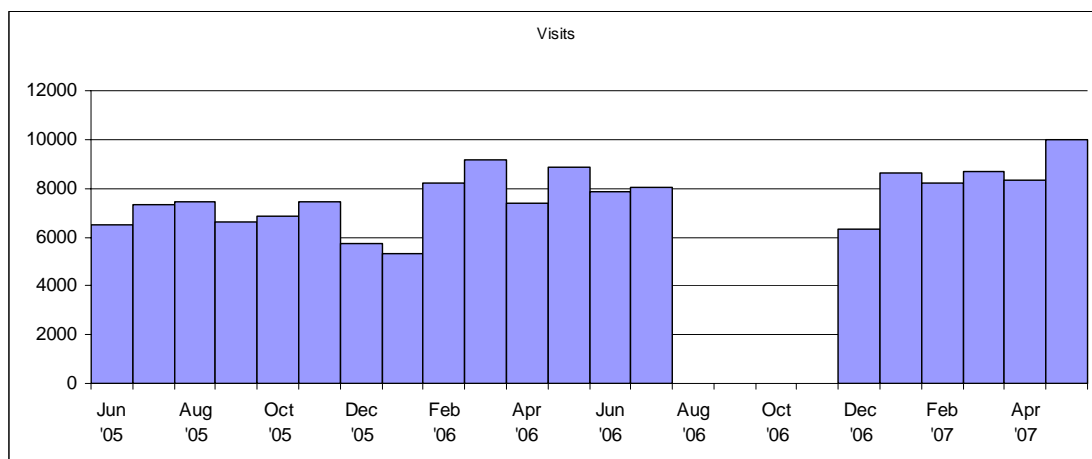
In mid-late 2006 the Doncaster Hill website was reviewed and redesigned to be more user-friendly and easily navigated by users. The new look site went live in December 2006.

Website statistics were not available for the months from August to November 2006, but from the available statistics the new website appears to be effective. Each month of 2007 has been among the highest in terms of site visits for all months that statistics are available.

Page requests, or hits, are lower than prior to the new website design, which suggests, given the high visit rate, users are finding the information they require more efficiently. This year, 63.4 per cent of visitors stayed on the website for less than a minute, and 81.7 per cent stayed less than five minutes. This suggests that users visiting the site to find specific information are finding what they require with ease, and the website is performing effectively with a customer focus.

The chart below shows the number of visits to the Doncaster Hill website each month between June 2005 and May 2007 inclusive. Statistics were not available between August and November 2006.

The chart shows that the website has been increasing in popularity, and in May 2007 received the most visits recorded so far.



The pages with the requests for the 335 days between 1 July 2006 and 31 May 2007 were:

1. Home page	-	54,726 page requests
2. Current Development	-	1,004
3. Development Proposals	-	487
4. Westfield	-	448
5. Location	-	438
6. Sustainable Hill	-	438
7. Vision	-	437
8. Planning Process	-	427
9. Development Trends	-	401
10. Old-website splash page	-	368

Three of these pages were not accessible for the full 335 days.

The 'Old-website splash page' was the introductory page that linked to the home page. It was removed as part of the website redesign as it was seen as a barrier to the content of the website.

Two of the above listed pages were created as part of the redesign and have only been accessible since December 2006 ('Development Proposals' and 'Westfield') and another new page, the 'News Archive' received 320 page requests since December 2006.

8.4.5. Conferences

The Doncaster Hill Project was invited to deliver a presentation on the sustainability requirements and guidelines of Doncaster Hill at the *Local Government Sustainable Development Beyond 2030: solutions, directions and trends*, in Sydney in September 2006. The conference provided the opportunity to:

- Get exposure to latest urban design, planning, development and sustainability projects and ideas.
- Promote Doncaster Hill
- Networking across sectors, disciplines and geographic areas.
- Provide access to an hands on experience with a range of specialists and projects.

8.4.6. Briefings

Briefings were given to Mr Brian Tee Labour MP, Member for the Eastern Metropolitan Region and Ms Mary Wooldridge Liberal Member for Doncaster MLA. The briefings provided an overview of the Doncaster Hill project and detailed current and recently approved developments and the future program of events.

