

**MUNICIPAL STRATEGIC STATEMENT**

The Municipal Strategic Statement (MSS) has been developed as the overall land use strategy for Manningham City Council. The MSS is to be read in conjunction with the Council Plan, which provides the overall corporate direction for the municipality.

**Clause 21.01** contains a brief **introduction** about the role of the Municipal Strategic Statement and acknowledges Manningham's commitment to sustainability.

**Clause 21.02** provides a brief **profile** of the municipality.

**Clause 21.03** identifies **the key influences** for land use and development in the City.

**Clause 21.04** contains the **vision** for the City based on the Council Plan. Manningham's vision for future land use planning and development is expressed in a number of **key land use themes** being Residential, Low Density, Green Wedge and Yarra River Corridor, Industrial, Activity Centres and Commercial Areas, Ecologically Sustainable Development, Heritage, Infrastructure, Open Space and Tourism and Community Health and Well-being. It also contains a Strategic Overview Framework Plan.

**Clause 21.05** contains Council's **residential objectives and strategies** and describes the way in which these strategies will be achieved.

**Clause 21.06** contains Council's **low density objectives and strategies** and describes the way in which these strategies will be achieved.

**Clause 21.07** contains Council's **green wedge and Yarra River corridor objectives and strategies** and describes the way in which these strategies will be achieved.

**Clause 21.08** contains Council's **industrial objectives and strategies** and describes the way in which these strategies will be achieved.

**Clause 21.09** contains Council's **activity centres and commercial areas objectives and strategies** and describes the way in which these strategies will be achieved.

**Clause 21.10** contains Council's **ecologically sustainable development objectives and strategies** and describes the way in which these strategies will be achieved.

**Clause 21.11** contains Council's **heritage objectives and strategies** and describes the way in which these strategies will be achieved.

**Clause 21.12** contains Council's **infrastructure objectives and strategies** and describes the way in which these strategies will be achieved.

**Clause 21.13** contains Council's **open space and tourism objectives and strategies** and describes the way in which these strategies will be achieved.

**Clause 21.14** contains Council's **community health and well-being objectives and strategies** and describes the way in which these strategies will be achieved.

**Clause 21.15** describes the manner in which Council will **monitor and review** the performance of the Manningham Planning Scheme.

**Clause 21.16** provides a comprehensive list of Council's **reference documents** contained within the Municipal Strategic Statement.

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## INTRODUCTION

The Municipal Strategic Statement (MSS) sets out the strategic policy objectives of Council and also seeks to further the legislative and policy objectives of planning in Victoria to the extent that they are applicable to Manningham.

The Victoria Planning Provisions establish the State Planning Policy Framework (SPPF) which the Council is required to take into account and to give effect to in the planning and administration of its municipal area. This Policy framework requires Council to balance conflicting objectives in favour of net community benefit and sustainable development.

It deals with matters affecting land use and development including:

- Principles of land use and development planning
- Settlement
- Environment
- Management of resources
- Infrastructure
- Economic well-being
- Social needs
- Regional co-operation

All of these objectives, and the strategies for achieving them, are addressed in the MSS. They are set within a framework of sustainability consistent with the objectives of planning in Victoria and the Council Plan prepared by Manningham City Council.

This statement is based on the principles of sustainability as defined by the Federal Government in its 1992 National Strategy for Ecologically Sustainable Development.

Sustainable land use and development in Manningham's view means:

*Using, conserving and enhancing the community's resources so that ecological processes on which life depends are maintained, and the total quality of life now and in the future can be increased.*

There are two features in particular which distinguish a sustainable, or more importantly, an ecologically sustainable, approach to development. They are:

- A need to consider, in an integrated way, wider economic, social and environmental implications of decisions and actions for Australia, the international community and the biosphere.
- A need to take a long term, rather than a short term, view when making these decisions and taking these actions.

Through the MSS, Manningham commits to and seeks to foster a belief that to promote the orderly and proper use, development and protection of land, all planning decisions must take into account and address all relevant economic, social and environmental considerations.

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### **A sustainable Manningham**

The City of Manningham is committed to moving towards a sustainable future, to ensure that our children and grandchildren inherit a tomorrow that is at least as good as today, and preferably better. Many of our lifestyle's impacts are hidden so we do not have a proper understanding of the damage caused by our communities or their unsustainable practices. Manningham cannot solve the world's problems, but it is possible to move towards making our own local area operate far more sustainably and in so doing influence communities beyond our boundaries.

Sustainability will not be reached tomorrow. However, with a clear vision and goals the path towards sustainability becomes easier. Manningham will not become sustainable solely as a result of the planning scheme. We must draw on resources within the community - ideas, partnerships and networks because it is only through community involvement and ownership that we can achieve positive results. Manningham's Council Plan acknowledges the role education and incentives must play, allied with controls and other provisions.

This MSS helps to further provide a framework for integrated decision making and is structured around ten key focus areas:

- Residential
- Low Density
- Green Wedge and Yarra River Corridor
- Industrial
- Activity Centres and Commercial Areas
- Ecologically Sustainable Development
- Heritage
- Infrastructure
- Open Space and Tourism
- Community Health and Well-being.

This MSS will also help to create a healthy and vital community, environment and economy to support our lives and lifestyles. The MSS aims to create a better place to live, visit and work for all our present and future citizens.

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### **An integrated policy approach**

The MSS draws on the principles of the Council Plan and links with the budget process. It also provides a local application of State policies and is the basis for local planning policies. Manningham City Council will continue to develop partnerships with the local community, other Councils, the State Government and regional organisations so that all the relevant policies are implemented more effectively and for the environmental, economic and social well-being of Manningham.

## 21.02 MUNICIPAL PROFILE

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### 21.02-1 Overview

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Manningham City Council was created on 15 December, 1994 by the addition of Wonga Park to the former City of Doncaster and Templestowe and the excision of an area located in North Ringwood. The City is located 12 kilometres east of Melbourne's Central Activities District (CAD), and covers 114 square kilometres.

The municipality lies within the hydrological catchments of the Port Phillip and Western Port region. The City of Manningham begins at the confluence of the Yarra River and Koonung Creek, which form the natural boundaries of the municipality, with the Yarra River to the north and the Koonung Creek to the south. It is divided by the Mullum Mullum Creek into two distinct topographic and land-use areas. Land to the west is highly urbanised, whilst land to the east is primarily semi-rural in character.

The liveability of the City is an amalgam of high environmental standards, a diverse range of high quality residential environments, natural and scenic resources and a broad range of leisure opportunities, particularly recreation, entertainment, culture and art.

Residential development is largely focussed in areas west of the Mullum Mullum Creek and includes the suburbs of Bulleen, Templestowe, Doncaster, Doncaster East, Donvale and Lower Templestowe. Within these areas the original vegetation was largely removed for orchards and agricultural use but is now replaced by a new tree canopy of maturing gardens that contributes to the character of these suburbs. Residential areas located to the east of the Creek comprise the Warrandyte township and part of Wonga Park township. The Warrandyte township has high environmental and landscape values which add to its bushland character.

Within these residential neighbourhoods are a network of activity centres, commercial strips and industrial areas providing a focus for employment opportunities. As defined by *Melbourne 2030*, the network of activity centres in Manningham currently comprises a Principal Activity Centre (Doncaster Hill), a Major Activity Centre (The Pines, East Doncaster) and ten Neighbourhood Activity Centres (Donburn, Tunstall Square, Jackson Court, Templestowe Village, Macedon Activity Centre, Bulleen Plaza and Doncaster East / Devon Plaza Activity Centre, Park Orchards, Warrandyte township and Warrandyte Goldfields). There are also a number of local activity centres and other commercial areas throughout the municipality. Additionally, there are three industrial areas located in Bulleen, Templestowe and Doncaster which are predominantly used for light industrial purposes such as motor vehicle servicing, building and construction services and printing services.

The State Government introduced the Urban Growth Boundary (UGB) around the edge of Melbourne in October 2002. All land in Manningham located outside the UGB became part of a green wedge. Manningham's Green Wedge area is located to the east of the Mullum Mullum Creek and comprises the township of Wonga Park and parts of Park Orchards and Warrandyte, which display distinctive visual and landscape qualities. Rolling open grazing land, densely wooded areas and pleasant rural-residential environments offer lifestyle opportunities for people who seek to live in these semi-rural surroundings, close to the CAD and other urban services and facilities. Agricultural activity within Manningham's Green Wedge is relatively low and accounts for only about 6% of the total land area. Agricultural activities in Manningham generally include the use of land for orchards and more recently vineyards and hydroponics.

The municipality contains significant areas of indigenous vegetation that supports a large and diverse range of indigenous flora and fauna. The remnant indigenous vegetation has been identified, mapped and classified into a number of Biosites and assigned either National, State or Regional significance. Some areas of remnant vegetation have been classified as important 'buffer habitat', supporting the quality and function of the Biosites. The buffer habitat and Biosites define the most important areas of biodiversity within the

municipality. A significant amount of Manningham's biodiversity is located within the green wedge area and along the Yarra River corridor.

Areas within the municipality are susceptible to threat from wildfire, flooding and landslip due to the combination of undulating topography, vegetation cover and waterway catchment systems, which has the potential to significantly affect public safety and result in property loss.

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## **Regional context**

Manningham is part of Melbourne's Eastern Region. It is bounded by the City of Banyule and the Shire of Nillumbik to the north, the Cities of Whitehorse, Maroondah and Boroondara to the south and the Shire of Yarra Ranges to the east.

Regional influences on Manningham provide a broader context for the future direction of land use and development and for future decision making by Council. There are a number of land use issues that have importance beyond the boundaries of the municipality. Key regional influences, opportunities and issues are outlined below.

## **Port Phillip and Western Port catchments**

The municipality lies within the hydrological catchments of the Port Phillip and Western Port region. The Yarra River, Mullum Mullum Creek, Koonung Creek, Jumping Creek and Andersons Creek are important waterways forming part of a larger regional network offering biodiversity conservation, open space and recreational opportunities. The Yarra River catchment is a major environmental, recreational, cultural and tourist resource within the region.

## **Biodiversity**

The biodiversity of the municipality provides a vital regional function and service. The protection and retention of significant biodiversity areas will ensure that ecosystem functions, landscapes, agricultural areas and indigenous flora and fauna habitats are maintained and conserved close to urban areas within the metropolitan area for present and future generations. Manningham's Biosites which are classified as being of Regional, State and National biological significance lie predominantly in the north-east of the municipality within Manningham's Green Wedge area. However, a number of Biosites and significant habitat areas lie outside the green wedge area.

## **Open space**

Manningham has one of the largest networks of parks and public open space in metropolitan Melbourne and forms part of a major network of open space. Waterways in the municipality (including the Yarra River, Mullum Mullum Creek and Koonung Creek) form part of a larger regional network of open space, which provide recreation opportunities and include areas of significant environmental value. The open space network comprises a range of parks, gardens and reserves that provide opportunities for active and passive recreation pursuits and for environmental conservation. A number of these sites form part of the green wedge and Yarra River corridor and consist of highly valued sites of biological significance.

## **Transport infrastructure**

Major traffic movements in Manningham are in a north-south and east-west direction. The Eastern Freeway connects Manningham to Melbourne's CAD. With no rail based public transport within Manningham, significant importance is placed on improving and upgrading the road network, bike paths and pedestrian networks and the on-road public

transport system, including buses. The Eastern Freeway extension between Springvale Road and the Ringwood Bypass (EastLink) opened in June 2008.

### **Cultural and linguistic diversity**

The region has a strong ethnic and cultural diversity that can be linked to the post-European settlement in the area. The most significant numbers of immigrants include members of the German, Italian and Greek communities and more recently, immigrants from Asian countries. Influences on Manningham's settlement include orcharding, and gold mining in the Warrandyte area. The multicultural background of the community has influenced and generated the cultural, religious and economic life within Manningham and the region.

The region also has strong links with traditional aboriginal culture. The inter-relationship of the Wurundjeri tribe with the Yarra River and the Upper Yarra Valley occurs within Manningham and well beyond its boundaries.

### **Heritage**

Heritage buildings, precincts, trees and landscapes contribute to the distinctive character of the region and play an important role in the community by providing historic continuity and a sense of place. Manningham is historically significant for its surviving evidence of early European settlement, the discovery and subsequent mining of gold, its German and Italian communities, the surviving evidence of orcharding practices and the surviving views and places associated with artists. Its architectural significance derives from its sequence of planned settlements illustrating the history of urban design, the local Warrandyte building style, women designers and builders, significant project houses, contemporary architectural design and energy-efficient innovation. Strengths and opportunities in the region include historic precincts such as the Warrandyte township, the Yarra River and the interpretation of local aboriginal heritage and archaeological sites. A number of heritage sites are of national, state and regional significance.

### **Tourism**

Links to the CAD, the Yarra Valley and Dandenong Ranges provide key opportunities for the development of tourism in the region. Strengths within the region include wineries, historic precincts, open spaces, and the natural environment including the Yarra River and the arts. The historical association with art within Melbourne's Valley of the Arts region is a significant tourism feature. Manningham's key attractions include the Museum of Modern Art at Heide (MOMA), Mia Mia Aboriginal Art Gallery and Café, Heidelberg School Artists Trail, Warrandyte township, Petty's Orchard, Main Yarra Trail and Schramms Cottage.

### **Retailing sector**

Regional scale retail, commercial and entertainment facilities are provided at Doncaster, Greensborough, Ringwood, Box Hill and the CAD. The retail and wholesale trade sector is one of the largest providers of employment by industry in Manningham and within the region.

### **Education and community facilities/services**

Manningham is close to a number of tertiary institutions in city and suburban locations, which provide employment and further education opportunities. The municipality offers social and cultural opportunities and community services which attract people from the broader regional context.

## Workforce quality and supply

Businesses in the inner and outer eastern regions of Melbourne have a plentiful supply of highly skilled workers. Economic benefits are derived from the prosperous regional economy of Melbourne's inner and outer eastern suburbs.

## Changing demographics

The geographical pattern of demand for goods and services will change as population change occurs in the inner east and outer eastern suburbs. Population increases and ageing in the inner east may lead to changing demands for the region's resources. Regional and local infrastructure and community services need to reflect the changing demographics of the region.

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## People

### Population

Manningham has an estimated resident population of approximately 115,702 (as at 30 June 2006). The average annual growth rate between the 2001 and 2006 was 0.3%, an addition of 1,809 residents to the municipality during that time (ABS 2006 Estimated Resident Population).

### Population projections

It is projected that by 2031, Manningham will have an estimated resident population of 136,300 people. It is anticipated that an additional 20,600 people will take residence in Manningham between 2006 and 2031 (forecast.id).

### Households

In 2006, Manningham's population was made up of approximately 40,642 households. The average household size was 2.81 persons. Over 52% of the municipality's households consist of couples with children. Couples without children account for over 34% of Manningham's household type, while approximately 16% of all households consist of lone persons (ABS, 2006).

During the 2001-2006 census period, growth occurred primarily in the smaller household types, (i.e. couples without children and lone person households). Between 2001 and 2006 there was an increase in lone person households of approximately 820 compared to the increase of family households of approximately 350 (ABS, 2006).

An additional 11,000 households have been projected for the City of Manningham. This is based on the Eastern Region's need to provide for an additional 91,000 households by 2031. While an increase in the number of households is projected, a decrease in the average household size to 2.4 persons is anticipated (Eastern Regional Housing Statement, April 2006).

### Age structure

In 2006, 22% of Manningham's residents were aged 35-49 years, 13.8% were aged 50-59 years and 10.6% were aged 15-24 years. 22.5% of residents were aged 60 years and over. Demographic trends indicate that the greatest change in Manningham's age structure will be the increase in the ageing population (ABS, 2006). It is projected that by 2031, 38,292

of Manningham's population will be aged 60 years or more. This equates to 28% of the population being aged 60 years or more (forecast.id).

By 2031 there is expected to be a significant increase in the percentage of persons aged 70 years and over.

### **Cultural and linguistic diversity**

Manningham has a culturally and linguistically diverse population with over one-third (34%) of Manningham residents born outside of Australia. People from over 130 countries have settled here with the largest proportion of Manningham's population born in China (4.2%), Italy (3.6%), United Kingdom (3.3%), Greece (3.1%), Hong Kong (2.6%) and Malaysia (2.4%) (Australian Bureau of Statistics 2006).

A large proportion of residents, 36.1%, speak a language other than English at home. The most common languages spoken are Cantonese, Greek, Italian and Mandarin. According to the 2006 census, Manningham has the 6<sup>th</sup> highest proportion of persons born overseas and has the 8<sup>th</sup> highest proportion of people who speak Languages other than English,

### **Education**

The Manningham community is more highly skilled and educated than the Melbourne average. There are 25 preschools, 24 primary schools, 7 secondary schools and 3 special schools in Manningham. While there are no tertiary institutions in Manningham, almost one-quarter (24.1%) of Manningham's population is accredited with a Bachelor degree or higher. A further 9.4% of residents have an advanced diploma or diploma.

### **Workforce**

The City of Manningham has over 50,000 working residents. Of these employed residents, 59% work full-time and 34% work part-time. Manningham residents are primarily working in the wholesale and retail trade (22.7%), finance, insurance and business services (20%) education, health and community services (18.8%) and manufacturing (13.5%).

While just over 20% of Manningham's residents work in the municipality, almost one fifth (16.5%) travel to the City of Melbourne for work. A significant number also travel to the Cities of Whitehorse, Boroondara and Yarra for employment.

In terms of unemployment, Manningham's rate is 4.6% which has dropped slightly since the 2001 census (4.6%) and is now similar to the Melbourne metropolitan unemployment rate of 5.4%.

### **Income**

Individual income is one of the most important indicators of socio-economic status. In comparison to the Melbourne Statistical Division, Manningham has a greater proportion of persons earning a high income (those earning \$1000 per week or more) but a similar proportion of persons on a low income (those earning less than \$400 per week). Overall, 21.4% of the population earned a high income, and 41.3% earned a low income, compared with 18.7% and 40.3% respectively for the Melbourne Statistical Division.

### **Health status**

The Manningham Health Status Profile (Manningham City Council 2003) indicates that Manningham residents are some of the healthiest and longest-lived people in Victoria. Life expectancy for males is the highest of any local government area at 80.6 years compared to 77.4 for Victoria, and for women it is also the highest at 84 years compared to 82.7 years for the State.



According to the 1998 Australian Bureau of Statistics National Survey of Disability, Ageing and Carers, an estimated 19% of the Australian population, 18% of the Victorian population and 14% of the City of Manningham population have a disability.

Manningham population forecasts indicate that the proportion of residents aged 60 and over will increase significantly over the next 20 years, thus there is likely to be an increase in the demand for medical and associated health support services.

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## **Housing**

Most housing stock in Manningham is approximately 40 years old. The housing stock varies from weatherboard dwellings in the older suburbs through to larger modern brick homes in the prestige sector of the housing market. Older housing stock is generally located in the suburbs of Bulleen, Templestowe, Lower Templestowe, Doncaster and parts of Doncaster East. Areas of newer housing and infill developments are occurring in the established urban areas of the municipality, west of the Mullum Mullum Creek.

Dwellings in the established urban areas (approximately 3462 ha) are a mix of single-storey weatherboard and single and double-storey brick veneer detached houses. Medium and higher density housing is generally located close to the activity centres, particularly within and around the Doncaster Hill Activity Centre. This trend is expected to continue.

