

# Doncaster Hill Open Space Fact Sheet



In developing the Doncaster Hill Strategy 2002 (revised 2004), Council commissioned a number of strategic reports, including a report titled '*Doncaster Hill Preliminary Assessment of Social, Recreation & Open Space Infrastructure Requirements, ASR Research Pty Ltd (October 2002)*'. This report supported the Doncaster Hill Strategy and provided further analysis and justification regarding future open space requirements for resident in Doncaster Hill and the surrounding area.

The report identified that the expected increase in population within Doncaster Hill would require the provision of '*good quality accessible local open space ....with the capacity to meet the increased demands generated by Doncaster Hill*'. Council proposes to meet these demands through a mix of existing park upgrades and acquisition of additional land parcels.

These areas currently offer ready access to high quality green urban parks in close proximity and with strong linkages with the surrounding areas:

- Lawford Reserve - servicing precinct 5 and 6
- Carawatha Reserve - servicing Precincts 6 and 7
- Saxon Reserve - servicing Precincts 3 and 4
- Schramms Reserve - servicing precincts 1, 2 and 3, and
- The proposed new Hepburn Road Reserve - servicing Precincts 2 and 3.

As part of the financial plan set in place, Council committed to investing \$12.6M (set at 2003 costings) over the next 20 years on the purchase and development of open space in and around Doncaster Hill.

These investments are financed through Public Acquisition Overlays (PAOs) in the Manningham Planning Scheme. The Schedule to the PAO identifies the acquiring public authority and the purpose for the acquisition, i.e. for the development of future open space.

In 2005, Amendments C30 and C37 to the Manningham Planning Scheme introduced the Doncaster Hill Development Contributions Plan, a 5% Doncaster Hill Open Space developer contributions levy and a Public Acquisition Overlay (PAO1) to land parcels identified for acquisition by Council for the purposes of open space.

In 2004/05 Council acquired the following two properties:

- 13 Hepburn Road, Doncaster; and
- 14 Roseville Avenue, Doncaster (to extend Saxon Reserve).

15 Hepburn Road, Doncaster was then purchased by Council in December 2009. These properties will be leased out by Council until there is sufficient demand in the surrounding area to justify their development as open space.