



# DoncasterHill

STRATEGY OCTOBER 2002

Revised October 2004



# Contents

Strategy Preface	1
Executive Summary	1
Structure of the Strategy	2

## PART A - DONCASTER HILL STRATEGY VISION, STRATEGIC CONTEXT AND OBJECTIVES

The Doncaster Hill Activity Centre	4
Doncaster Hill Strategy Vision - The Sustainable Urban Village	5
Strategic Context, Melbourne 2030	7
Manningham Planning Scheme	8
Strategic Context - Manningham's Strategic Policy Framework	9
Strategic Context - Opportunities	13
Strategy Objectives	15

## PART B - DEVELOPMENT APPLICATION REQUIREMENTS

Development Application Requirements	20
Sustainable Design Taskforce	22

## PART C - ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD) REQUIREMENTS

Ecologically Sustainable Development (ESD) Requirements	26
Building Energy Management	27
Water Sensitive Urban Design	29
Construction Materials	30
Indoor Environment Quality	31
Waste Management	32
Quality of Private & Public Realm	32
Transport	33
Demolition & Construction	34

## PART D - URBAN DESIGN REQUIREMENTS

Urban Design Requirements	36
Precincts, Building Height	36
Building Setbacks	41
Contemporary Design, Wind Assessment, Gateways, Boulevard Character	47
Landscape Guidelines	48
Doncaster Hill Signage & Display Guidelines	50
Public Open Space, Public Art Opportunities	52
Precinct 1 – Civic & Education	55
Precinct 2 – South East Doncaster Boulevard	60
Precinct 3 – North East Doncaster Boulevard	69
Precinct 4 – Doncaster Westfield Shoppingtown	77
Precinct 5 – Williamsons Road West	85
Precinct 6 – North West Doncaster Boulevard	93
Precinct 7 – South West Doncaster Boulevard	99
Intersection of Doncaster, Williamsons & Tram Roads	105

## PART E - ADDENDUM TO THE DONCASTER HILL STRATEGY

Addendum to the Doncaster Hill Strategy	108
---	-----

## Strategy Preface

This Strategy has been updated as a result of recommendations made by the Planning Panel appointed by the Minister for Planning to consider submissions with respect to Amendment C33 to the Manningham Planning Scheme. Amendment C33 (Part 1, gazetted on 26th February 2004) gives effect to the strategic intent of the Doncaster Hill Strategy (October 2002) by introducing the following provisions into the Manningham Planning Scheme:

- Clause 21.21 Doncaster Hill Activity Centre into the Municipal Strategic Statement;
- Clause 22.13 Doncaster Hill Activity Centre Sustainability Management Plan Policy; and
- Schedule 6 to the Design & Development Overlay – Doncaster Hill Activity Centre (DDO6).

The revisions to this Strategy are of a minor nature and further clarify the objectives of the Doncaster Hill vision, as well as ensure consistency with the existing provisions specified for the Doncaster Hill Activity Centre in the Manningham Planning Scheme. The Doncaster Hill Strategy (October 2002 revised October 2004) should be read in conjunction with the provisions in the Manningham Planning Scheme, and remains the background reference document to these provisions. The requirements of the Manningham Planning Scheme take precedence over this document. The Manningham Planning Scheme will be used to determine all planning permits lodged within Doncaster Hill. The Addendum to this document includes the list of changes made.

## Executive Summary

The Doncaster Hill Strategy provides an integrated planning response to the social, economic and environmental issues facing the Doncaster Hill Activity Centre. Specifically, it provides a strategic framework that addresses the pattern of future land use and development in the Doncaster Hill Activity Centre, particularly in relation to built form and the factors that influence it. The municipality's Regional Activity Centre is the location of the 58 hectare Strategy area in the heart of Doncaster.

The Strategy provides a framework so that existing serviced land and infrastructure may be more adequately developed and used to promote balanced, healthy and sustainable growth of the municipality's regional Activity Centre. The Strategy also provides a framework to cater for the future housing needs of the municipality by providing greater diversity of dwelling and tenure types. The Strategy reinforces Doncaster Hill's role and potential as the urban heart of Manningham, the focal point for residential, commercial and community uses that intensify activity and support a vibrant and viable urban centre.