Housing in the green wedge areas to the east of Mullum Mullum Creek generally comprises well-appointed dwellings on rural-residential allotments ranging from 3ha to 40 ha. The township of Warrandyte consists of smaller allotments ranging from 750m<sup>2</sup> to 1,250m<sup>2</sup>. Low density development (approximately 2136 ha) is characteristic of housing in the township of Wonga Park, areas of Park Orchards and Donvale, which consist of allotments which are generally no smaller than 0.2 ha.

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## **Arts and culture**

The Heide Museum of Modern Art (MOMA), Council's Manningham Gallery, Mia Mia Gallery and the Heidelberg School Artists Trail contribute significantly to the art and cultural focus in the municipality.

Community facilities such as the function centre located at the Council Offices and the Living and Learning Centres provide focal points for learning and a range of social activities for residents. Social clubs, associations, community groups, ethnic and cultural groups provide important networks and cater for the social, cultural and recreational needs of the community.

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## **Heritage**

The municipality contains a range of heritage buildings, precincts, trees and landscapes of national, state, regional, local and contributory significance. The cultural heritage of the community will be protected by the retention of these places. They are recognised by the application of heritage overlay controls to ensure that the historical fabric is retained and enhanced and that any development does not significantly alter the character of existing buildings, precincts, trees, landscapes and sites of archaeological significance.

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## **Tourism**

Manningham's key tourist and recreational assets attract both local and metropolitan visitors. The majority of visitors to the area come for one day and those that stay are often visiting friends and relatives. Key tourist product strengths include the natural environment, open space, arts, culture, heritage and activity centres. Attractions include the historic township of Warrandyte, Heide Museum of Modern Art (MOMA), Mia Mia Aboriginal Art Galley and café, Westerfolds Park, Templestowe Village café and restaurant precinct, local wineries, Petty's Orchard, Heidelberg School Artists Trail, Main Yarra Trail,

Mullum Mullum Creek, Bolin Bolin Cultural Landscape Trail, Schramms Cottage and Ruffey Lake Park.

### 21.02-8

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#### **Business and commerce**

Manningham has a thriving business community with approximately 16,000 businesses trading in the City, of which 80% are small businesses. More than one-third of all businesses are home occupations.

Most jobs are generated by activities such as retailing, building and construction, tourism, business management, school education and personal services.

### 21.02-9

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#### **Retailing**

With over 60 ha (216,452m<sup>2</sup> of retail floor space - Gross Leasable Floor Area) of land zoned for retail purposes, retailing is a key component of the Manningham economy. It comprises more than 40 local shopping centres. As defined by *Melbourne 2030*, the network of activity centres in Manningham currently comprises one Principal Activity Centre (Doncaster Hill), one Major Activity Centre (The Pines, East Doncaster) and ten Neighbourhood Activity Centres (Donburn, Tunstall Square, Jackson Court, Templestowe Village, Macedon Activity Centre, Bulleen Plaza, Doncaster East Activity Centre including Devon Plaza, Park Orchards, Warrandyte Township and Warrandyte Goldfields). There are also a number of local activity centres and small shopping strips throughout the residential areas of the municipality.

A number of large national retailers are located within the municipality. Over 12,000 people are employed in the wholesale and retail trade sector.

### 21.02-10

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#### **Industry**

There is approximately 19ha of land zoned for industrial purposes. Industry comprises small scale, light industries in older established areas and some newer small scale industrial estates. There is limited potential for industrial development with a lack of vacant land available. There are three industrial areas located in Bulleen, Doncaster and Templestowe, predominantly used for light industrial purposes. Key light industries include printing services, motor vehicle servicing, building and construction services.

It is envisaged that industrial uses within Doncaster Hill will be phased out over time as the area is developed for higher density living.

### 21.02-11

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#### **Open space and recreation**

The municipality has over 19.8 square kilometres of open space representing over 17% of the area of the municipality. The open space network is divided fairly evenly between the east (53%) and west (47%) of the municipality. The open space network comprises over 300 separate parks, gardens and reserves. It is the range and quality of open space opportunities that sets the municipality apart. In particular, the Yarra Valley and its tributaries are the focus of the open space network, providing opportunities for active and passive recreation pursuits and for environmental conservation.

There are seven main waterways in the municipality including the Yarra River, Mullum Mullum Creek, Koonung Creek, Andersons Creek, Brushy Creek, Jumping Creek and Ruffey Creek. Major open space areas include Ruffey Lake Park, Westerfolds Park, Mullum Mullum Creek Linear Park, Warrandyte State Park, Currawong Bush Park and The 100 Acres.

Major sporting facilities include the Eastern Golf Club, Bulleen Park (archery, sporting ovals), Rieschiecks Reserve (athletics) and Buck Reserve. The municipality has a developing network of bicycle paths, walking trails and horse riding trails.

## 21.02-12 The natural environment and biodiversity

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The natural environment and its biodiversity is one of the municipality's most significant assets. Biodiversity is "...the variety of all life forms: the different plants, animals and micro-organisms, their genes and the ecosystems of which they are part." (Australian Government, Environment Australia website)

Existing remnant indigenous vegetation in Manningham contains and supports the majority of the municipality's biodiversity. Approximately 37.5% of land in Manningham still supports remnant indigenous vegetation, mainly on private land. Much of this land is within Manningham's Green Wedge area, however there is also significant indigenous vegetation and habitat outside the green wedge area and along the Yarra River corridor. Conservation and management of environmental assets are necessary so that the total quality of life we enjoy now and in the future can be increased.

Remnant vegetation of varying significance occurs throughout the green wedge and Yarra River corridor areas, contributing to the 'bush character'. The more substantial remnants are generally associated with the major waterways (Yarra River, Mullum Mullum Creek, Andersons Creek, Jumping Creek and Brushy Creek). These waterways provide a vital function as wildlife corridors for movement of fauna (and flora) within and across the municipality.

Manningham's Green Wedge (approximately 4322ha) is land located outside the Urban Growth Boundary (UGB) and generally east of the Mullum Mullum Creek as shown on the Manningham Planning Scheme maps. It largely includes the suburbs of Park Orchards, Warrandyte and Wonga Park. Additional tracts of privately owned land are located within the Yarra River corridor and are also significant for their high environmental and landscape values and rural-residential uses. The green wedge and Yarra River corridor areas provide a semi-rural lifestyle choice with significant landscape and environmental values. Major land uses include rural-residential living, conservation, some agricultural enterprises (viticulture and grazing) and hobby farms.

Significant areas of the municipality are subject to environmental hazards including wildfire, flooding and landslip. The use and development of land should aim to minimise the risks associated with these environmental hazards.

## 21.02-13 Transport and infrastructure

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Major arterial road networks in the municipality provide access to the eastern region, with the Eastern Freeway providing access to the Melbourne CAD. Major north-south road linkages include Elgar Road, Tram Road, Williamsons Road, Thompsons Road, Blackburn Road, Springvale Road and Jumping Creek Road.

There is also a network of cross-municipality roads, including Doncaster Road and Warrandyte Road. Residents are highly dependent on car travel. Motor vehicle ownership is higher than the Melbourne average. Nearly a quarter of all households have three or more vehicles.

Public transport in Manningham is supported by road-based bus and taxi services with no rail based public transport system. Westfield Doncaster, The Pines Activity Centre and Doncaster's Park and Ride Facility (at the corner of Hender Street and Doncaster Road) are Manningham's public transport hubs.

In addition, there are 13 bicycle tracks (off road) and 21 designated walking trails in Manningham.

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## **KEY INFLUENCES**

This MSS has been based on the principles of sustainability as defined by the Australian Government in its 1992 National Strategy for Ecologically Sustainable Development. The development of the Manningham Planning Scheme has been strongly guided by Council's understanding of critical land uses, which are likely to challenge Manningham's future growth and sustainable development. An outline of the critical land use issues, which are likely to challenge Manningham's future growth and sustainable development, is provided below. The objectives, strategies and implementation actions, which respond to these issues, are contained in Clauses 21.05 to 21.14.

### **Commitment to sustainability**

Manningham's commitment to sustainability is consistent with the Council Plan and links to Council's Environment Management System (EMS). The MSS will focus on developing locally relevant, achievable land use strategies. These strategies will assist in tackling global issues to produce a city which is a pleasant place to live and is environmentally, economically and socially sustainable.

### **Sustainable management of Manningham's Green Wedge area**

The State Government introduced the Urban Growth Boundary (UGB) around the edge of Melbourne in October 2002. All land in Manningham located outside the UGB became part of a green wedge.

Manningham is committed to protecting and enhancing the existing character, landscape quality and other natural environmental values of the green wedge area in an equitable and sustainable manner. Manningham's Green Wedge will continue to be protected from pressure for further subdivision or more intensive urban development. Issues affecting this area include the management of private land, the interface between the urban and green wedge areas and sites of biological significance. The sustainable management of the green wedge area is one of the largest challenges facing the City. Manningham's response will ensure that land use, development and land management practices protect and enhance soil, water and air quality, native flora and fauna and the character of the green wedge.

### **Future housing needs**

An ageing population coupled with the trend toward smaller family structures dominates Manningham's population and dwelling forecasts. This general trend toward smaller household size will lead to an imbalance between the housing needs of the population and the available housing stock.

Single detached dwellings will continue to represent the largest proportion of Manningham's housing stock. In the future there will be an increase in the number of medium and high density residential developments.

Residential development that consolidates the role of established urban areas and reduces pressure for development in more sensitive locations will be encouraged. Higher density housing in close proximity to activity centres, major roads and transport routes, that address changing demographic needs will be encouraged.

Managing change within the residential areas in an innovative and sensitive way is a key challenge facing Council. The implementation of a balanced housing strategy which integrates current and future housing needs, changing socio-demographic patterns, neighbourhood character and protection of significant landscapes and environmentally sensitive areas will continue to form the basis of Council's approach to this issue.

The *Manningham Residential Strategy* (2002) is a key policy document that seeks to direct the provision of housing and manage the level of change in a manner which will best serve the interests of the municipality in terms of accommodation needs, built form and environmental outcomes.

### **Residential amenity**

Increasing pressure for redevelopment, consolidation, medium and higher density housing, raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs the challenge is to provide for residential redevelopment in appropriate locations, to reduce pressure for development in more sensitive areas, in a manner that respects the residential character and amenity valued by existing residents.

### **Heritage**

The significance, value and contribution to the character of heritage places should be considered in the planning process. Where possible, new developments and changing land uses should be sympathetic to the character of existing heritage assets. Ongoing encouragement is required to assist private owners to conserve heritage places where possible, so that they are kept for future generations to appreciate. Opportunities to promote and enhance links with traditional aboriginal culture exist, with a focus on the Wurundjeri tribe.

### **Transport**

The upgrading and management of the road network and public transport network must improve safety, access, mobility and minimise adverse environmental impacts.

There is a need to:

- progressively upgrade roads in a sustainable manner
- encourage major traffic movements to the arterial roads to minimise traffic intrusion in local areas
- ensure road construction and management decisions reflect a balance of social, economic, land-use and environmental priorities
- ensure that the design of roads and associated services complements the visual and environmental values of significant roadside reservations
- enhance public transport networks and ensure road development is integrated with other road users
- ensure that adopted road layouts contribute to and enhance the sense of place and are consistent with Council's urban design and streetscape strategies
- ensure that Integrated Transport Plans are prepared for all major developments.

### **Doncaster Road**

The challenge following the Eastern Freeway extension is to transform Doncaster Road's identity into a tree-lined boulevard by enhancing and improving the streetscape, pedestrian and residential environment. Past high traffic volumes and congestion have caused a loss of residential amenity, an increase in the number of non-residential uses and pressure to re-zone land for commercial purposes.

There is an ongoing need to enhance Doncaster Road's pedestrian amenity, visual character and local identity as well as consolidate, promote and enhance activity centres along its length.

## **Yarra River environs**

Manningham is committed to protecting and managing the Yarra River and its environs. The Yarra River and environs are a significant focus for open space and recreation, cultural, tourism, landscape and visual interest. Council's future management of its waterways will continue to give priority to initiatives which offer the potential to enhance indigenous flora and fauna habitats, improve water quality and maintain its flood storage capacity. There is a need to continue to improve management of urban stormwater, land use and resources through integrated catchment planning.

Waterlogging and flooding in low lying areas along the Yarra River limit development opportunities and restrict land uses. Urbanisation in these areas significantly increases the potential for rapid run off of rainfall from storms.

## **Drainage and sewerage**

There is a need to ensure that drainage infrastructure is upgraded to provide a safe, efficient system which minimises impacts on environmental and visual values of land. Monitoring and improving the performance of the on-site treatment and disposal of sewerage, sullage and effluent will continue to be a challenge for Council in areas without reticulated sewerage systems. Initiatives, which improve the management of water quality and catchments, including the implementation of the *Stormwater Management Plan* (2001), will continue to be a high priority.

## **Protecting and enhancing environmental value**

It is important to conserve native bushland for a range of environmental, social and economic benefits. These are commonly referred to as Ecosystem Services and include maintenance of biodiversity values, provision of genetic resources, clean air and water, high quality water resources, healthy rivers and waterways, amenity/aesthetics, open space, tourism, preservation of soils, control of potential pests and weeds, stabilisation of climate and provision of cultural, intellectual and spiritual values.

The impacts of urbanisation and poor management of our natural environment have resulted in climate change, pollution, soil degradation and waste. Council's future management of its natural environment and monitoring of the impacts of urbanisation will continue to give priority to initiatives, which address these issues. The protection and management of indigenous vegetation, flora and fauna habitats, water, soil and air quality is critical in enhancing environmental value.

## **Retailing and activity centres**

Initiatives which promote the economic well-being of the principal, major, neighbourhood and local activity centres as the commercial and social focus for the local community, will be of a high priority.

Changing shopping patterns and competition from larger centres, including the regional centres of Doncaster Shoppingtown, Greensborough, Ringwood and Box Hill will influence the viability of neighbourhood and local shopping centres.

Activity centres will be developed as centres for business, shopping, working and leisure. They will also be important locations for the development of different types of housing, including forms of higher density development. It is vital to consolidate development of commercial activities within existing activity centres to reinforce the existing retail hierarchy and ensure that each centre remains viable, vibrant and sustainable into the future.

## **Tourism**

Key tourism product strengths in this area include our natural, historical and cultural assets. Tourism development should be sustainable and draw upon the product strengths and character of the area.

Initiatives that promote and encourage innovative proposals, that are in keeping with and that maintain, protect and enhance the natural and cultural heritage of the area, will be encouraged.

There is a need to ensure that tourism development is also supported by the provision of appropriate infrastructure and community facilities.

**21.04 VISION - STRATEGIC FRAMEWORK**

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**21.04-1 City of Manningham Council Plan**

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The City of Manningham Council Plan is a blue print for the City for the next four years. It is a living document that encompasses the hopes, aspirations and the vision of our community and drives the strategic direction of Council.

The Council Plan is shaped by feedback from consultation with residents and other key stakeholders. It defines projects and objectives that affect the key areas that support our lifestyle and provides an important framework for Council which details the strategies to achieve these projects.

The Council Plan and the MSS share a common vision. Our vision is for:

- A **strong community** in which people are active, involved and healthy and feel that they are cared for and belong
- A **liveable Manningham** that offers the best of both worlds – the balance of city and country
- **Convenient local services** that enhance the community’s lifestyle and contribute to the local economy
- A **leading Council** that is focussed on the current and future needs of the whole community and that gets better and better at what we do.

**21.04-2 Key land use themes**

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Manningham’s vision for future land use planning and development is expressed in the following key land use themes, underpinned by Manningham’s commitment to sustainability.

- Residential
- Low Density
- Green Wedge and Yarra River Corridor
- Industrial
- Activity Centres and Commercial Areas
- Ecologically Sustainable Development
- Heritage
- Infrastructure
- Open Space and Tourism
- Community Health and Well-being.

These themes are outlined in Clauses 21.05 to 21.14 of the Local Planning Policy Framework (LPPF) under the following headings:

- Overview:* a brief summary of the theme and the key issues.
- Key issues:* a snap shot of the issues where a response/attention is required to achieve Council’s vision.
- Objectives:* the general aims or ambitions for the future.



- Strategies:* the ways in which the current situation will progress to meet the objectives.
- Implementation:* the means by which the strategic directions will be implemented, including identifying further strategic work.
- Reference documents:* a list of reports, strategies and documents that contain relevant background research, recommendations and actions.

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### **Strategic land use framework plan**

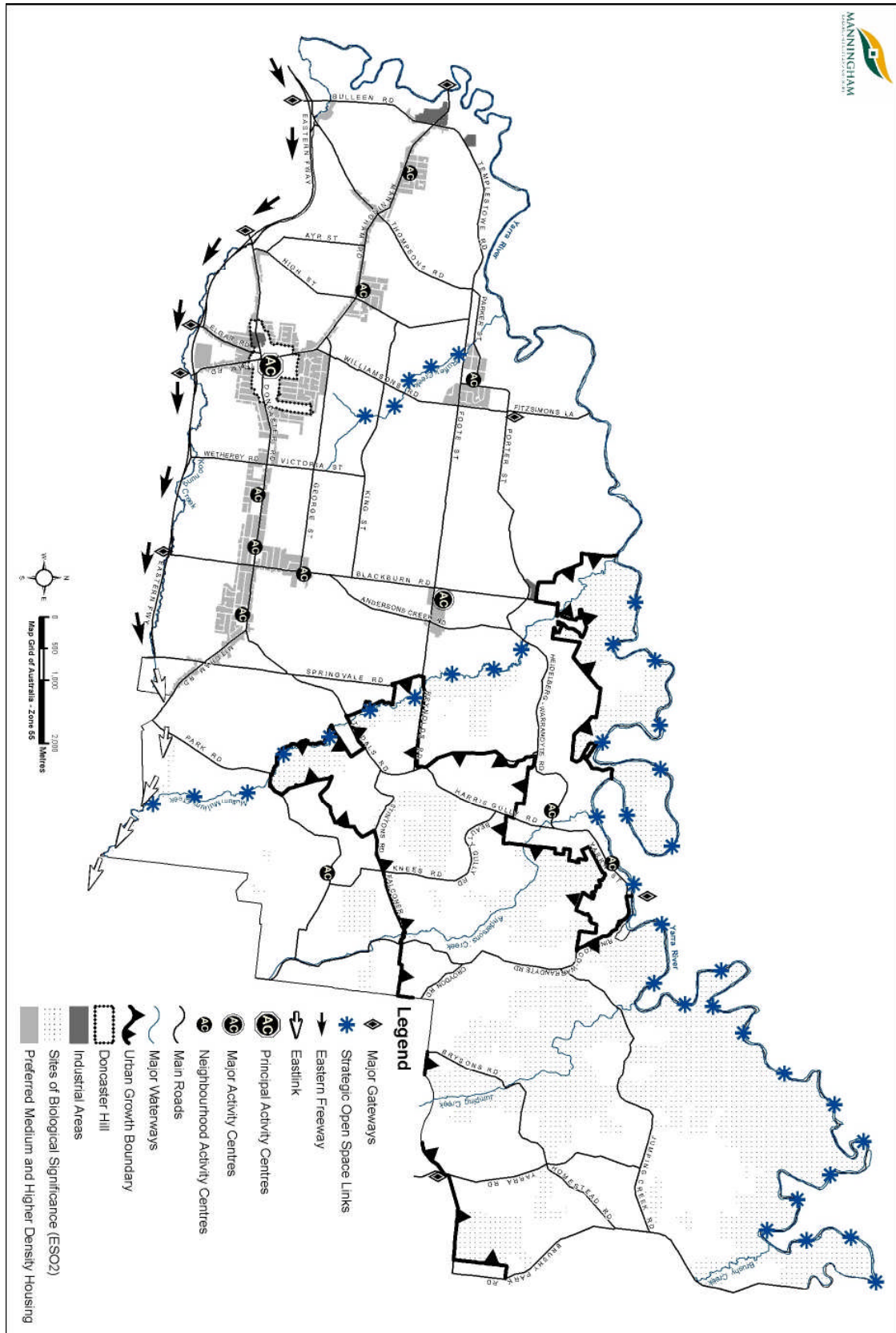
Council's key strategic directions for future land use planning and development are illustrated on the Strategic Overview Framework Plan. The purpose of this plan is to identify locations where specific land use outcomes will be supported and promoted. It also identifies potential 'development opportunity areas' where significant land use change may be expected, as well as areas where land use constraints restrict future development.