9. PLANNING APPLICATIONS

9.1. Development Applications

During this period, applications were progressed as follow:

Planning Application No.	Address	Development	Date Approved	Status
15005	619 Doncaster Road Westfield Doncaster Shoppingtown	\$600 million redevelopment	May 2004	Enabling works took place in September 2006 with redevelopment commencing January 2007
13230	95- 99 Tram Road	10 storey building with 81 apartments	31 October 2006	Amended Planning Permit approved
17521	682 Doncaster Road Doncaster Hill Hotel	9 storey building with 140 hotel rooms, restaurant, conference rooms & function centre	24 November 2006	Approved by VCAT
17542	812 Elgar Road & 4 –5 Elgar Court	11 story building, with 104 apartments and two level basement car parking	10 January 2007	Approved by VCAT
13624	642-654 Doncaster Road Montage	12 storey mixed use building, including restaurant, retail, gymnasium, serviced and residential apartments		Second extension of time to 7 th October 2008
13446	18 – 20 Tower St, Halcyon Views	5 storey building, 43 residential apartments		Construction Completed
18461	632 – 640 Doncaster Rd Mercedes	Construction of an eleven storey building with associated basement car parking for the proposed residential development offices and automotive showroom (restricted retail premises)		Application received 29 th May

9.2. Proposals Currently being Developed

The final stage of Sovereign Point has commenced and includes 16 apartments over 5 levels.

10. BUDGET / WORK PROGRAM

10.1. Budget

Appendix 1 shows the operating costs and capital expenditure for the past 2 years, the current financial year and projected costs for the 2007/08.

It should be noted that the proposed operating budget for 2007/2008 has been significantly increased, compared to the 2006/2007 financial year to engage more resources to implement some of recommendations of the Priority Development Panel. In particular, the PDP advised amongst other things the need to engage a broker / 'place maker' to identify key strategic development sites, develop relationships between landowners, developers and investors, identify possible partnerships including public / private partnerships and opportunities for Council involvement in site consolidation or packaging.

As part of the budget process, the draft 5 year capital works details expenditure for Doncaster Hill projects for the next 5 years (refer to Appendix 2). All works proposed are to be funded from the Doncaster Hill Reserve.

10.2. Work programme 2007/2008

Appendix 4 sets out the work program for the Doncaster Hill Unit for the period July 2007 to June 2008.

APPENDIX 1 DONCASTER HILL BUDGET July 04 to June 08

	Actual 04 to 05	Actual 05 to 06	Actual 06 to 07	Projected 07 to 08
Amendment and related statutory costs:	20,000	0	0	10000
Specialist costs re corporate plan items	5,000	0	31,961	53,000
Marketing & Promotion	58,000	0	14,189	22,177
Statutory Planning	0	0	0	0
Legal Advice as required	20,000	1,324	0	0
General Consultants	20,000	5,822	0	20,000
Administration Costs	5,000	0	4,000	5,000
sub total	128,000	7146	42,549	0
Doncaster Hill Unit Salaries	171,000	110,151	56,782	90,942
Total Operating	299,000	117,297	99,331	201,119

DONCASTER HILL CAPITAL BUDGET Expenditure (\$)

	Actual 04 to 05	Actual 05 to 06	Actual 06 to 07	Projected 07 to 08**
Streetscape Infrastructure	0	97,018	458,707*	1,350,000
Public Art: Art fence and Underpass	0	0	202,347*	300,000
Open Space Carawatha, Saxon reserves	0	6,900	103,440	140,000
Sovereign Point Artwork (not DCP Feb 05)	0	(30,000)	(20,000)	0
Total delivered against items in DCP Feb 05)	0	103,918	764,494	**

* \$251,541 for further extension of the Doncaster Road boulevard with new signage, street furniture and \$202,066 the design and installation of new street lights.
Note: \$250,000 of these works were undertaken with grant funding.

** Refer to appendix 2 Doncaster Hill 5 Year Capital Works (draft)

Appendix 2 Doncaster Hill 5 Year Capital Works (Draft)

Expenditure (\$'000s)

TYPE OF WORK	07/08	08/09	09/10	10/11	11/12
Streetscape (boulevard, signage, lighting, street furniture etc)	250	247	375	340	440
Public Art - underpass	300	0	0	0	0
Transport infrastructure (pedestrian/cycle tracks, traffic treatments)	350	240	150	180	180
Community Infrastructure (multipurpose Centre)	300	4970	6960	0	0
Social Infrastructure (Family Service Centre)	450	50	200	1800	1550
Open Space	140	400	274	509	880
TOTAL	1,790	5,907	7,959	2,829	3,050

Income (\$'000s)

INCOME SOURCES*	07/08	08/09	09/10	10/11	11/12
Westfield S173	3275	3200			
Sale of assets	900		5000	1500	
Grants	325	1300	500	600	900
Developer Contribution/other	43	193	243	243	243
Open Space reserve	125	762	262	962	1112
TOTAL	4668	5455	6005	3305	2255
Accumulated net funds in Doncaster reserve	5,204	4,153	1,900	2,006	1,242

* Financial modelling for the Doncaster Hill has been put in place as part of the work to implement the strategy. Most notably the Developer Contribution Plan (Feb 05) and Open Space requirement put in place with the gazetting of Amendment C30 in September 05. Developer contributions amount to approximately half of the funding with sale of assets, grant funding and other sources also required: The Doncaster Hill reserve reflects all these amounts with current projections for 5 year expenditure staging within the amount projected as income.