The Strategy promotes land-use patterns that minimise transport demands, promotes sustainable development and enhances urban spaces. ESD, appropriate urban density and mixed land-use guidelines are of prime importance and form the basis of this Strategy. The Strategy requires ESD initiatives be integrated with the design process, incorporating current best practice, emerging technology and continuous innovation to ensure the successful development of a sustainable urban village.

The Strategy provides a framework that benefits the whole community and region through the development of a healthy, vital community, environment and economy. The Strategy facilitates the creation of a better place to live, visit and work for all our present and future citizens.

The aim of the Doncaster Hill Strategy is to:

- provide a framework for the coordinated and successful development of Doncaster Hill, a 21st Century Sustainable Urban Village, as the regional focus for a diversity of high-density residential living, commercial, office, community and entertainment activities;
- set a mandate for sustainable land use planning, setting high urban design, environmental, social and economic standards for development in the Strategy area; and
- set out the requirements for development in Doncaster Hill to direct and guide private and public sector development.

The Doncaster Hill Strategy has been prepared by Manningham City Council. In January 2001, Council appointed a consultant team of MacroPlan Australia Pty Ltd, Greg Tucker and Associates and Cox Sanderson Ness to work with Council. The project team set out to define objectives and guidelines for the strategic development of Doncaster Hill based upon an analysis of opportunities and constraints offered by this unique area. The project team has undertaken a structured process of analysis and benchmarking to develop the requirements now formalised in this document. The project team's tasks incorporated a comprehensive data gathering and case study development process for the Strategy preparation. Specific tasks undertaken included a detailed site analysis, urban character studies, aerial photography, macro and micro urban design analysis, market research, individual urban design case studies and triple bottom line research.

## Structure of the Strategy

This Strategy document is structured in four parts. To ensure that social, environmental and economic considerations are purposefully integrated into Doncaster Hill, all new development will be assessed against the objectives and requirements specified in Part A, B, C and D of this document.

### **PART A – Doncaster Hill Strategy Vision, Strategic Context and Objectives**

Part A of the Strategy provides the strategic context for the Doncaster Hill Strategy, the Strategy Vision and specific Strategy Objectives.

### **PART B – Development Application Requirements**

Part B sets in place the development application requirements for proposals within the Doncaster Hill Strategy area. This includes the assessment process for planning permit applications and an introduction to the Sustainable Design Taskforce, an advisory panel authorised to provide advice to Manningham City Council. Part B assessment requirements facilitate built environment excellence through a comprehensive and consultative process.

### **PART C – Ecologically Sustainable Development (ESD) Requirements**

Part C sets in place a series of ecologically sustainable principles and requirements that are to be adhered to by all development within Doncaster Hill. New development within Doncaster Hill presents a valuable opportunity to enhance aesthetics, comfort and resource efficiency through the application of a best practice urban and environmental design approach.

### **PART D – Urban Design Requirements**

Part D of the Strategy outlines precinct-specific urban design and other requirements that will highlight the particular qualities and opportunities afforded by different areas within Doncaster Hill. This focus on place making will underpin the development of a diverse and lively mix of clearly differentiated urban environments across Doncaster Hill. As a framework for the appropriate mix of functions, density and local character, a series of eight easily identifiable precincts has been created. As well as addressing broader ESD requirements, each of these precincts has a unique set of stated design objectives and a set of design guidelines defining the desired outcomes. General guidelines relating to building height, signage and advertising, landscape treatment and Boulevard character are also incorporated in Part D.

[www.doncasterhill.com](http://www.doncasterhill.com)

**DONCASTER HILL**

**Manningham City Council**

PO Box 1 ,699 Doncaster Road,  
Doncaster, Victoria 3108 Australia

phone +61 3 840 9333

fax +61 3 9848 3110

email: [manningham@manningham.vic.gov.au](mailto:manningham@manningham.vic.gov.au)

web: [www.manningham.vic.gov.au](http://www.manningham.vic.gov.au)