Separate land use framework plans have also been prepared (where applicable) for the major land use themes identified in 21.04-2, which appear in each land use chapter. These plans advance the broad strategic directions shown on the overall framework plan but in more detail.

The Strategic Overview Framework Plan depicts the major strategic directions identified for the municipality and includes:

- Preferred locations of medium and higher density housing
- Location of the Urban Growth Boundary
- Sites of identified environmental significance for future protection and enhancement
- Major waterways
- Identification of activity centres hierarchy and industrial areas
- Existing major transport links
- Extension of strategic open space links.

STRATEGIC OVERVIEW FRAMEWORK PLAN



**21.05**            **RESIDENTIAL**  
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**21.05-1**        **Overview**  
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This section applies to all land zoned Residential 1, Residential 3, Mixed Use and Comprehensive Development located west of the Mullum Mullum Creek and the township of Warrandyte and parts of Wonga Park. These areas are shown on Residential Framework Plan 1.

### **Housing**

Mapping change and growth in the residential areas of Manningham is a key issue facing Council. Residential development that consolidates the role of established urban areas and reduces developmental pressure in the areas with environmental values will be encouraged.

Whilst couples with children are the predominant household structure in Manningham, the key emerging trend is the smaller household type. The continuing ability of our residential areas to accommodate the changing lifestyles and housing needs of current and future populations is becoming an increasingly important issue. Whilst single detached dwellings will continue to represent the largest proportion of Manningham's housing stock, there will be a need for a greater mix of housing in the form of medium and higher density residential developments. Higher density housing will be encouraged in close proximity to activity centres and along major roads and transport routes.

The *Manningham Residential Strategy* (2002) and the *Manningham Residential Character Guidelines* (2005) are key policy documents that seek to direct and manage the level of change in a manner that will best serve the interests of the municipality in terms of housing needs, built form and environmental outcomes. These documents encourage a range of housing types that meet the changing needs of the community and promote high design standards.

### **Subdivision**

Effective subdivision design should respond to site opportunities and constraints. There are limited opportunities for large scale subdivision in Manningham. A key issue for Council is inappropriate infill subdivision of smaller lots.

### **Built form and neighbourhood character**

Residential developments must be well designed, site responsive and not adversely impact on neighbours, the surrounding environment, streetscape and existing or preferred neighbourhood character.

It is intended to retain the existing bushland character of the Warrandyte township and Wonga Park area.

The key strategic directions for future residential development are illustrated in Map 1 - Residential Character Precincts, in this Clause.

Four precincts have been identified:

- Precinct 1: Residential Areas Removed from Activity Centres and Main Roads
- Precinct 2: Residential Areas Surrounding Activity Centres and along Main Roads
- Precinct 3: Residential areas with Predominant Landscape Features
- Precinct 4: Post 1975 Residential Areas.

The precincts seek to channel increased housing densities around activity centres and main roads where facilities and services are available. In areas which are removed from these

facilities a lower intensity of development is encouraged. A low residential density is also encouraged in areas that have identified environmental or landscape features.

***Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads***

This precinct applies to the areas that are removed from activity centres (shopping centres) and main roads.

An incremental level of change is anticipated in Precinct 1. The future development vision is to encourage development that reinforces existing front and rear setbacks and site coverage to provide opportunities for landscaping and retain areas of open space. Accordingly, this precinct will encourage a less intense urban form.

Whilst the design of future dwellings may vary from the existing built form, dwellings in this area will need to provide increased open space for the planting or retention of trees and associated landscaping. The prevailing character of low front fences, retaining walls or the absence of front fences will also be encouraged.

***Precinct 2 – Residential Areas Surrounding Activity Centres and along Main Roads***

This precinct applies to the areas surrounding activity centres and the areas along Main Roads.

The activity centres included in this precinct are: Bulleen Plaza, Tunstall Square, Macedon Square, Jackson Court, Donburn, Devon Plaza, Templestowe Village, The Pines and Doncaster Hill.

These areas are within close proximity to activity centres (local shopping centres) and community facilities. The Doncaster Hill Activity Centre is regarded as the prime location for redevelopment for residential, commercial and community uses and is identified as the only Principal Activity Centre in the municipality.

The main roads identified in this precinct are Doncaster, Tram and Elgar Roads, Manningham and part of Thompsons, Blackburn and Mitcham Roads. These areas are developed with a range of commercial and residential uses.

Whilst landscaping exists along the main roads, there are opportunities to introduce better landscaping standards to improve the appearance of the main roads in the municipality.

A substantial level of change is anticipated in Precinct 2. This area will be a focus for higher density developments. Three storey buildings, including ‘apartment-style’ developments, will be encouraged on larger lots.

Future development in this precinct is encouraged to:

- Provide for contemporary architecture
- Achieve high design standards
- Provide visual interest and make a positive contribution to the streetscape
- Provide a graduated building line from side and rear boundaries
- Minimise adverse amenity impacts on adjoining properties
- Use varied and durable building materials
- Incorporate a landscape treatment that enhances the overall appearance of the development.

Within this precinct, there are two sub-precincts:

**Sub-precinct A** is an area where two storey and three storey buildings including ‘apartment style’ developments are encouraged. Three storey, contemporary developments are encouraged on consolidated sites with a minimum area of 1,800m<sup>2</sup>.

Higher developments on the perimeter of sub-precinct A should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B.

**Sub-precinct B** is an area where multi-unit development up to two storeys is encouraged. There is no minimum land area for such developments.

***Precinct 3 – Residential areas with Predominant Landscape Features***

This precinct includes two separate areas including Wembley Gardens in Donvale and a part of Templestowe. The built form and characteristics of these areas is varied. The common feature is the vegetation, particularly the presence of large trees. The presence of the native and exotic vegetation in Templestowe and in Wembley Gardens gives these areas a distinctive environmental feel. Templestowe is in close proximity to the Yarra River. Development is required to be designed and sited to protect existing visual corridors that exist along the Yarra River and nearby parkland. The absence of front fences creates a sense of openness and reinforces the environmental character of the area.

In this precinct only minimal change is anticipated. Due to the importance of retaining and enhancing the existing vegetation, this precinct will encourage a low residential density in order to retain the existing native and / or exotic vegetation.

Dwellings need to provide generous front, side and rear setbacks to ensure spacing between dwellings when viewed from the street and to provide opportunities to conserve and enhance the existing pattern of vegetation and the existing landscape qualities of the precinct.

Buildings are to be designed to have regard to the natural landscape and topographic features of the site. On sites with a slope, methods to minimise height of floor level above natural ground level would be encouraged. Building height, design and materials should be designed to enable the dwelling to integrate with the surrounding area.

The prevailing character of low front fences, retaining walls, or the absence of front fences is also promoted.

***Precinct 4 – Post 1975 residential areas***

This precinct includes areas that have been predominately developed since 1975 with a substantial amount of development occurring between late 1980s and the 1990s.

Although some of the housing built in the 1970s is single storey, housing built in the 1980s and 1990s is predominantly double storey and in some instances three storeys.

In this precinct there is minimal unit development.

An incremental level of change is anticipated in this precinct.

**Environmental and landscape issues**

A key challenge for Council is to achieve a balance between protecting environmental and landscape characteristics and accommodating changing housing needs. The provision of new housing is directed by strategies that protect and enhance landscape character, neighbourhood character and environmental values. Any proposals to subdivide or develop land will also need to have regard to constraints such as steep slopes and land prone to landslip, wildfire and flooding.

**Economic development issues**

Council encourages home-occupations as an important means of achieving economic development and providing opportunities that enable residents to work from home. Benefits to the business owner include reduced travel time and flexible hours, and support

for micro start up businesses. The needs of these businesses should be addressed while ensuring that residential amenity is not adversely affected.

Non-residential uses and commercial developments which do not have a community service role are discouraged from locating in residential areas. Commercial development remote from activity centres is also discouraged in order to protect the amenity of residential areas, the viability of activity centres and to ensure the safe and efficient functioning of the road network.

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## **HOUSING**

### **Key issues**

- Accommodating population growth as outlined in *Melbourne 2030 Planning for Sustainable Growth* (2002).
- Providing a diversity of appropriate housing to meet changing lifestyles and housing needs.

### **Objectives**

- To accommodate Manningham's projected population growth.
- To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.
- To ensure that higher density housing is located close to activity centres and along main roads in accordance with relevant strategies.
- To ensure that areas removed from activity centres and main roads as well as areas with predominant landscape features are protected from higher density development.
- To promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhood or the municipality.

### **Strategies**

Strategies to achieve these objectives include:

- Encourage the provision of housing stock which responds to the needs of the municipality's population.
- Promote the consolidation of lots to provide for a diversity of housing types and design options.
- Encourage and guide higher density residential development close to activity centres and along main roads identified as Precinct 2 on the Residential Framework Plan 1 and Map 1 to this clause.
- Allow housing development that respects existing neighbourhood character and supports incremental level of change in areas removed from activity centres and main roads identified as Precinct 1 on the Residential Framework Plan 1 and Map 1 to this clause.
- Maintain a low housing density in areas with predominate landscape features identified as Precinct 3 on the Residential Framework Plan 1 and Map 1 to this clause.
- Support an incremental level of change that respects existing neighbourhood character in residential areas developed post 1975 identified as Precinct 4 on the Residential Framework Plan 1 and Map 1 to this clause.

- Encourage development to be designed to respond to the needs of people with limited mobility, which may for example, incorporate lifts into three storey developments.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

- Applying the Residential 1 Zone.
- Applying a Design and Development Overlay.
- Applying the Design and Development Overlay 8 to residential areas close to activity centres and along main roads (identified as Precinct 2 on the Residential Framework Plan 1 and Map 1 to this clause) to identify the location and guide the design of higher density residential development.
- Applying the Residential 3 Zone to residential areas removed from activity centres and main roads (identified as Precinct 1 on the Residential Framework Plan 1 and Map 1 to this clause) to ensure new development respects neighbourhood character and provides for an incremental level of change.
- Applying the Significant Landscape Overlay and the Design and Development Overlay to residential areas with predominate landscape features (identified as Precinct 3 on the Residential Framework Plan 1 and Map 1 to this clause) to ensure that the density, design and siting of residential development is appropriate to its landscape and the low housing density character of the area.
- Applying the Residential 1 Zone to residential areas developed since 1975 (identified as Precinct 4 on the Residential Framework Plan 1 and Map 1 to this clause) to provide opportunity for new development that respects neighbourhood character and for an incremental level of change.

### **Policy and exercise of discretion**

- Implementing the *Manningham Residential Strategy (2002)*.
- Implementing the *Doncaster Hill Strategy (2002)*.
- Using Local Policy to guide the location, design and management of accommodation premises (*Accommodation premises policy, Clause 22.04*).
- Using Local Policy to ensure that people with limited mobility have the same level of access to buildings, services and facilities as any other person (*Access for disabled people policy, Clause 22.09*).
- Using Clause 22.15, *Dwellings in a Residential 3 Zone*, to ensure new development in residential areas removed from activity centres and main roads (identified as Precinct 1 on the Residential Framework Plan 1 and Map 1 to this clause) respects neighbourhood character and provides for an incremental level of change.
- Encouraging the provision of ramps and wide entrances to optimise accessibility within and around the home.
- Encouraging higher density residential development in locations close to activity centres and public transport (identified on the Residential Framework Plan 1 and Map 1 to this Clause).

## **Further strategic work**

### **Other actions**

- Identifying key development sites and encouraging residential development that responds to demographic trends and the surrounding pattern of development.

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### **Subdivision**

#### **Key issues**

- Site responsive subdivision.
- Inappropriate infill subdivision.

#### **Objectives**

- To encourage subdivision which responds positively to site features and constraints, integrates well with the neighbourhood, provides a functional environment and achieves efficient and environmentally sensitive layouts.
- To ensure the upgrading or provision of appropriate infrastructure and open space as part of subdivision proposals.
- To ensure that infill subdivision addresses future development impacts on adjoining properties and the neighbourhood.
- To ensure that subdivision adopts environmentally sustainable design principles.

#### **Strategies**

Strategies to achieve these objectives include:

- Encourage subdivision layouts that consider neighbouring uses and developments.
- Encourage subdivision layouts to provide for the safety and security of residents and property.
- Ensure that subdivision and associated works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.
- Promote the consolidation of lots to increase design options.
- Encourage subdivisions to be designed to provide adequate vehicle, pedestrian and bicycle links.
- Require appropriate open space and infrastructure contributions.
- Require three-dimensional building envelopes for infill subdivision.
- Ensure subdivision design and layout considers lot orientation, size and location of building envelopes and water re-use to achieve sustainable design outcomes.

#### **Implementation**

These strategies will be implemented by:



### **Zones and overlays**

- Applying a Development Plan Overlay.
- Applying a Design and Development Overlay.
- Applying the Wildfire Management Overlay.

### **Policy and exercise of discretion**

- Using Local Policy to guide subdivision design that is responsive to the environmental and visual characteristics of the streetscape (*Battle axe blocks policy, Clause 22.11*).
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire areas and identification and addressing of risks from wildfire (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*)

### **Further strategic work**

- Preparing a Local Planning Policy to guide subdivision within existing residential areas.
- Investigating the preparation of a development contributions plan for the municipality for areas outside the Doncaster Hill Activity Centre.

### **Other actions**

## **21.05-4**

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### **Built form and neighbourhood character**

#### **Key issues**

- Scale and form of residential development and its impact on neighbourhood character.
- Improving residential design standards.

#### **Objectives**

- To encourage residential development that enhances the existing or preferred neighbourhood character of the residential character precincts as shown on Map 1 to this Clause.

#### **Strategies**

Strategies to achieve these objectives include:

- Require residential development to be designed and landscaped to make a positive contribution to the streetscape and the character of the local area.
- Ensure that where development is constructed on steeply sloping sites that any development is encouraged to adopt suitable architectural techniques that minimise earthworks and building bulk.
- Ensure that development is designed to provide a high level of internal amenity for residents.
- Require residential development to include stepped heights, articulation and sufficient setbacks to avoid detrimental impacts to the area's character and amenity.

## Implementation

These strategies will be implemented by:

### Zones and overlays

- Applying the Mixed Use Zone.
- Applying the Comprehensive Development Zone.
- Applying a Vegetation Protection Overlay, Significant Landscape Overlay, Environmental Significance Overlay and/or Heritage Overlay where appropriate.
- Applying the Residential 1 Zone to residential areas developed since 1975 to provide opportunity for new development that respects neighbourhood character and for an incremental level of change.
- Applying the Residential 3 Zone to areas removed from activity centres and main roads to ensure new development respects neighbourhood character and provides for an incremental level of change.
- Applying the Design and Development Overlay to ensure that the design and siting of residential development is appropriate.

### Policy and exercise of discretion

- Implementing the *Manningham Residential Character Guidelines* (2005).
- Using Clause 22.01, *Design and development policy*, and Clause 22.15, *Dwellings in a Residential 3 Zone*, to ensure that development is responsive to the scale and preferred character of the local neighbourhood.

### Further strategic work

- Preparing residential design guidelines for the Warrandyte township.
- Reviewing the location of, and the preferred use and built form of, identified gateway sites.
- Preparing a Local Planning Policy to guide the future use and development of identified gateway sites, if appropriate.

### Other actions

- Taking into account the views of Council's Sustainable Design Taskforce on major development applications.
- Requiring applicants for significant proposals to engage in a collaborative design process including pre-application meetings with relevant Council staff.

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## Environmental and landscape issues

### Key issues

- Impact of land use and development on biodiversity.
- Protection and enhancement of environmental values and significant landscapes.
- Design and construction of development in areas with topographical constraints and areas of landscape character, visual and environmental significance.

## Objectives

- To ensure that land is developed in a way that is compatible with, and protects and enhances the character of the area, its landscape qualities, pattern of vegetation and environmental values.
- To ensure that the environmental significance, visual and landscape character of environmental residential areas, including the Warrandyte township, parts of Templestowe, Wonga Park, the Hillcrest area and Donvale/Doncaster East are maintained and enhanced.
- To ensure that existing vegetation is retained where appropriate and that replacement planting complements the character of the area.

## Strategies

Strategies to achieve these objectives include:

- Require a site analysis plan of the site and surrounds showing the existing topographic and visual features and how a proposal responds to environmental and landscape features for all relevant planning proposals.
- Retain the predominance of single dwellings on allotments and discourage other forms of inappropriate residential development in environmental residential areas.
- Ensure that development in areas with recognised environmental and landscape values are designed to minimise the impact on vegetation and protect landscape character and heritage values.
- Require that buildings and works minimise visual impact by locating away from ridgelines and exposed slopes, incorporating screening treatments and non-obtrusive materials and colours.
- Encourage development on sloping sites to adopt suitable design techniques that minimise earthworks and building bulk.
- Avoid development, including vegetation removal, on land with slopes of greater than 20%.
- Ensure that buildings are set back appropriate distances from property boundaries to provide for landscaping and the inclusion of canopy trees.
- Ensure that development does not protrude above the prevailing height of the tree canopy in environmental residential areas.
- Ensure that existing trees are retained where appropriate and that replacement trees complement the character of the area.
- Encourage the protection, planting and maintenance of indigenous vegetation consistent with Net Gain principles.
- Ensure that buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.
- Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.
- Encourage the longevity of older exotic species with landscape character or heritage values.
- Discourage inappropriate development and landscaping on sites adjacent to State Parks and other conservation reserves.

## Implementation

These strategies will be implemented by:

### Zones and overlays

- Applying the Residential 1 Zone.
- Applying a Design and Development Overlay to the Warrandyte township, parts of Templestowe and parts of Donvale/Doncaster East.
- Applying an Environmental Significance Overlay and/or Significant Landscape Overlay.
- Applying a Vegetation Protection Overlay.
- Applying the Wildfire Management Overlay.

### Policy and exercise of discretion

- Implementing the *Manningham Residential Character Guidelines* (2005).
- Implementing the *Manningham Heritage Garden & Significant Tree Study – Stage 2* (April 2006) which identifies vegetation of significance to be protected and maintained.
- Using Local Policy to guide the protection of areas and sites of environmental significance (*Indigenous flora and fauna policy, Clause 22.02*).
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

### Further strategic work

- Implementing the *Manningham Biosites: Sites of (Biological) Significance Review* (2004).
- Implementing the *Roadside Environmental Management Strategy* (2004).
- Review the *Roadside Environmental Management Strategy* (2004) with regard to the CFA Roadside Management Guidelines.