APPENDIX 3: Doncaster Hill Newspaper articles 2006/2007

Date	Title	Newspaper
05-Jul-06	Hotel sparks parking fears	Manningham Weekly
12-Jul-06	Hotel signs concern	Manningham Weekly
19-Jul-06	Fee plan off	Manningham Leader
26-Jul-06	Retailer will open store	Manningham Weekly
26-Jul-06	Shoppingtown project to start this year	Manningham Leader
26-Jul-06	Approval likely	Manningham Leader
02-Aug-06	Green light for hotel on Hill	Manningham Weekly
02-Aug-06	Hotel given OK despite car doubts	Manningham Leader
09-Aug-06	Easy for some! (letter to the editor)	Manningham Leader
09-Aug-06	Hotel means jobs for locals	Manningham Leader
09-Aug-06	Attack prolongs project's period of Advertising	Manningham Leader
23-Aug-06	Water-saving centres	Manningham Leader
30-Aug-06	Towering idea tumbling down	Manningham Leader
30-Aug-06	Tower plan up in the air	Manningham Leader
30-Aug-06	Council offers alternatives	Manningham Leader
30-Aug-06	Postcards from past	Manningham Leader
30-Aug-06	Price 'too steep'	Manningham Leader
30-Aug-06	High hopes for landmark	Manningham Leader
06-Sep-06	Tower hinges on public	Manningham Leader
06-Sep-06	Repeating history (letter to the editor)	Manningham Leader
06-Sep-06	Move over Paris (letter to the editor)	Manningham Leader
06-Sep-06	Good view of future (letter to the editor)	Manningham Leader
06-Sep-06	Plans get support from polities, but not council	Manningham Leader
06-Sep-06	Hotel battle set for VCAT - Bring it on CEO	Manningham Leader
13-Sep-06	Leaving it up to you	Manningham Leader
13-Sep-06	A smash hit at old cinema	Manningham Leader
13-Sep-06	Lofty ambition to be applauded (letter to the editor)	Manningham Leader
13-Sep-06	Stealing our space (letter to the editor)	Manningham Leader
13-Sep-06	Not worthy (letter to the editor)	Manningham Leader
13-Sep-06	Rich history (letter to the editor)	Manningham Leader
20-Sep-06	Shopping goes on despite works	Manningham Weekly
20-Sep-06	We have better icons (letter to the editor)	Manningham Leader
20-Sep-06	Trains and trams on the agenda	Manningham Leader
27-Sep-06	Look to future, not past (letter to the editor)	Manningham Leader
27-Sep-06	Short but supportive (letter to the editor)	Manningham Leader
27-Sep-06	Potential for greatness (letter to the editor)	Manningham Leader
27-Sep-06	Focus on positive (letter to the editor)	Manningham Leader
27-Sep-06	Preserve the tower (letter to the editor)	Manningham Leader
27-Sep-06	Fascinating link (letter to the editor)	Manningham Leader
27-Sep-06	Keep tower on track (letter to the editor)	Manningham Leader
04-Oct-06	Doncaster Road hotel development bid raises traffic concerns	Manningham Weekly
11-Oct-06	Tribunal to rule on hotel	Manningham Leader
11-Oct-06	Towering priorities (letter to the editor)	Manningham Leader
18-Oct-06	Tower project topples due to lack of support	Manningham Leader