### Other actions

- Investigating the potential for establishment and enhancement of flora and fauna habitat and linking corridors between sites of conservation significance.
- Continuing to control and remove introduced pest plants and pest animals on a priority basis, with emphasis on the provisions under the *Catchment and Land Protection Act 1994* and direction from the Catchment Management Authority.

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## Economic development issues

### Key issues

- Impact of discretionary uses on residential amenity.
- Impact of non-residential and commercial uses located outside of activity centres on the viability of activity centres

- Linear commercial development outside activity centres.

### **Objectives**

- To encourage uses with a community service role to locate in close proximity to activity centres or other community based facilities.
- To ensure that business activities do not compromise the residential amenity and character of the neighbourhood.
- To ensure that the range of uses within mixed use developments are compatible.
- To locate commercial uses such as restaurants within activity centres.
- To discourage the rezoning of land for commercial uses outside activity centres.

### **Strategies**

Strategies to achieve these objectives include:

- Ensure that the establishment of uses with a community service role do not compromise the amenity of the neighbourhood.
- Ensure that commercial uses are located within activity centres wherever possible.
- Ensure that in considering planning permit applications for home occupations, adequate provision is made for on-site car parking and loading areas and that these are adequately screened from the street and adjoining land.
- Limit the impact of advertising signs on visual amenity.
- Ensure that the range of uses within a mixed use development does not adversely impact on each of the respective uses.

### **Implementation**

These strategies will be implemented by:

### **Policy and exercise of discretion**

- Implementing the *Home-Based Business Strategy* (1996) that encourages the establishment of appropriate businesses that do not compromise residential amenity.
- Implementing the *Manningham City Council 2003-2006 Economic Development Strategy* (2003).
- Using Local Policy to ensure that non-residential and commercial uses do not affect the amenity of the area. (*Design and development policy, Clause 22.01, Accommodation premises policy, Clause 22.04, Non-residential uses in residential areas policy, Clause 22.05 and Eating and entertainment policy, Clause 22.06*).
- Using Local Policy to ensure that advertising signs do not impact on visual amenity (*Outdoor advertising signs policy, Clause 22.07*).

## Zones and overlays

## Further strategic work

## Other actions

- Promoting and distributing Manningham's *Home-based Business Information Kit* (2005).

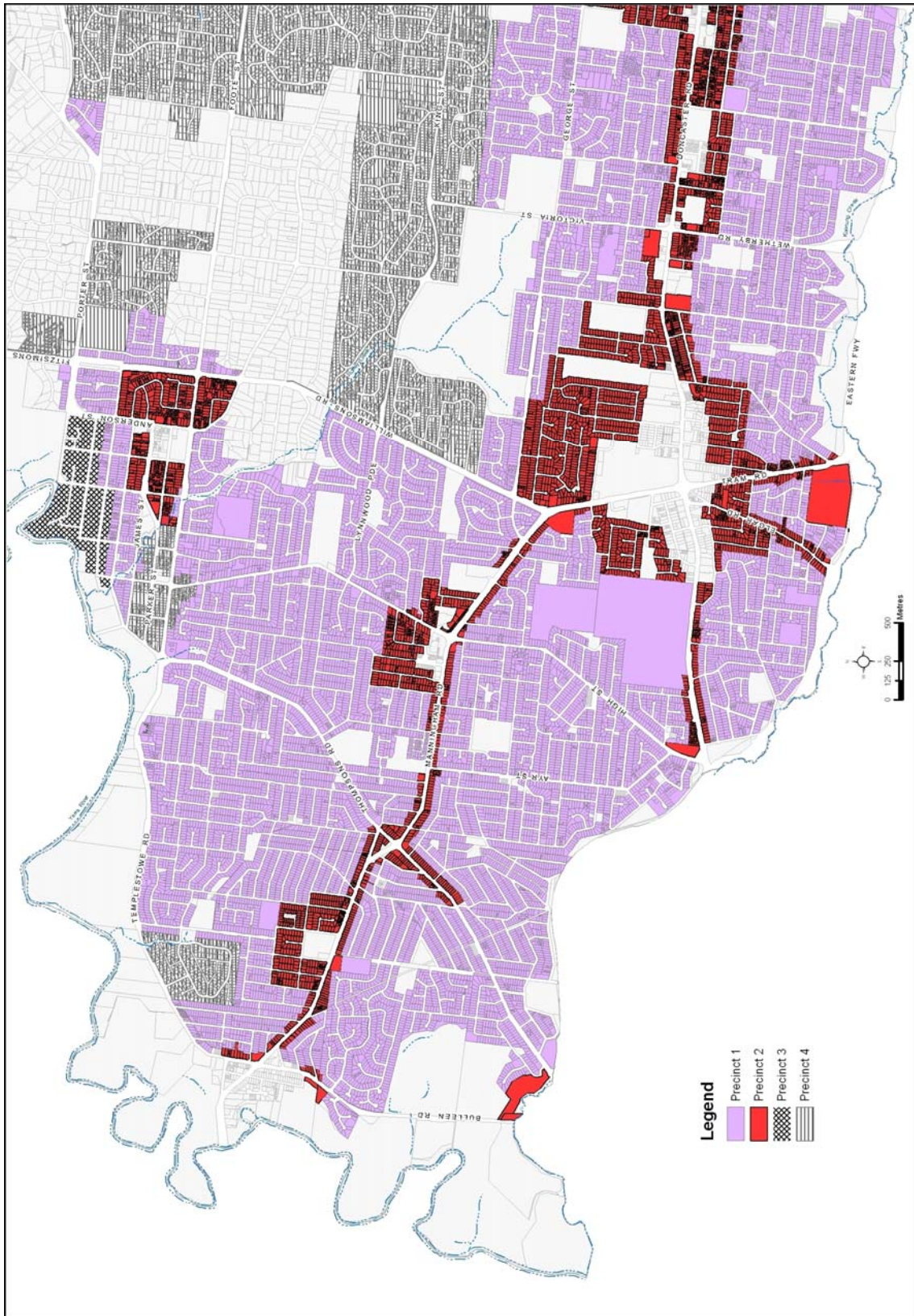
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## Reference documents

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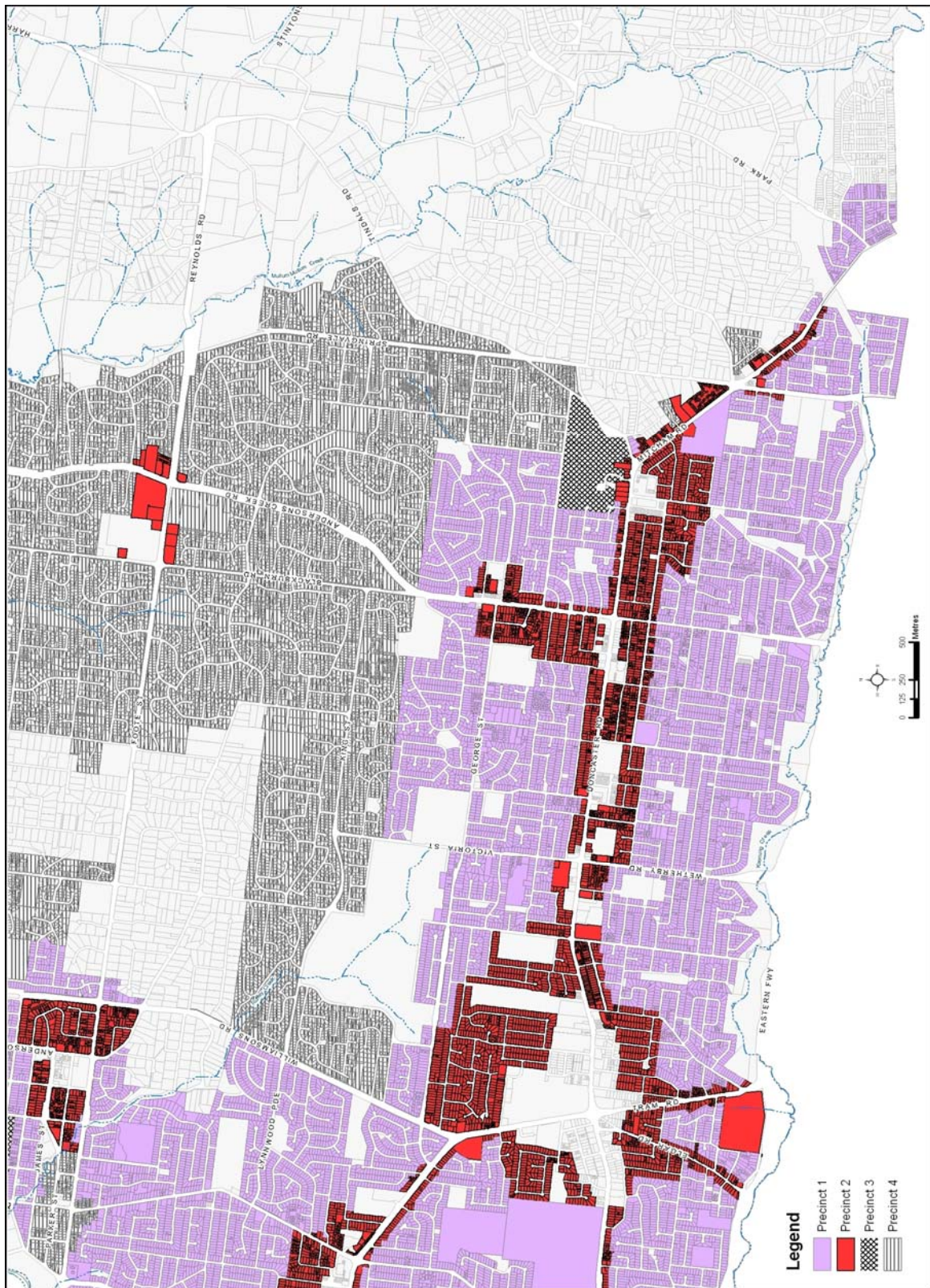
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- Manningham City Council, MGS Architects (2005) *Manningham Residential Character Guidelines*, Manningham City Council, Doncaster.
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- Manningham City Council (2004) *Roadside Environmental Management Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2003) *Manningham City Council 2003-2006 Economic Development Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (1996) *Home-based Business Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2005) *Home-based Business Information Kit*, Manningham City Council, Doncaster.

Map 1 (Part 1) – Residential Character Precincts



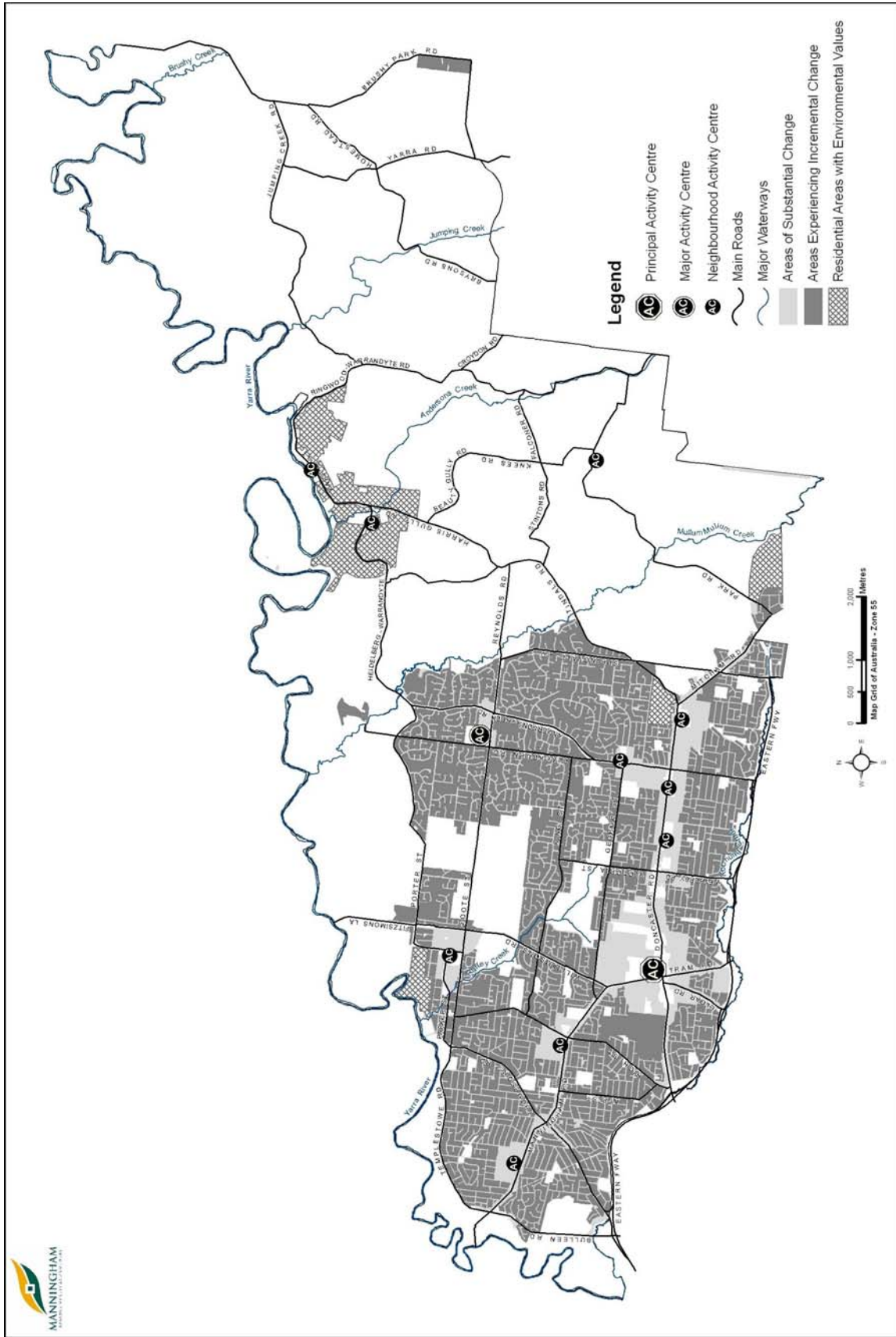


Map 1 (Part 2) – Residential Character Precincts





**RESIDENTIAL FRAMEWORK PLAN 1**



## **21.06 LOW DENSITY**

02/10/2008  
C52

### **21.06-1 Overview**

02/10/2008  
C52

The low density residential areas shown on Low Density Framework Plan 2 are characterised by undulating landform with prominent ridges, dissected by creeks and drainage lines. These areas form a buffer between the green wedge and Yarra River corridor areas and urban residential areas. These areas are significant in the municipality as they offer a choice for people who are seeking a spacious and attractive environmental setting.

#### **Housing**

Housing development should not detract from the landscape character and environmental qualities of land in the Low Density Residential Zone. Development of housing is constrained by the capacity to treat and contain effluent on site. Proposals for residential development must have regard to infrastructure provision, topography, landslip, wildfire, flooding and environmental or landscape significance.

#### **Subdivision**

Effective subdivision design in low density residential areas should appropriately respond to and address site opportunities and constraints. Any proposals to subdivide land will need to consider land capability, environmental and landscape values, topography, physical and community infrastructure.

#### **Built form and landscape character**

New development should be designed and sited to reinforce and be respectful of the landscape and environmental characteristics of the site and its surroundings. The importance of retaining and enhancing indigenous vegetation cover and in some circumstances pine and cypress tree cover is an intrinsic part of the preferred character of low density residential areas.

#### **Environmental issues**

Many properties within the low density residential areas are not sewered. A key issue is the number of ineffective and poorly maintained septic tank systems across the municipality, which pose a significant threat to water quality. The challenge for Council is to find a balance between the expectations of landowners to develop their site and the capacity of land to retain effluent on site.

The low density residential areas contain a number of sites of National, State or Regional Biological (botanical or zoological) Significance and important associated buffer habitat. Manningham is proactive in the protection and enhancement of the natural environment and biodiversity. The challenge is to effectively manage Manningham's natural assets in response to any development pressures, particularly on land with environmental values, steep slopes and significant vegetation cover or which may be prone to landslip, wildfire or flooding.

#### **Economic development issues**

Council encourages home occupations as an important means of achieving economic development and providing opportunities that enable residents to work from home. The needs of these businesses should be addressed while ensuring that residential amenity is not adversely affected.

**21.06-2**  
02/10/2008  
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## **Housing**

### **Key issues**

- Dwindling land stock for the extension of existing residential areas resulting in development pressures of low density areas.
- Retaining the low density character of areas.
- Inappropriate forms of residential development.
- Number of existing lots less than 4000 square metres which are currently unsewered.

### **Objectives**

- To ensure that development does not adversely impact on the landscape character or environmental values of land.
- To maintain the low density character of the area.
- To discourage the rezoning of low density residential land, regardless of access to services and infrastructure (particularly reticulated sewerage).
- To recognise that increased densities and residential development in low density residential areas are constrained by land capability, environmental values and lack of convenient access to physical and community infrastructure.

### **Strategies**

Strategies to achieve these objectives include:

- Maintain the low density residential land as a buffer area between residentially zoned land and the green wedge and Yarra River corridor, by discouraging the rezoning of land.
- Retain the predominance of single dwellings on allotments and discourage inappropriate residential development.
- Discourage the use and development of land for a second dwelling except where a second dwelling is attached by roof, walls and floor.
- Ensure that the scale of development is appropriate to the capability of land to retain effluent on site.
- Ensure that the siting and design of housing development and associated infrastructure and services minimises the extent of earthworks and vegetation disturbance and avoids vegetation removal.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

- Applying the Low Density Residential Zone.

### **Policy and exercise of discretion**

### **Further strategic work**

- Implementing the *Bushland Fringes Site Design Guide* (2005).
- Preparing a Local Planning Policy to address built form and earthworks in the low density residential areas.

### **Other actions**

- Advocating the provision of sewer connection by Yarra Valley Water for land in low density residential areas.
- Implementing the Domestic Wastewater Management Plan (2002).

**21.06-3**  
02/10/2008  
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### **Subdivision**

#### **Key issues**

- Limited land available for further subdivision.
- Lot size in relation to effluent disposal.
- Impact of subdivision on environmental values and landscape character of land.
- Loss of biodiversity.
- Access to physical and community infrastructure.

#### **Objectives**

- To encourage subdivision and associated works which appropriately responds to land capability, environmental and landscape values, wildfire risk, topography, physical and community infrastructure.
- To ensure that any application for subdivision maximises the retention of native vegetation.
- To ensure that subdivision adopts environmentally sustainable design principles.

#### **Strategies**

Strategies to achieve these objectives include:

- Ensure that subdivision design and layout considers lot orientation, size and location of building envelopes and effluent envelopes and water re-use to achieve sustainable design outcomes.
- Ensure that allotments created by the subdivision are capable of adequately treating and retaining wastewater within the boundaries of each allotment.
- Ensure that subdivision design and layout responds appropriately to topography and vegetation cover and is consistent with Net Gain objectives and principles, where appropriate.
- Ensure that subdivision and associated works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.
- Encourage subdivision layouts to respond appropriately to neighbouring uses and buildings.

- Encourage subdivision layouts to provide for the safety and security of residents and property by considering wildfire, flooding, landslip and steep slopes.
- Ensure that building and effluent envelopes are located to protect vegetation, view lines and minimise the extent of earthworks.
- Encourage subdivision and associated works to be designed to provide adequate vehicle, pedestrian and bicycle links.
- Avoid the creation of new lots on slopes of greater than 20%.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

- Applying the Low Density Residential Zone.
- Applying the Wildfire Management Overlay.

### **Policy and exercise of discretion**

- Using Local Policy to guide subdivision design that is responsive to the environmental and visual characteristics of the streetscape (*Battle axe blocks policy, Clause 22.11*).
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

### **Further strategic work**

### **Other actions**

- Advocating the provision of sewer connection by Yarra Valley Water for land in low density residential areas.

**21.06-4**  
02/10/2008  
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### **Built form and landscape character**

### **Key issues**

- Design and construction of development in areas with topographical constraints, wildfire risks, landscape character, visual and environmental significance.
- Impact of vegetation removal and extensive earthworks on landscape character.

### **Objectives**

- To ensure that land is developed in a way that is compatible with the character of the area, its landscape qualities, pattern of vegetation and environmental values.
- To minimise the extent of earthworks and to preserve and enhance natural drainage lines.
- To ensure the retention of existing trees, where appropriate, and that any landscaping complements the character of the area.
- To protect and enhance landscape quality, view lines and vistas.

## Strategies

Strategies to achieve these objectives include:

- Encourage the siting and design of buildings and works, selection of materials and landscaping to minimise wildfire risk.
- Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.
- Require that buildings and works minimise visual impact by locating away from ridgelines and exposed slopes, incorporating screening treatments and non-obtrusive materials and colours.
- Ensure that development on sloping sites adopts suitable design techniques that minimise earthworks and building bulk.
- Avoid development, including vegetation removal, on land with slopes greater than 20%.
- Ensure that development does not protrude above the prevailing height of the tree canopy.
- Ensure that existing trees are retained where appropriate and that replacement trees complement the character of the area.

## Implementation

These strategies will be implemented by:

### Zones and overlays

- Applying a Significant Landscape Overlay.
- Applying a Vegetation Protection Overlay.
- Applying the Wildfire Management Overlay.

### Policy and exercise of discretion

- Implementing the *Manningham Heritage Garden & Significant Tree Study – Stage 2* (April 2006) which identifies vegetation of significance to be protected and maintained.
- Using Local Policy to guide development in areas of identified wildfire risk (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

### Further strategic work

- Preparing a Local Planning Policy to address built form and earthworks in low density residential areas.
- Implementing the *Bushland Fringes Site Design Guide* (2005).
- Implementing the *Manningham Monterey Pine and Cypress Tree Assessment* (2003).

### Other actions

**21.06-5**02/10/2008  
C52**Environmental issues****Key issues**

- Impact of effluent disposal.
- Impact of land use, development and management techniques on biodiversity.
- Impact of vegetation removal.
- Impact of earthworks.
- Competing interests between environmental weeds and significant landscapes.
- Degradation of waterways and streamside environments.
- Invasion of pest plants and pest animals.

**Objectives**

- To ensure that land use, development and land management practices protect and enhance soil, water and air quality, native flora and fauna and the character of these areas.
- To achieve developments which are site responsive and which complement the topography and environmental qualities of an area.
- To encourage the removal of weed species in areas where they have no cultural and heritage landscape significance.
- To improve habitat, vegetation, soil, water and visual qualities along streamside environments.

**Strategies**

Strategies to achieve these objectives include:

- Require the preparation of a site analysis plan of the site and surrounds for all development and subdivision proposals showing the opportunities and constraints, and how a proposal appropriately responds to this analysis.
- Protect and enhance native roadside vegetation as wildlife habitat and as a corridor for wildlife movement.
- Protect and enhance wetland, stream and waterway environments to conserve soils, ensure water quality, avoid sedimentation and retention of native vegetation as wildlife habitat and as a corridor for wildlife movement.
- Ensure that sediment run-off is contained on site using best practice techniques during the use and development of any land.
- Require land use and development proposals to demonstrate compliance with Net Gain principles.
- Require development and landscaping to protect and enhance wildlife corridors.
- Ensure that the implementation of development proposals provide for replanting of vegetation that complements the area's landscape and environmental qualities.
- Ensure that subdivision, buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.
- Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.

- Ensure that buildings are set back appropriate distances from property boundaries to provide for landscaping and the inclusion of canopy trees.
- Protect, conserve and enhance the environmental, recreational and heritage values of waterways (including natural drainage gullies) and their environments.
- Ensure that effluent envelopes are located to minimise environmental impacts.
- Require developers to create biological filtration systems along drainage systems.
- Discourage intrusive/inappropriate development on sites located adjacent to State Parks and other conservation reserves.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

- Applying the Low Density Residential Zone.
- Applying an Environmental Significance Overlay, Significant Landscape Overlay and/or Vegetation Protection Overlay where appropriate.
- Applying the Heritage Overlay.
- Applying the Land Subject to Inundation Overlay and/or Special Building Overlay.
- Applying the Wildfire Management Overlay.
- Applying the Erosion Management Overlay.

### **Policy and exercise of discretion**

- Implementing the *Manningham Biosites: Sites of (Biological) Significance Review* (2004).
- Implementing the *Bushland Fringes Site Design Guide* (2005).
- Implementing the *Manningham Green Wedge Strategy* (2004).
- Implementing the *Roadside Environmental Management Strategy* (2004).
- Using Local Policy to enhance and guide the protection of areas and sites of environmental significance, including vegetation along roadsides (*Indigenous flora and fauna policy, Clause 22.02*).
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

### **Further strategic work**

- Preparing a Local Planning Policy to encourage development that is appropriately designed, sited and landscaped to minimise the physical and visual impacts of the development on the site and surrounds.
- Implementing the *Bushland Fringes Site Design Guide* (2005)
- Implementing the *Manningham Biosites: Sites of (Biological) Significance Review* (2004)
- Identifying the location of weed species to assist in developing appropriate management techniques.



- Reviewing the schedules to the Significant Landscape Overlay with regard to the exemptions applying to weed species and consider preparing a new Significant Landscape Overlay for areas characterised by pine and cypress tree plantings.

#### **Other actions**

- Continuing to control and remove introduced pest plants and pest animals on a priority basis with special emphasis on the provisions made under the *Catchment and Land Protection Act 1994* and direction from the Catchment Management Authority.
- Continuing to liaise with Melbourne Water to co-operatively manage the stormwater and natural creek systems in the municipality.
- Enhancing the outcomes of the Local Environment Assistance Fund or other measures to improve land management, sustainable use, and stewardship for relevant properties.
- Ensuring compliance with the *Domestic Wastewater Management Plan (2002)*.

**21.06-6**  
02/10/2008  
C52

#### **Economic development issues**

##### **Key issues**

- Impact of discretionary uses including business activities in low density residential areas on amenity.

##### **Objectives**

- To encourage uses with a community service role to locate within close proximity to activity centres or other community based facilities.
- To ensure that commercial uses do not compromise the amenity and character of the neighbourhood.
- To ensure that commercial uses do not exceed the servicing capacity of the land.

##### **Strategies**

Strategies to achieve these objectives include:

- Ensure that the establishment of uses with a community service role do not compromise the amenity the neighbourhood.
- Ensure that in considering planning permit applications for home occupations, adequate provision is made for on-site car parking and loading areas and these are adequately screened from the street and adjoining land.
- Ensure that the scale of development is appropriate to the capability of land to retain effluent on site.

##### **Implementation**

These strategies will be implemented by:

##### **Zones and overlays**

##### **Policy and exercise of discretion**

- Implementing the *Home-Based Business Strategy* (1996) that encourages the establishment of appropriate businesses that do not unreasonably compromise residential amenity.
- Implementing the *Manningham City Council 2003-2006 Economic Development Strategy* (2003) to encourage the establishment of appropriate home based businesses and which do not unreasonably compromise the amenity of surrounding residential areas.
- Using Local Policy to ensure that non-residential and commercial uses do not unreasonably affect the amenity of the area. (*Accommodation premises policy, Clause 22.04, Non-residential uses in residential areas policy, Clause 22.05 and Eating and entertainment policy, Clause 22.06*).
- Using Local Policy to ensure that advertising signs do not adversely impact on visual amenity (*Outdoor advertising signs policy, Clause 22.07*).

### **Further strategic work**

### **Other actions**

- Promoting and distributing Manningham's *Home-based Business Information Kit* (2005).

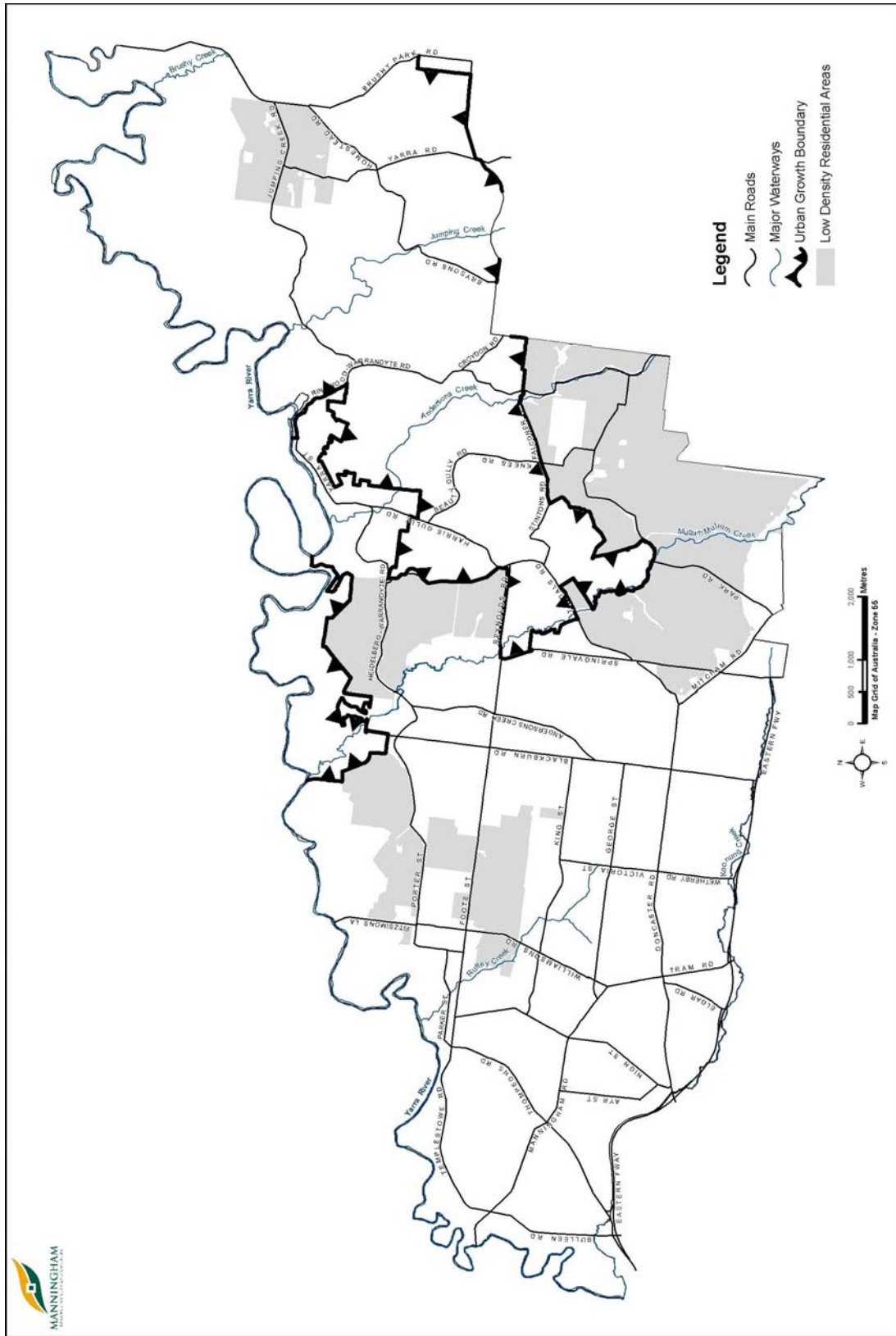
## **21.06-7**

02/10/2008  
C52

### **Reference documents**

- EPA Publication 629: Domestic Wastewater Management Series: Development Approvals in Sewered and Unsewered Areas
- John Patrick Pty Ltd Landscape Architects (2006) *Manningham Heritage Garden & Significant Tree Study – Stage 2*, Manningham City Council, Doncaster.
- Manningham City Council (2002) *Manningham Residential Strategy*, Manningham City Council, Doncaster.
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LOW DENSITY FRAMEWORK PLAN 2



**21.07**02/10/2008  
C52**GREEN WEDGE AND YARRA RIVER CORRIDOR****21.07-1**02/10/2008  
C52**Overview**

This section applies to land shown on the Green Wedge and Yarra River Corridor Framework Plan 3 and includes green wedge land outside the Urban Growth Boundary (UGB) and public and privately owned land within the Yarra River corridor. The State Government introduced the UGB around the edge of Melbourne in October 2002. All land in Manningham located outside the UGB became part of a green wedge.

Manningham's Green Wedge largely includes land within the Rural Conservation Zone and the Wonga Park township, which is included within the Low Density Residential Zone. The Yarra River corridor includes public and privately owned land located within the UGB and which is identified as having high environmental and landscape values.

These areas are primarily rural residential in character and include some agricultural enterprises, hobby farms and environmentally significant properties. A key challenge for Council is to balance competing interests between use of land for rural living, agricultural pursuits and biodiversity protection.

**Housing**

There are few opportunities for additional housing development within the green wedge and the Yarra River corridor area. The provision of housing in these areas is directed by strategies that protect and enhance landscape character and environmental values. Development will need to have regard to issues of native vegetation cover, topography, landslip, wildfire, flooding, and cultural, environmental and landscape values and available physical and community infrastructure.

The rural qualities and remnant bushland provide a setting and lifestyle quality which is very attractive to residents and potential home owners.

**Subdivision**

The current planning controls significantly limit scope for further subdivision of the green wedge and Yarra River corridor areas. Any proposal to subdivide land will need to consider land capability and constraints, adjoining land uses, environmental and landscape values and physical and community infrastructure.

**Built form and landscape character**

These areas have an attractive, undulating topography. The slopes and extensive vegetation cover contribute to the landscape and environmental qualities. Development should protect and enhance the natural environment, including the Yarra River and other waterways, topography, open space, habitat and fauna links within the green wedge and Yarra River corridor.

**Environmental issues**

Large parts of Manningham's Green Wedge and Yarra River corridor have significant biological values. They contain the majority of Manningham's Sites of Biological (botanical and zoological) Significance and supporting buffer habitat. The sites are identified as being of National, State or Regional significance. The habitat defined by the biosites and associated buffer habitat constitutes the most important areas of remnant indigenous vegetation within the municipality.

Planning controls seek to protect important remnant vegetation providing habitat for fauna, preserving biodiversity and providing lifestyle choices, whilst creating a desirable destination for residents, visitors and recreational users. The bushland and rural character is under threat from vegetation clearance for development, agriculture, pest plant and animal invasion, overgrazing, soil erosion, changes in burning regimes and neglect.

The challenge for the municipality is to provide for sustainable land use and development in these areas while achieving a Net Gain. Biodiversity protection and enhancement will be facilitated by having regard to land capability and environmental management while also protecting the character, landscape and other natural and environmental characteristics.

### **Economic development issues**

Much of the land within these areas is not high quality agricultural land. Commercial activity should complement and enhance the landscape and visual character and environmental significance of these areas.

The focus will be to protect and support the viability of existing agricultural activities and promote other appropriate business activities, which use best practice sustainable land management techniques and provide benefits to the local economy.

Council encourages home occupations as an important means of achieving economic development and providing opportunities that enable residents to work at home. The needs of home occupations should be addressed while ensuring that local amenity and environmental and landscape values are not adversely affected.

**21.07-2**  
02/10/2008  
C52

### **Housing**

#### **Key issues**

- Limited opportunity for additional housing development.
- Housing development, which does not have regard to land capability, wildfire risk, environmental and landscape values.
- Inappropriate location of infrastructure and services.

#### **Objectives**

- To ensure that housing development in the green wedge and Yarra River corridor responds appropriately to land capability, wildfire risk, environmental, landscape and, cultural values, adjoining land uses and physical and community infrastructure.
- To ensure that siting and design of housing development and associated infrastructure and services minimises the extent of earthworks and avoids vegetation removal.

#### **Strategies**

Strategies to achieve these objectives include:

- Prepare and implement a Land Management Plan for all development applications.
- Maintain existing patterns of development and the character of the green wedge and Yarra River corridor areas.
- Ensure that the scale of development is appropriate to the capability of the land to retain effluent on site.

## Implementation

These strategies will be implemented by:

### Zones and overlays

- Applying the Rural Conservation Zone.
- Applying the Low Density Residential Zone to the Wonga Park township.
- Applying the Wildfire Management Overlay.

### Policy and exercise of discretion

- Implementing the *Manningham Green Wedge Strategy* (2004).

### Further strategic work

- Reviewing the appropriate zoning of land currently zoned Rural Conservation Zone within the Urban Growth Boundary.

### Other actions

- Implementing the *Domestic Wastewater Management Plan* (2002).

## 21.07-3

02/10/2008  
C52

## Subdivision

### Key issues

- Loss of productive agricultural land.
- Pressure for subdivision of the green wedge.
- Impact on environmental and landscape values from subdivision.
- Loss of biodiversity.
- Poor land capability for development.
- Lack of physical and community infrastructure.
- Creation of environmental hazards such as flooding, landslip and wildfire risk,

### Objectives

- To discourage fragmentation of land within the green wedge and Yarra River corridor.
- To discourage subdivision where it will result in the loss of productive agricultural land.
- To ensure that any application for subdivision responds appropriately to land capability, wildfire risk, landscape, cultural and environmental values, adjoining land uses and physical and community infrastructure.
- To ensure that adequate provision is made for appropriate physical infrastructure and services.
- To ensure that subdivision adopts environmentally sustainable design principles.

## Strategies

Strategies to achieve these objectives include:

- Prepare and implement a Land Management Plan for all applications for subdivision.
- Encourage landowners of new subdivisions to identify building envelopes to limit the impacts of development, with consideration to environmental, cultural and landscape qualities, wildfire risk, topography, watercourses, lot size/design and servicing constraints.
- Ensure that subdivision design and layout responds appropriately to topography and vegetation cover and is consistent with Net Gain objectives and principles where appropriate.
- Avoid the creation of new lots with a slope greater than 20%.
- Ensure that subdivision design and layout consider lot orientation, size and location of buildings and effluent envelopes and water re-use to achieve sustainable design outcomes.
- Ensure that subdivision, buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.

## Implementation

These strategies will be implemented by:

### Zones and overlays

- Applying the Rural Conservation Zone.
- Applying the Low Density Residential Zone to the Wonga Park township.
- Applying the Wildfire Management Overlay.

### Policy and exercise of discretion

- Implementing the *Manningham Green Wedge Strategy* (2004)
- Using Local Policy to guide subdivision incorporating irregular battle axe type allotments (*Battle axe blocks policy, Clause 22.11*).
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

### Further strategic work

- Preparing guidelines for the preparation of Land Management Plans.

### Other actions

- Implementing the *Domestic Wastewater Management Plan* (2002).

**21.07-4**

02/10/2008  
C52

**Built form and landscape character**

**Key issues**

- Design and construction of development in areas with topographical constraints, wildfire risk, landscape character, visual and environmental significance.
- Impact of vegetation removal on landscape character.
- Loss of scenic values of the Yarra River corridor.

**Objectives**

- To encourage building form that responds appropriately to the landscape and minimises risk.
- To encourage retention of native vegetation.
- To minimise the extent of earthworks and to preserve and enhance natural drainage lines.
- To encourage the planting of indigenous vegetation.
- To protect and enhance landscape quality, view lines and vistas.