Date	Title	Newspaper
28-Mar-07	Council resumes land bid	Manningham Weekly
04-Apr-07	Doncaster Hill Move Forward	The Local Paper
04-Apr-07	Optimism high, but 'Hill strategy still needs help	Manningham Weekly
04-Apr-07	Fast Link is vital	Manningham Weekly
04-Apr-07	Hill precinct: the big sell over breakfast	Manningham Leader
04-Apr-07	Project on track	Manningham Leader
11-Apr-07	Road Block	Manningham Weekly
11-Apr-07	Elegance needed (letter to the editor)	Manningham Weekly
11-Apr-07	Building here 'hell on earth'	Manningham Leader
11-Apr-07	Owner to contest land bid	Manningham Leader
18-Apr-07	Council seeks panel's advice on development	Manningham Weekly
18-Apr-07	Public meeting on today	Manningham Weekly
18-Apr-07	Hill' is flawed (letter to the editor)	Manningham Weekly
18-Apr-07	Review network (letter to the editor)	Manningham Weekly
25-Apr-07	Hill clog-up a worry	Manningham Leader
25-Apr-07	Neutral' on trams	Manningham Leader
25-Apr-07	City push for progress	Manningham Leader
25-Apr-07	Council land push goes to ombudsman	Manningham Weekly
25-Apr-07	Parking lack a 'major worry'	Manningham Weekly
02-May-07	Pleasing Westfield (letter to the editor)	Manningham Leader
09-May-07	Library to join civic precinct	Manningham Leader
09-May-07	Flatten Doncaster Hill (letter to the editor)	Manningham Leader
23-May-07	Poetic plea for library (letter to the editor)	Manningham Leader
30-May-07	Land in double trouble	Manningham Leader
30-May-07	Westfield drop	Manningham Leader
30-May-07	Whopper crane domain	Manningham Leader
30-May-07	Plan for Hill to be scrutinised	Manningham Leader

Date	Title	Newspaper
18-Oct-06	Precinct workshop	Manningham Leader
25-Oct-06	A new start on Art	Manningham Weekly
25-Oct-06	Group calls for a rail link to City	Manningham Leader
01-Nov-06	Apartment tower plan prods Hill	Manningham Leader
01-Nov-06	Reach for the Sky	Manningham Weekly
08-Nov-06	Council 'yes' to high-rise apartment	Manningham Weekly
08-Nov-06	Paying high price (letter to the editor)	Manningham Weekly
08-Nov-06	I see an eyesore (letter to the editor)	Manningham Weekly
08-Nov-06	Dissenting councillor attacks plan	Manningham Leader
29-Nov-06	Residents fail to stop hotel plan	Manningham Leader
29-Nov-06	VCAT backs high-rise hotel	Manningham Weekly
29-Nov-06	Land sale gets all-clear	Manningham Weekly
06-Dec-06	Residents worried over hotel development	Manningham Weekly
06-Dec-06	Eight-storey complex to be debated	Manningham Weekly
13-Dec-06	Tainted site needs 'OK'	Manningham Weekly
13-Dec-06	Hotel plan flawed	Manningham Weekly
20-Dec-06	Land fight resolution plan	Manningham Leader
20-Dec-06	Oil giant says no to buy-out	Manningham Weekly
03-Jan-07	Cut our rates: Westfield	Manningham Leader
03-Jan-07	Waste of money (letter to the editor)	Manningham Leader
10-Jan-07	Centre of attention	Manningham Leader
10-Jan-07	Change of heart on appeal	Manningham Leader
10-Jan-07	Hill traffic study on the cards	Manningham Leader
10-Jan-07	Westfield revamp	Manningham Weekly
17-Jan-07	Plea to get on board	Manningham Leader
17-Jan-07	New push for more trams	Manningham Weekly
24-Jan-07	Palms 'holiday farm' date	Manningham Leader
24-Jan-07	Project moves forward	Manningham Leader
24-Jan-07	Questions raised over crossing safety	Manningham Leader
31-Jan-07	Traffic review furore	Manningham Weekly
31-Jan-07	Doncaster Hill plans advance	Manningham Weekly
31-Jan-07	Momentum picks up on Doncaster Hill	The Local Paper
07-Feb-07	Hill Strategy falls flat	Manningham Leader
07-Feb-07	Madden tackles rivals	Manningham Leader
07-Feb-07	Review of traffic postponed by council	Manningham Weekly
14-Feb-07	High hopes for the hill (letter to the editor)	Manningham Leader
21-Feb-07	Support for Hill strategy	Manningham Leader
28-Feb-07	A tall order	Manningham Leader
28-Feb-07	Stores doing it hard	Manningham Weekly
07-Mar-07	Ramp set to ease traffic	Manningham Leader
07-Mar-07	Centre work gathers pace	Manningham Leader
07-Mar-07	Land in limbo	Manningham Leader
14-Mar-07	Hill scheme on menu for breakfast	Manningham Leader
14-Mar-07	Property interests (letter to the editor)	Manningham Weekly
28-Mar-07	Council steps in over land	Manningham Leader
28-Mar-07	Council has breakfast with the big guns	Manningham Leader
28-Mar-07	Hill signals move from high density	Manningham Leader