**Strategies**

Strategies to achieve these objectives include:

- Avoid the construction of buildings on ridgelines.
- Design and site buildings to minimise visual impact.
- Encourage the siting and design of buildings and works, selection of materials and landscaping to minimise wildfire risk.
- Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.
- Ensure building design is site responsive.
- Avoid development on land with slopes greater than 20%.
- Ensure that the siting and design of development including landscaping, minimises impacts on adjacent State Parks and other conservation reserves

**Implementation**

These strategies will be implemented by:

**Zones and overlays**

- Applying a Significant Landscape Overlay.
- Applying the Wildfire Management Overlay.

**Policy and exercise of discretion**

- Implementing the *Manningham Green Wedge Strategy* (2004).



- Implementing the *Bushland Fringes Site Design Guide* (2005).
- Implementing the *Manningham Heritage Garden & Significant Tree Study – Stage 2* (April 2006) which identifies vegetation of significance to be protected and maintained.
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

#### **Further strategic work**

- Preparing a local policy to address built form and earthworks.

#### **Other actions**

**21.07-5**  
02/10/2008  
C52

#### **Environmental issues**

##### **Key issues**

- Loss of environmental values.
- Impact of land use, development and management techniques on biodiversity.
- Degradation of waterways and streamside environments.
- Invasion and spread of pest plants and pest animals.

##### **Objectives**

- To retain and rehabilitate the significant environmental qualities of the green wedge and Yarra River corridor.
- To ensure that land use, development and land management practices protect and enhance biodiversity, soil, water and air quality, native flora and fauna and the character of these areas.
- To achieve developments which are site responsive and which complement the topography and environmental qualities of an area.
- To improve the habitat, vegetation, soil, water and visual qualities alongside streamside environments.

##### **Strategies**

Strategies to achieve these objectives include:

- Require the preparation of a site analysis plan of the site and surrounds for all development and subdivision proposals showing the opportunities and constraints, and how a proposal appropriately responds to this analysis.
- Prepare and implement Land Management Plans that enhance the land's environmental values.
- Protect and enhance native roadside vegetation as wildlife habitat and as a corridor for wildlife movement.
- Protect and enhance wetland, stream and waterway environments to conserve soils, ensure water quality, avoid sedimentation and to retain native vegetation as wildlife habitat and as a corridor for wildlife movement.

- Promote the re-vegetation of cleared areas with indigenous species.
- Ensure that subdivision, buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.
- Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.
- Require proposals to be supported by the outcomes of a proper land capability assessment.
- Ensure that sediment run-off is contained on site using best practice techniques during the use and development of any land.
- Require land use and development proposals to demonstrate compliance with Net Gain principles.
- Require development and landscaping to protect and enhance wildlife corridors.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

- Applying an Environmental Significance Overlay.
- Applying a Vegetation Protection Overlay.
- Applying the Erosion Management Overlay.
- Applying the Wildfire Management Overlay.

### **Policy and exercise of discretion**

- Implementing the *Bushland Fringes Site Design Guide* (2005).
- Implementing the *Manningham Green Wedge Strategy* (2004).
- Implementing the *Manningham Biosites: Sites of (Biological) Significance Review* (2004).
- Implementing the *Roadside Environmental Management Strategy* (2004).
- Using Local Policy to guide land use and development in the protection of areas and sites of environmental significance (*Indigenous flora and fauna policy, Clause 22.02*).
- Using Local Policy to guide land use and development in areas of known or potential archaeological significance (*Cultural heritage policy, Clause 22.03*).
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

### **Further strategic work**

- Preparing guidelines for the preparation of Land Management Plans.
- Identifying and mapping additional sites of identified wildfire risk and including the sites in the Wildfire Management Overlay.
- Identifying the location of weed species to assist in developing appropriate management techniques.

- Investigating the potential for the establishment and enhancement of fauna habitat and linking corridors between sites of environmental significance.
- Implementing the *Bushland Fringes Site Design Guide* (2005).
- Investigating the areas where the Council order in relation to prohibition of dogs and cats should be applied.
- Reviewing Clause 22.02 *Indigenous flora and fauna policy* to incorporate issues relating to Net Gain.
- Reviewing the Environmental Significance Overlay to incorporate the recommendations of the *Manningham Biosites: Sites of (Biological) Significance Review* (2004).

#### **Other actions**

- Continuing to control and remove introduced pest plants and animals on a priority basis with special emphasis on the provisions made under the *Catchment and Land Protection Act 1994* and direction from the Catchment Management Authority.
- Continue to support private landowners in conserving biodiversity through Council's Biodiversity Incentive Program.
- Developing an environmental checklist for new buildings to ensure that environmentally sound materials are used where possible.
- Implementing the *Domestic Wastewater Management Plan* (2003).
- Implementing the *Horse Riding Strategy* (2001) with respect to best practice pasture management, horse trail management and environmental education for riders and identify implementation opportunities through the planning scheme.

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#### **Economic development issues**

##### **Key issues**

- The restrictions of the Rural Conservation Zone on opportunities for potential business activities.
- Environmental and amenity impacts of agricultural and commercial businesses.
- Attracting sustainable businesses.
- Threat to viability of existing agricultural and commercial businesses

##### **Objectives**

- To ensure further development does not impact on existing productive agricultural land and activities.
- To ensure residential and environmental amenity is not affected by business activities.
- To encourage sustainable business opportunities which complement the scenic, landscape and environmental qualities of the area.

##### **Strategies**

Strategies to achieve these objectives include:

- Increase local employment opportunities.

- Support the establishment of a mix of appropriate, sustainable, non-intensive agricultural uses in the Yarra River Corridor and green wedge areas.
- Encourage business opportunities including tourism in the Yarra River corridor and green wedge areas, which complement the remnant bushland and rural living environment.
- Ensure that home occupations have minimal impact on the amenity of the surrounding area, including noise.

### **Implementation**

These strategies will be implemented by:

### **Policy and exercise of discretion**

- Implementing the *Home-Based Business Strategy* (1996) that encourages the establishment of appropriate businesses that do not compromise residential amenity.
- Implementing the *Manningham Green Wedge Strategy* (2004)
- Implementing the *Manningham City Council 2003-2006 Economic Development Strategy* (2003).

### **Zones and overlays**

### **Further strategic work**

- Investigating options for alternative 'sustainable' business opportunities.
- Reviewing the appropriateness and implications of the Rural Conservation Zone applying to green wedge land and the Yarra River corridor area.

### **Other actions**

- Promoting and distributing Manningham's *Home-based Business Kit* (2005).
- Ensuring the benefits of the Bush Gain and Local Environment Assistance Fund Programs are available to businesses.
- Implementing the *Manningham Land Capability Study* (2004).

## **21.07-7**

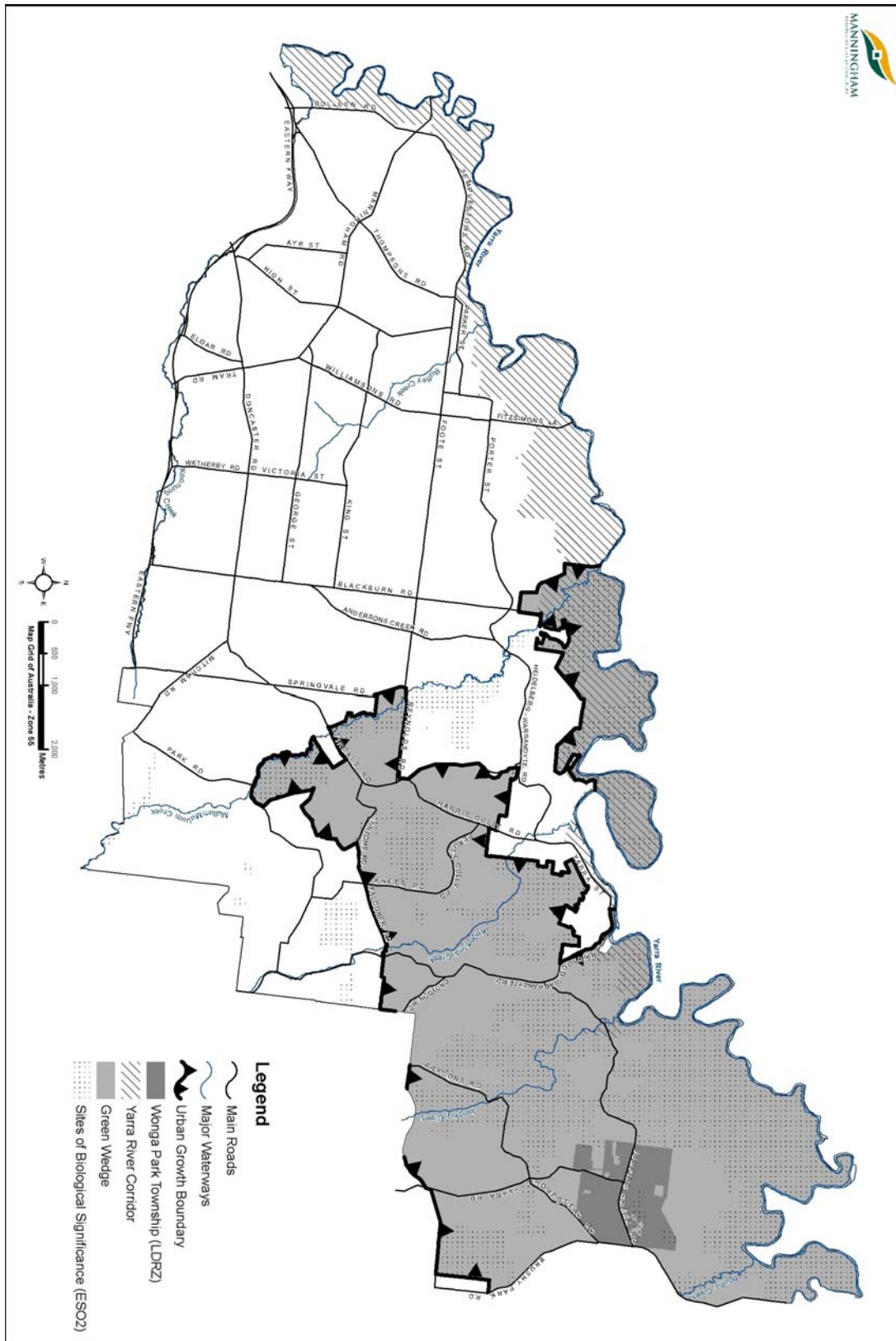
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### **Reference documents**

- Agriculture Services Victoria Pty Ltd (2004) *The Manningham Green Wedge Land Capability Study*, Victoria.
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- Manningham City Council (2005) *Bushland Fringes Site Design Guide*, Manningham City Council, Doncaster.

- Manningham City Council (2004) *Manningham Biosites: Sites of (Biological) Significance Review*, Manningham City Council, Doncaster.
- Manningham City Council (2004) *Roadside Environmental Management Strategy*, Manningham City Council, Doncaster.
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GREEN WEDGE AND YARRA RIVER CORRIDOR FRAMEWORK PLAN 3



**21.08 INDUSTRIAL**02/10/2008  
C52**21.08-1 Overview**02/10/2008  
C52

Manningham has few areas zoned for industrial use. These areas are shown in Industrial Framework Plan 4. The industrial centres at Bulleen and Templestowe are located within high quality landscapes and vistas. A key challenge for Council is to ensure that the use and/or development of these industrial areas, does not have a detrimental impact on nearby residential areas and existing environment and/or landscape values.

***Industrial use***

Council will discourage the establishment of non-industrial uses in the Bulleen and Templestowe areas to consolidate the role of these light industrial areas.

It is envisaged that industrial uses within Doncaster Hill will be phased out over time as the area is developed for higher density living.

Council will encourage measures that ensure a competitive operating environment for business, through the encouragement of sustainable business practices, including initiatives, which foster best practice environmental management and use of competitive business technologies.

***Urban design and built form***

It is important that new development improves the visual appearance, accessibility, safety, promotes sustainable development and addresses the scale and form of surrounding development through site responsive design.

**21.08-2 Industrial use**02/10/2008  
C52**Key issues**

- Consolidating the role of industrial areas.
- Impacts of industrial use and development on the environment and residential amenity.
- The changing role of the Doncaster Hill Activity Centre.

**Objectives**

- To retain opportunities for industrial uses within existing industrial areas.
- To encourage industrial uses that does not adversely affect the amenity of the local area and the natural environment.
- To phase out industrial uses in the Doncaster Hill Activity Centre, over time to accommodate higher density living.

**Strategies**

Strategies to achieve these objectives include:

- Discourage the establishment of non-industrial uses within the industrial areas.
- Consolidate the role of these areas to minimise the need to rezone additional land for industrial purposes.

- Discourage uses that may have a negative impact on the local area.
- Encourage businesses to adopt best practice environmental management and consider latest business technologies.
- Discourage the further expansion of industrial uses within the Doncaster Hill Activity Centre.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

- Applying the Industrial 1 Zone.

### **Policy and exercise of discretion**

- Implementing the *Doncaster Hill Strategy* (2002).
- Using Local Policy to guide the use and development of land in industrial areas (*Industrial areas policy, Clause 22.16*).

### **Further strategic work**

- Reviewing the *Manningham City Council 2003-2006 Economic Development Strategy* (2003) to consider industrial land use and development.

### **Other actions**

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### **Urban design and built form**

#### **Key issues**

- Appearance of buildings, car parking and signage.

#### **Objectives**

- To ensure that scale and built form of development makes a positive contribution to the streetscape character and visual amenity.
- To achieve development with a high standard of amenity, functionality and safety.
- To reduce the visual impacts of car parking and driveway areas.
- To ensure that all advertising signs complement the character of the area, the site and surrounds, built form and streetscape, minimise clutter, are well designed and improve the site's attractiveness and function.
- To encourage development to have regard to Ecologically Sustainable Development principles.
- To provide landscaping to soften built form within industrial areas.



## Strategies

Strategies to achieve these objectives include:

- Encourage development that improves the visual appearance of industrial areas through appropriate built form and minimises the visual impacts of car parking and signage.
- Require development to include stepped heights, articulation, and sufficient setbacks to avoid detrimental impacts to the area's character and amenity.
- Encourage car parking areas to be located at the rear, side or basement of buildings in a way that responds to landform and surrounding development.
- Encourage the use of appropriate landscaping and water sensitive design to soften the visual appearance of large areas of car parking within developments.
- Encourage signs which complement the character of the area, the site and surrounds, built form and streetscape, minimise clutter, are well designed and improve the site's attractiveness and function.
- Minimise the impacts of signs on key landmarks, views and vistas.
- Provide adequate setbacks for buildings located adjacent to parkland to allow appropriate landscaping to be undertaken.
- Ensure that any development adjacent to parkland is of a scale and form that minimises its visual impact on users of the parkland.
- Require the retention of native vegetation wherever practical and/or requiring landscaping to incorporate indigenous flora.
- Require safe and convenient vehicle and pedestrian access.

## Implementation

These strategies will be implemented by:

### Zones and overlays

- Applying an Environmental Significance Overlay to industrial areas in Bulleen and Templestowe.
- Applying a Significant Landscape Overlay to industrial land in Websters Road, Templestowe.
- Applying a Design and Development Overlay to industrial land within the Doncaster Hill Activity Centre.

### Policy and exercise of discretion

- Implementing the *Doncaster Hill Strategy* (2002).
- Using Local Policy to encourage appropriate uses within industrial areas and improve the built form and functionality of industrial developments, including design and location of car parking areas (*Industrial areas policy, Clause 22.16 and Access for disabled people policy, Clause 22.09*).
- Using Local Policy to guide the location and display of advertising signs (*Outdoor advertising signs policy, Clause 22.07*).

- Using Local Policy to encourage high standards of development and appropriate uses in the Bulleen industrial area (*Bulleen gateway policy, Clause 22.10*).

**Further strategic work**

- Reviewing Clause 22.10 *Bulleen Gateway policy*, to determine if it is still relevant.

**Other actions**

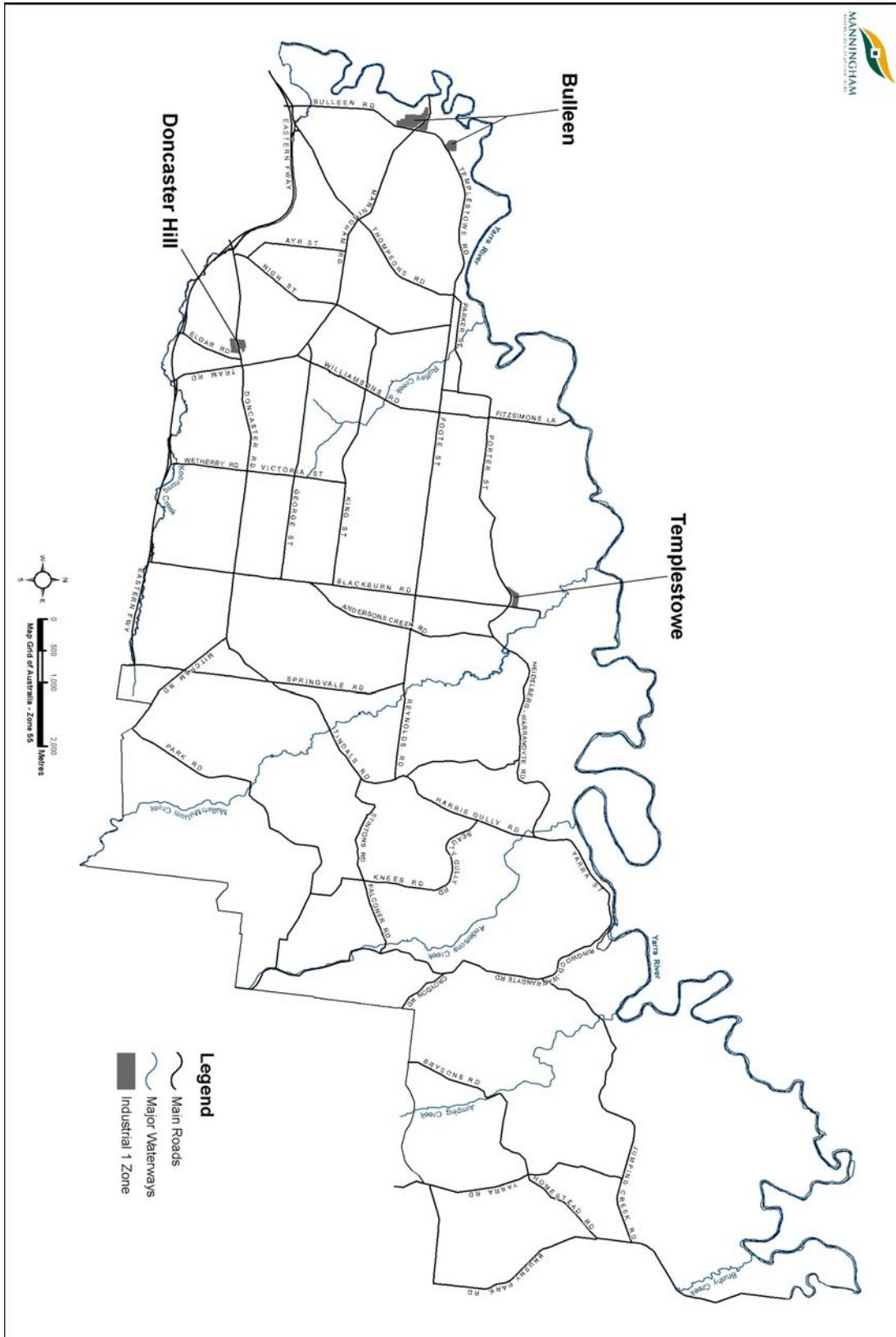
**21.08-4**

**Reference documents**

02/10/2008  
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INDUSTRIAL FRAMEWORK PLAN 4



## 21.09 ACTIVITY CENTRES AND COMMERCIAL AREAS

02/10/2008  
C52

### 21.09-1 Overview

02/10/2008  
C52

This section applies to all activity centres and commercial areas identified in Framework Plan 5. Activity Centres are generally included within a Business 1 Zone. Other commercial areas are generally zoned Business 2 Zone, Mixed Use Zone and Comprehensive Development Zone.

Manningham's network of activity centres currently comprises one Principal Activity Centre (Doncaster Hill, Doncaster), one Major Activity Centre (The Pines, East Doncaster) and ten Neighbourhood Activity Centres (Donburn, Tunstall Square, Jackson Court, Templestowe Village, Macedon Activity Centre, Bulleen Plaza, Doncaster East / Devon Plaza Activity Centre, Park Orchards, Warrandyte township and Warrandyte Goldfields). There are also a number of local activity centres, and other commercial areas throughout the municipality.

Activity centres are integral to the local economy and local employment generation and are an important focal point for community life and interaction.

Key challenges for Manningham's network of activity centres are to ensure that commercial development is contained within the activity centres and that existing centres remain vibrant, viable and sustainable into the future. These centres will be supported by an enhanced public transport system. The Principal, Major and identified Neighbourhood Activity Centres will be the focus of increased residential growth and development. Other key challenges facing activity centres include changes to industry and social trends (eg, regionalisation of government services to larger centres, internet shopping, lifestyle shopping) as well as the impact of The Pines and Doncaster Shoppingtown expansions on other centres.

Small clusters of commercial development exist throughout Manningham. There is increasing pressure for linear commercial development along main roads and for new commercial development to be located outside of activity centres. These types of developments impact on the viability of the existing activity centres and are often poorly located in terms of access to appropriate services and public transport.

#### Principal Activity Centre (Doncaster Hill)

The Metropolitan Strategy *Melbourne 2030* identifies Doncaster Hill as a Principal Activity Centre.

The Doncaster Hill Activity Centre is a 58 hectare area located in Doncaster, stretching along the major corridors of Doncaster Road, Williamsons Road and Tram Road. It is located approximately 12 kilometres from the Melbourne Central Activities District and is one of the highest points in Melbourne showcasing views of the Dandenongs, Kinglake Ranges and the panoramic Melbourne City skyline.

The Doncaster Hill Activity Centre is regarded as a prime location for redevelopment based on topographic features and existing physical and community infrastructure assets.

To meet changing demographic trends and achieve residential targets identified by Council there is a need to provide a greater diversity of dwelling types. As part of the *Manningham Residential Strategy* (2002), high and medium density housing densities will be encouraged within identified Activity Centres whilst residential development outside identified Activity Centre areas will be the focus for lower density, detached housing development. The Doncaster Hill Activity Centre has been identified as a focus for high density residential development.

Manningham has a commitment to sustainability. The Doncaster Hill Activity Centre is an opportunity to showcase an integrated land-use planning and development framework which:

- challenges mainstream community planning and building design to achieve desired environmental outcomes
- provides more local jobs to reduce journey to work trips
- provides housing where residents may walk to facilities and services
- encourages reduced levels of car ownership and increased public transport usage.

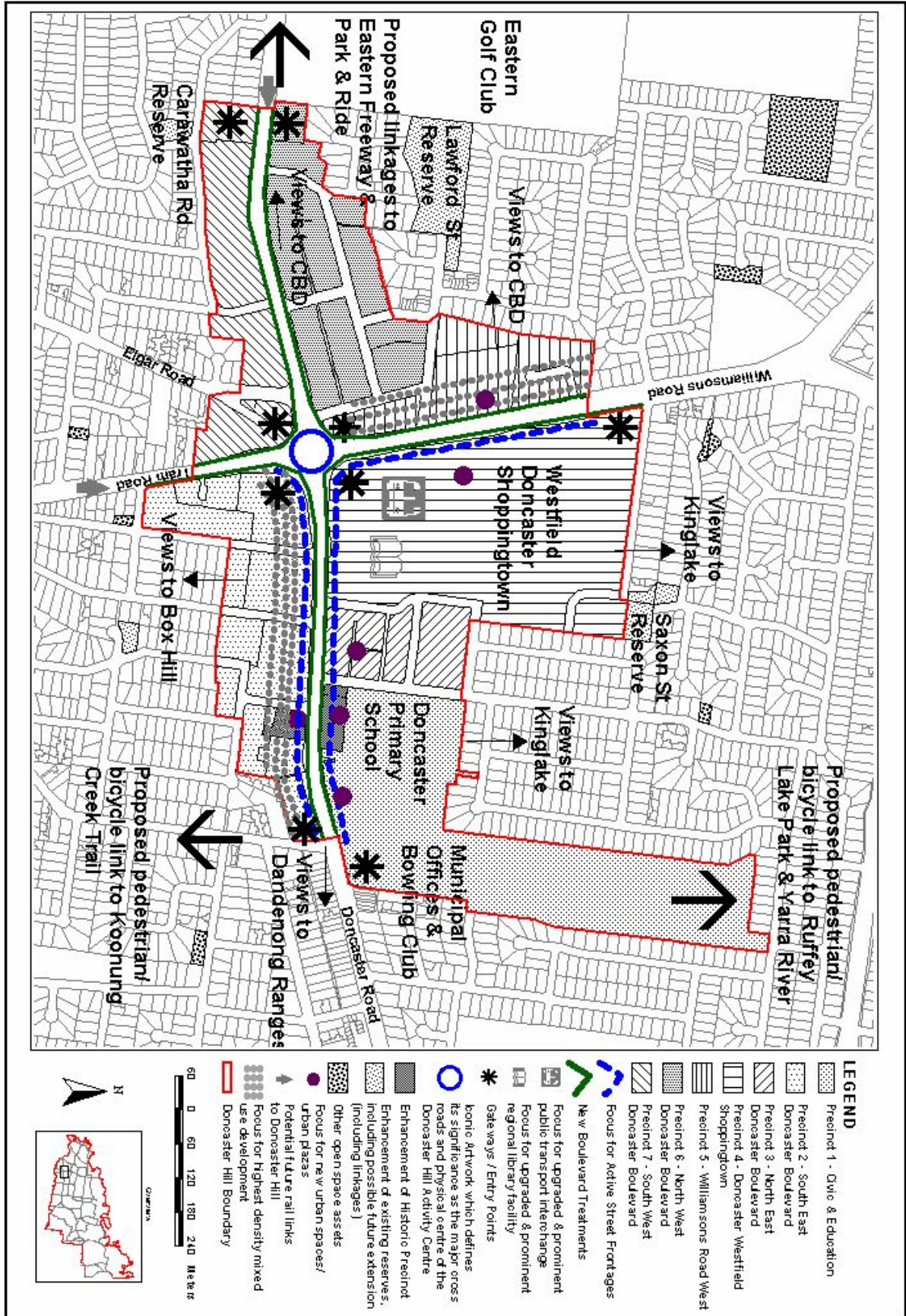
## Vision

The *Doncaster Hill Strategy* (October 2002) envisages that the Doncaster Hill Activity Centre will be a key destination in Melbourne's East. It will be a high density, sustainable, vibrant, contemporary mixed use urban village with a strong sense of place and civic identity based on the following key vision objectives:

- To implement the objectives of *Melbourne 2030* in respect of Principal Activity Centres as a focus for retail, social, commercial, entertainment, civic and residential uses.
- To integrate ecologically sustainable development principles and techniques into every facet of the design, construction and operation/occupancy stages of new development to raise the aspirations of all users, appropriate for a city looking towards a long-term, responsible and sustainable future.
- To ensure that built form outcomes demonstrate the use of contemporary architecture combined with innovative urban design and building techniques that incorporate ecologically sustainable design principles.
- To emphasise the existing dramatic landform of Doncaster Hill through built form that steps down the hill.
- To encourage high density, high rise residential development.
- To provide a greater diversity of dwelling types.
- To alleviate pressure for more intense residential development in established urban areas.
- To reduce travel demand and change travel behaviour.
- To promote the development of sustainable transport options.
- To meet the future infrastructure requirements of Doncaster Hill in a comprehensive, timely and equitable way.
- To develop an integrated mixed-use precinct for Doncaster Hill Activity Centre which provides for an appropriate mix of uses and functions on a location specific level, including the provision of:
  - mixed uses within buildings, particularly along boulevard locations
  - small scale retail opportunities at ground floor level in conjunction with other mixed use developments
  - additional commercial/office floor space
  - flexible floor spaces within buildings to ensure life cycle adaptability.

The key strategic directions for future land-use planning and development are illustrated by the Doncaster Hill Strategy Framework Plan, included as Map 1 to this Clause. This Framework Plan provides the design vision as a stimulus for private and public sector developments.

MAP 1 - DONCASTER HILL STRATEGIC FRAMEWORK PLAN





## **Precincts**

Seven distinctive development precincts have been identified and delineated within the Doncaster Hill Activity Centre. The precincts are delineated in accordance with their topographic orientation and aspect on Doncaster Hill, their relationship to main roads, and their present and future uses.

The precincts provide guidance to the expected outcomes in each area and a framework for the assessment of appropriate mixes of functions, building scale and character to create a distinctive sense of identity and character for each of the precincts.

In addition to the seven precincts, guidance to the expected outcomes for the intersection of Doncaster, Williamsons and Tram Roads is also outlined. The seven precincts of the Doncaster Hill Activity Centre and the intersection are identified on Map 2 to this Clause.

### **Precinct 1**

#### **Existing conditions**

This precinct contains existing civic, education and art infrastructure for Doncaster Hill Activity Centre, including the defining historic buildings and most of the existing open space. It also features commanding views of the Kinglake ranges to the north and the Dandenong ranges to the east.

#### **Vision**

The creation of a consolidated, prominent and accessible civic centre with an expanded community and education focus, with gateway presence. It will also include a major urban open space/green spine for Doncaster Hill Activity Centre residents and the wider Manningham community. It is also envisaged to incorporate strong pedestrian links to other areas of Doncaster Hill Activity Centre and enhance the historic/arts sub-precinct.

### **Precinct 2**

#### **Existing conditions**

This precinct is a north-facing strip on the south side of the Doncaster Road ridgeline, commanding 360-degree panoramic views and already containing a significant component of the commercial development for Doncaster Hill Activity Centre.

#### **Vision**

The focus for high-density mixed use development on Doncaster Hill, this precinct will include cafes, restaurants and outdoor eating at ground level taking advantage of the north-facing aspect, forming the backbone of a vibrant and active boulevard. It is also envisaged that strong pedestrian links will be established between both sides of Doncaster Road and that the heritage buildings will be retained to reinforce heritage/arts character of the area.

### **Precinct 3**

#### **Existing conditions**

This precinct is the interface zone between the Civic and Education Precinct 1 to the east and Doncaster Shoppingtown (Precinct 4) to the west. It falls away dramatically to the north maximising northern views and exposure. The Precinct presently comprises mainly low-density housing, with several rear lanes, and commercial development abutting Doncaster Road.

#### **Vision**

In light of its strategic location between Precincts 1 and 4, the future fabric in Precinct 3 will be highly permeable, including well-defined public spaces with linking pathways and with development addressing rear laneways and well designed public plaza(s). Precinct 3 will be well connected to high-density mixed-use development along Doncaster Road and Doncaster Shoppingtown Doncaster. Development will step down the hill and should fully exploit the northerly aspect and commanding views to the northern ranges.

### **Precinct 4**

#### **Existing conditions**

Doncaster Shoppingtown, is a major regional shopping centre centrally located within the Doncaster Hill Activity Centre. The site has significant frontages to the main roads and occupies the dominant corner of the main intersection. It commands panoramic views to the north and west. The precinct also contains residential and community uses along the northern boundary.

#### **Vision**

As the Principal retail and entertainment focus of the Doncaster Hill Activity Centre it is envisaged that Westfield Shoppingtown will be better integrated into Doncaster Hill Activity Centre and the surrounding community. Future developments of Westfield Shoppingtown should be consistent with the vision of Doncaster Hill Activity Centre by incorporating activated street frontages and external spaces, a greater mix of uses, pedestrian accessibility, an accessible and prominent public transport interchange and improved engagement with the main intersection.

### **Precinct 5**

#### **Existing conditions**

This precinct extends along the Williamsons Road ridgeline. It contains the only existing high-density housing development on the Hill and the Doncaster Hotel, the third largest single consolidated site within Doncaster Hill Activity Centre. The precinct features panoramic city skyline views to the west and direct access to open space and parkland along its southern boundary.



## **Vision**

It is envisaged that high-density development continues along the Williamsons Road ridgeline, with strong links to Lawford Reserve, Shoppingtown and the public transport interchange. Strategic view corridors are to be created from the west side of Williamsons Road (in the vicinity of the Shoppingtown Hotel site) towards the city skyline, including from public open space abutting Williamsons Road.

## **Precinct 6**

### **Existing conditions**

This precinct comprises the northwest area of Doncaster Road and Doncaster Hill Activity Centre. The precinct presently has a strong commercial/light industrial character, and older residential stock along Firth Street. It commands city views from the higher reaches at the east end.

### **Vision**

It is envisaged that the mixed-use village character will continue on a smaller scale to that proposed for precincts further east and strong pedestrian links will be created to Lawford Reserve and to the south side of Doncaster Road. Commercial and mixed-uses will be located along Doncaster Road with medium-density residential uses located towards the rear of the precinct. Together with Precinct 7 it forms the major gateway entry to Doncaster Hill Activity Centre along Doncaster Road comprising of a consistent built edge and tree-planting with a gateway building located at west entry point.

## **Precinct 7**

### **Existing conditions**

This precinct comprises the south-west area of Doncaster Road and the Doncaster Hill Activity Centre, and is presently characterised by light industrial and commercial uses, including a number of restaurants at the west end and also including some residential land uses to the south. It commands city views from the higher reaches at the east end.

### **Vision**

It is envisaged that a mixed-use village will be created on a smaller scale than that proposed for precincts further east. Together with Precinct 6, it forms a major gateway entry to the Doncaster Hill Activity Centre with consistent tapering of the built edge - to preserve the views of the city. It is envisaged that a gateway building be located at west entry point and that boulevard tree planting be located along the length of Doncaster boulevard. Commercial and mixed-uses will be located along Doncaster Road.

## **Intersection of Doncaster, Williamsons and Tram Roads**

### **Existing conditions**

This intersection comprises the major cross roads and physical centre of the Doncaster Hill Activity Centre with views to the city skyline and Box Hill. The intersection forms part of the major arterial road networks in the municipality, with access from the intersection to the

Eastern Freeway, CBD and Box Hill Activity Centre. Doncaster Road is the municipality's main east-west arterial road and major bus route.

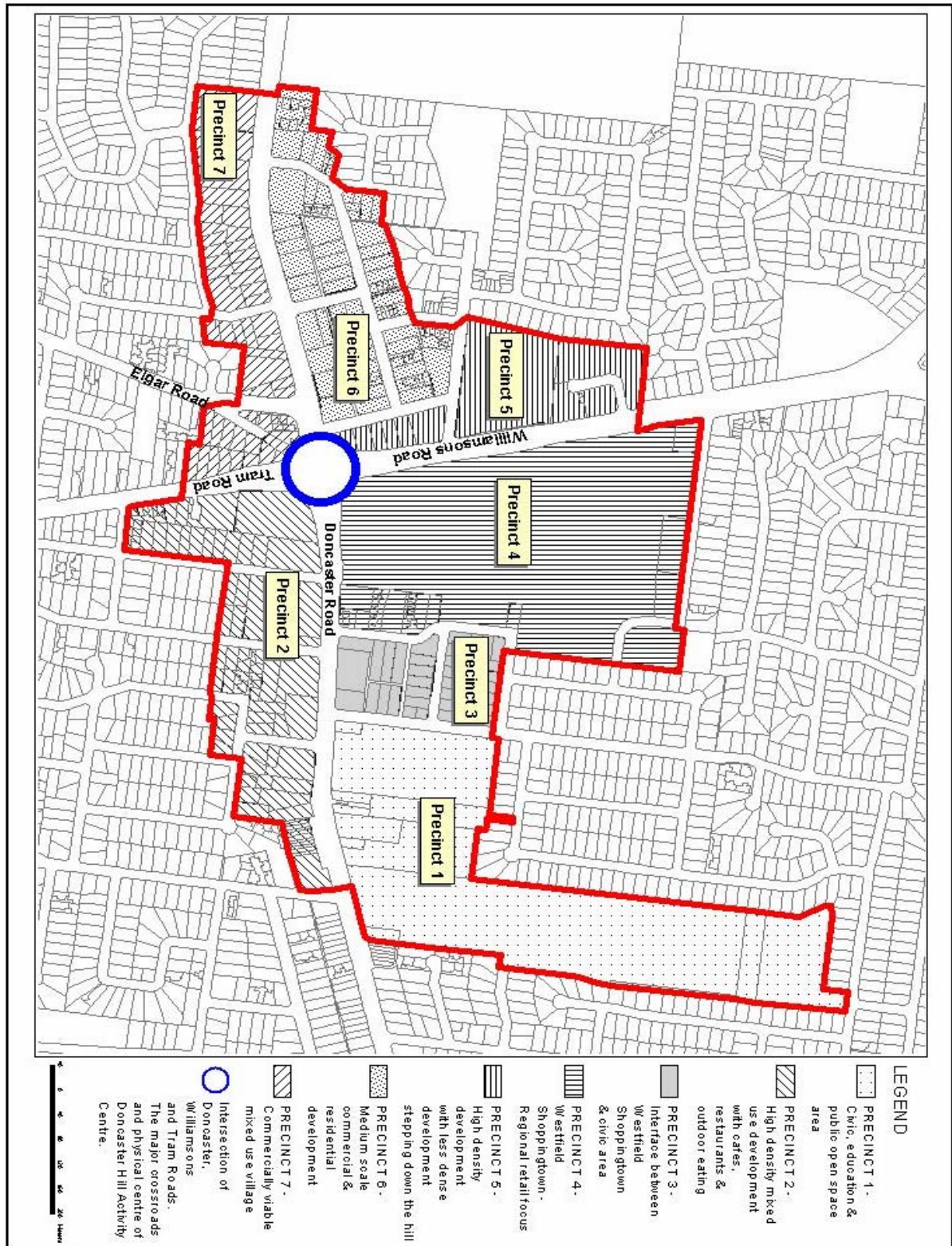
### **Vision**

The Strategy supports the provision of iconic artwork at the intersection which:

- defines its significance as the major cross roads and physical centre of the Doncaster Hill Activity Centre
- creates a focal point of iconic status for Doncaster Hill Activity Centre visible from all directions
- visually unifies the 4 corners of the intersection
- preserves the street level pedestrian focus and retains views along Doncaster Road.

It is envisaged that this intersection will have greatly increased pedestrian safety and amenity, connecting all precincts abutting the Doncaster Road, Williamsons and Tram Roads intersection.

MAP 2 - LOCATION OF DONCASTER HILL ACTIVITY CENTRE PRECINCTS



### **Major Activity Centre (The Pines, Doncaster East)**

The Pines is located at the intersection of Blackburn and Reynolds Roads, Doncaster East, and has been identified as a Major Activity Centre in *Melbourne 2030*. The Pines is a stand-alone, sub-regional centre located within a recently developed residential area.

As a Major Activity Centre, mixed use development, higher density housing and a wider range of arts, cultural and entertainment facilities will be encouraged. Further expansion of the Pines Activity Centre is limited by the lack of development opportunities and inadequate public transport services.

### **Neighbourhood Activity Centres**

Manningham's Neighbourhood Activity Centres provide a limited mix of uses to meet local convenience needs. A key issue is to ensure that these centres remain viable and can evolve to meet the future needs of the community.

These centres will continue to be community hubs and meeting places for local residents, and opportunities for locating a range of social, community and recreational services within these centres will be encouraged. The activity centres located west of the Mullum Mullum Creek will be a focus for increased medium density development.

Development in the activity centres should improve functionality, accessibility, safety, social interaction, promote sustainability, and address scale and identity through site responsive design.

### **Local Activity Centres**

Manningham has a number of Local Activity Centres throughout the municipality. These centres generally comprise only a small number of shops, which serve the convenience needs of immediate residents. These centres tend to experience high levels of vacancy for long periods of time and there is increasing pressure to allow different uses within these centres.

### **Commercial areas**

A number of commercial areas exist outside out of Manningham's Activity Centres, in particular along main roads (e.g. Doncaster and Manningham Roads). Future development in existing commercial areas must incorporate the use of high quality urban and sustainable design that addresses and minimises the impact of the development on the existing streetscape and adjoining areas.

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### **Principal Activity Centre (Doncaster Hill)**

#### **Key issues**

- The identification of Doncaster Hill as the civic hub for the municipality.
- The need for mixed use development with a focus on high density residential development in the Doncaster Hill Activity Centre.
- Pressure for commercial and retail development outside the Doncaster Hill Activity Centre.
- Incorporating ecologically sustainable development principles in every facet of design, demolition, construction and operation.

- Achieving innovative contemporary design and built form for all new development that is based on the best of current architectural design practice and sustainability principles.
- Infrastructure requirements in the Doncaster Hill Activity Centre.

### **Objectives**

- To provide quality civic community services and facilities.
- To promote mixed use, high density residential development.
- To encourage the location of commercial and retail development within the Doncaster Hill Activity Centre.
- To maximise energy conservation and increase use of renewable energy resources.
- To achieve water sensitive urban design that offers a superior alternative to the traditional approach to water management.
- To minimise the environmental impacts of input and output materials as well as any material used in the external construction and development of buildings and works.
- To achieve healthy indoor environment quality.
- To achieve a reduction in waste generated by building occupants that is collected, hauled to and disposed of in landfills.
- To achieve building design which includes accessibility and reduces the need to modify or alter buildings, in response to future changing needs and uses.
- To maximise alternative modes of transport and minimise environmental impacts associated with car parks.
- To minimise environmental impacts associated with site construction practices.
- To achieve innovative contemporary design and built form for all new development that is based on the best of current architectural design practice and sustainability principles.
- To ensure that the future infrastructure requirements of the Doncaster Hill Activity Centre are met in a comprehensive timely and equitable manner.
- To ensure all costs are equitably apportioned between developers and the responsible authority, in the provision of all relevant infrastructure.
- To encourage active uses and pedestrian generating activities at street level.
- To improve pedestrian, bicycle and public transport access to and within Doncaster Hill.

### **Strategies**

Strategies to achieve these objectives include:

- Provide a range of social and community services to be located in the Doncaster Hill Activity Centre to meet the needs of the current and future residents and reinforce its role as Manningham's civic centre.
- Provide for high density residential development on individual sites in conjunction with a mix of other uses.
- Discourage the expansion of commercial and retail uses outside the Doncaster Hill Activity Centre.
- Address and incorporate ecologically sustainable design principles into developments at the earliest opportunity as an important design and development consideration, rather than be incorporated once concepts and plans are well advanced.

- Demonstrate the full potential of ecologically sustainable development by incorporating current best practice, using emerging design solutions and technologies and embracing a 'beyond compliance' approach to mandatory standards into proposals.
- Create an Activity Centre of a more human scale and character, which enhances the uniqueness and attractiveness of Doncaster Hill.
- Ensure that built form provides a range of building heights stepping with and emphasising the existing landform of the Doncaster Hill Activity Centre.
- Protect and enhance key views and vistas.
- Provide buildings, which are visually diverse and contribute to the public realm through the use of varied, high quality, durable and environmentally appropriate materials.
- Incorporate unique architectural and/or ecologically sustainable design features in identified design element areas so that they substantially contribute to overall building form and appearance.
- Apply appropriate building setbacks for new development, ensuring that building occupants and users of the Doncaster Hill Activity Centre have a high level of amenity in terms of ventilation, daylight access, outlook, view sharing, wind mitigation and privacy.
- Achieve the development of a strong boulevard character along Doncaster Road, Williamsons Road and Tram Road based on creating:
  - a strong sense of place and a safe and comfortable environment
  - active street frontages and mixed uses within buildings along Doncaster and Williamsons Roads (and part of Tram Road) as a focal point for appropriate uses and vibrant pedestrian generating activities including, café, leisure and other entertainment activities
  - a boulevard landscape treatment that comprises of high quality landscape treatment (including boulevard planting, canopy tree planting, screen planting, extensive tree plantings and theme plantings in appropriate locations) to be complemented by appropriate setbacks and built form.
- Apply gateway treatments to signal entry into and to enhance the special identity of the Activity Centre including the main intersection of Doncaster Road, Williamsons Road and Tram Road. Gateway treatments can include buildings showcasing unique contemporary architecture, artwork, lighting, distinctive tree planting and well-designed signage.
- Ensure that signage and displays are well designed and positioned to respect the amenity and safety of users, including the protection and enhancement of view lines and vistas and the boulevard character.
- Ensure that development incorporates high quality public and private open spaces that are useable, accessible, safe, well landscaped and provide opportunities for recreation and social interaction. These spaces should be well linked to major facilities for pedestrian networks to assist with permeability and pedestrianisation.
- Provide high quality pedestrian and bicycle linkages in both public and private areas, which improve the street level environment to create connections that are accessible, safe, interesting and pleasant.
- Provide high quality public art, which significantly contributes to the development of a contemporary and distinctive sense of place by creating an appropriate scale and location marker, defining image and reflecting the character for individual precincts.
- Provide appropriate infrastructure to meet the needs of the Doncaster Hill community, in accordance with the *Doncaster Hill Development Contributions Plan*, Manningham City Council, February 2005.

- Implement the *Doncaster Hill Development Contributions Plan*, Manningham City Council, February 2005 by proportionately allocating identified development contributions, according to projected share of usage.
- Require an economic assessment of the impacts of significant proposed developments/expansions on other activity centres.
- Implement Integrated Transport Plans to ensure access to employment, services and housing choices.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

- Applying a Comprehensive Development Zone.
- Applying a Design and Development Overlay.
- Applying the Development Contributions Plan Overlay (DCPO1) for the purpose of levying contributions for the provision of works, services and facilities before development can commence.
- Applying the Public Acquisition Overlay (PAO1) and (PAO7) for the purpose of identifying land that Council proposes to acquire for open space or new road construction purposes.
- Applying an Incorporated Plan Overlay.

### **Policy and exercise of discretion**

- Using Local Policy (*Doncaster Hill Activity Centre Sustainability Management Plan Policy, Clause 22.13*) to provide specific ecologically sustainable development requirements for land use and development within Doncaster Hill Activity Centre.
- Using Local Policy to promote design that addresses public safety (*Safety through urban design policy, Clause 22.08*).
- Applying the Doncaster Hill Parking Precinct Plan (*Doncaster Hill Parking Precinct Plan, GTA Consultants for Manningham City Council, 5 July 2004 Clause 52.06-6*).
- Applying the Doncaster Hill Development Contributions Plan, Manningham City Council, February 2005 to require a 5% public open space contribution for subdivision in the Doncaster Hill Activity Centre (*Doncaster Hill Development Contributions Plan, SGS Economics & Planning, February 2005, Clause 52.01*).

### **Further strategic work**

- Investigating the development of performance standards and the identification of 'beyond compliance' approaches for Sustainability Management Plans.
- Investigating the need for more detailed design guidelines for specific areas and elements.
- Applying the Development Contributions Plan to ensure that the future infrastructure requirements are met in a comprehensive, timely and equitable way.
- Applying appropriate car parking rates, supporting public transport use, creating highly permeable pedestrian networks and providing pedestrian and cyclist links to reduce dependency on private car use.



- Developing a Doncaster Hill Green List for High-Density Development detailing sustainable products, brands and suppliers.

#### **Other actions**

- Continuing to advocate for the preparation of a more appropriate zone for a Principal Activity Centre.
- Requiring applications for new use and development of land to apply the objectives and requirements of the *Doncaster Hill Strategy* (October 2002).
- Requiring applications for new use and development to have regard for the *Manningham Residential Strategy* (February 2002).
- Promoting and distributing the *Doncaster Hill Sustainability Guidelines* (2004).
- Continuing to advocate the extension of light rail into Doncaster Hill.
- Considering the views of the Sustainable Design Taskforce on major applications.
- Implementing mechanisms for the collection, dispersement and management of the Development Contributions Plan fund.

**21.09-3**  
02/10/2008  
C52

#### **Major Activity Centre (The Pines, Doncaster East)**

##### **Key issues**

- Long-term viability of The Pines.
- Providing a suitable range of community facilities and services, infrastructure and accommodation to meet the needs of the changing demographics.
- Limited opportunities for higher density residential development.
- Achieving innovative, contemporary built form based on best practice architectural design and sustainability principles.
- Provision of appropriate car parking and traffic management arrangements.
- Enhancing the public transport interchange function of The Pines.

##### **Objectives**

- To maintain the role of The Pines as a sub-regional activity centre.
- To encourage compatible commercial and residential uses in mixed-use areas, which are appropriately designed to protect the amenity of the area for all occupants.
- To encourage the provision of multi-purpose community facilities in proximity to The Pines.
- To achieve building design which includes accessibility and reduces the need to modify or alter buildings in response to future changing needs and uses.
- To ensure that public spaces provide a high standard of amenity, convenience, accessibility and safety.
- To provide landscaping to soften built form.
- To improve pedestrian, bicycle and public transport access to The Pines.
- To achieve innovative, contemporary design and built form for all new development that is based on the best of architectural design practice and sustainability.



- To ensure appropriate traffic management and adequate parking provisions.
- To ensure that the public transport interchange remains highly accessible and is located in a visually prominent position.
- To ensure that development provides the highest level of access for all people.

### **Strategies**

Strategies to achieve these objectives include:

- Encourage a mix of uses to ensure the long-term viability and competitiveness of The Pines.
- Ensure that all non-residential uses are designed to protect both existing and future residential amenity from excessive noise and odour.
- Ensure that new residential developments are designed to protect occupants from external noise and not unduly prejudice the operation of surrounding non-residential uses.
- Provide a multi-purpose community facility in proximity to The Pines.
- Ensure that land use and development within The Pines Activity Centre minimises the impact on residential amenity.
- Design public spaces to provide a high standard of amenity, convenience, accessibility and safety.
- Encourage the use of sustainable landscaping to soften the visual appearance of development.
- Require an economic assessment of the impacts of significant proposed developments/expansions on other activity centres.
- Require a traffic and car parking assessment to be prepared for development, where appropriate.
- Implement Integrated Transport Plans to ensure access to employment, services and housing choices.
- Require that any future development improves the functionality and accessibility of the bus interchange.

### **Implementation**

These strategies will be implemented by:

#### **Zones and overlays**

- Applying the Business 1 Zone.
- Applying an Incorporated Plan Overlay.

#### **Policy and exercise of discretion**

- Implementing the *Manningham Residential Strategy* (2002).
- Implementing *The Pines Structure Plan* (1992).
- Using Local Policy to promote design that addresses public safety (*Safety through urban design policy, Clause 22.08*).

### **Further strategic work**

- Investigating opportunities for the potential expansion of The Pines in the long-term and the impacts of such development.
- Preparing a Manningham Development Contributions Plan focusing on key development areas to ensure adequate provision of infrastructure.
- Reviewing *The Pines Structure Plan* (1992).

### **Other actions**

- Investigating opportunities to improve sustainable business practices at The Pines.
- Continuing to advocate for improvements to access, frequency and hours of operation of public transport to The Pines.
- Considering the views of the Sustainable Design Taskforce on major applications.

**21.09-4**  
02/10/2008  
C52

### **Neighbourhood Activity Centres**

#### **Key issues**

- The long-term viability of Neighbourhood Activity Centres and the impact of the Doncaster Shoppingtown and The Pines expansions.
- Pressure for commercial and retail development outside Neighbourhood Activity Centres.
- The appearance of buildings, car parking and signage.
- Impact of Neighbourhood Activity Centres on adjoining residential areas.
- Lack of suitable community facilities, social services, public spaces and infrastructure to meet future needs.
- Provision of appropriate car parking and traffic management arrangements.

#### **Objectives**

- To maintain the role of Neighbourhood Activity Centres to meet local convenience needs.
- To achieve active street frontages in Neighbourhood Activity Centres.
- To discourage the location of new commercial and retail development outside Neighbourhood Activity Centres.
- To minimise the negative impact of Neighbourhood Activity Centres on the amenity of adjoining residential areas.
- To achieve high quality urban design which promotes a sense of place, community identity, social interaction and a safe environment.
- To provide landscaping to soften built form.
- To achieve building design which includes accessibility and reduces the need to modify or alter buildings, in response to future changing needs and uses.
- To ensure that public spaces provide a high standard of amenity, convenience, accessibility and safety.

- To provide quality community services and facilities in proximity to and within Neighbourhood Activity Centres.
- To ensure that adequate infrastructure is provided as part of any development.
- To improve pedestrian, bicycle and public transport access to Neighbourhood Activity Centres.
- To achieve effective and safe pedestrian movement within Neighbourhood Activity Centres.
- To ensure appropriate traffic management and adequate parking provision.
- To ensure that development provides the highest level of access for all people.

### **Strategies**

Strategies to achieve these objectives include:

- Encourage a mix of uses including residential development to ensure the long-term viability and competitiveness of the activity centres.
- Require the location of new commercial and retail uses to be within activity centres.
- Upgrade the appearance of Neighbourhood Activity Centres through the implementation of Urban Design Masterplans.
- Ensure that land use and development within Neighbourhood Activity Centres minimises the impact on residential amenity.
- Encourage high quality and contemporary built form.
- Encourage car parking areas at the rear, side or underneath buildings in a way that responds to landform and surrounding development.
- Encourage the use of landscaping to soften the visual appearance of development.
- Encourage signs which complement the character and amenity of the area, the site and surrounds, built form and streetscape, minimise clutter, are well designed and improve the site's attractiveness and function.
- Encourage the establishment of community based facilities in or adjacent to activity centres to encourage social interaction and to service resident needs.
- Design public spaces to provide a high standard of amenity, convenience, accessibility and safety.
- Require an economic assessment of the impacts of significant proposed developments/expansions on other activity centres.
- Require a traffic and car parking assessment to be prepared for development, where appropriate.
- Maximise opportunities for car parking including consolidation of land (e.g. at the rear of shops).

### **Implementation**

These strategies will be implemented by:

#### **Zones and overlays**

- Applying the Business 1 Zone to the Neighbourhood Activity Centres.

### Policy and exercise of discretion

- Implementing the *Manningham Activity Centre Strategy* (2005).
- Implementing the *Manningham Residential Strategy* (2002).
- Implementing any existing structure plans.
- Using Local Policy to improve the functionality of commercial developments, including the location and design of car parking areas (*Design and development policy, Clause 22.01; Accommodation premises policy, Clause 22.04; Non-residential uses in residential areas policy, Clause 22.05; Eating and entertainment premises policy, Clause 22.06; and Access for disabled people policy, Clause 22.09*).
- Using Local Policy to guide the location and display of advertising signs (*Outdoor advertising signs policy, Clause 22.07*).
- Using Local Policy to promote design that addresses public safety (*Safety through urban design policy, Clause 22.08*).
- Implementing the Jackson Court Parking Precinct Plan (*Jackson Court Shopping Centre Parking Precinct Plan, Arup and Manningham City Council, June 2000 Clause 52.06-6*).

### Further strategic work

- Implementing the *Manningham Activity Centres Strategy* (2005).
- Preparing guidelines for sustainable business practices to encourage activity centres to operate in a more environmentally responsive manner.

### Other actions

- Considering the views of the Sustainable Design Taskforce on major applications.
- Developing, implementing and reviewing Urban Design Masterplans for each activity centre to provide landscape and urban design measures to increase public safety, comfort, functionality and achieve a high standard environment.
- Preparing a Manningham Development Contributions Plan focusing on key development areas to ensure adequate provision of infrastructure.
- Preparing Special Rates and Charges Schemes to enhance Neighbourhood Activity Centres in accordance with the *Manningham Activity Centre Strategy* (2005).

21.09-5

02/10/2008  
C52

### Local Activity Centres

#### Key issues

- Long-term viability of Local Activity Centres.
- Vacancy rates within Local Activity Centres.
- Redevelopment of these centres for a mix of uses.
- The appearance of buildings and signage.
- Provision of appropriate car parking and traffic management arrangements.
- Impact of Local Activity Centres on adjoining residential areas.

## Objectives

- To ensure that Local Activity Centres make a positive visual contribution to the local neighbourhood.
- To minimise the negative impact of Local Activity Centres on the amenity of adjoining residential areas.
- To ensure the adequate provision of car parking within Local Activity Centres.

## Strategies

Strategies to achieve these objectives include:

- Encourage high quality built form that complements and responds to surrounding developments.
- Improve pedestrian, bicycle and public transport access to Local Activity Centres.
- Achieve effective and safe pedestrian movement within Local Activity Centres.
- Require adequate provision of car parking for new development and uses.
- Encourage signs which complement the character and amenity of the area, the site and surrounds, built form and streetscape, minimise clutter, are well designed and improve the site's attractiveness and function.
- Ensure new use and development within Local Activity Centres minimises the impact on residential amenity.

## Implementation

These strategies will be implemented by:

### Zones and overlays

- Applying the Business 1 Zone.

### Policy and exercise of discretion

- Using Local Policy to improve the functionality of commercial developments, including the location and design of car parking areas (*Design and development policy, Clause 22.01; Accommodation premises policy, Clause 22.04; Non-residential uses in residential areas policy, Clause 22.05; Eating and entertainment premises policy, Clause 22.06; and Access for disabled people policy, Clause 22.09*).
- Using Local Policy to guide the location and display of advertising signs (*Outdoor advertising signs policy, Clause 22.07*).
- Using Local Policy to promote design that addresses public safety (*Safety through urban design policy, Clause 22.08*).

### Further strategic work

- Investigating the future role of Local Activity Centres to determine appropriate uses and vision for each centre.

### **Other actions**

- Considering the views of the Sustainable Design Taskforce on major applications.

**21.09-6**  
02/10/2008  
C52

### **Commercial areas**

#### **Key issues**

- Pressure to locate commercial development outside of activity centres and existing commercial areas.
- Pressure to rezone residentially zoned land adjacent to existing commercial areas, particularly along Doncaster Road.
- Impact on the amenity of adjoining uses.
- The design and appearance of new commercial development.

#### **Objectives**

- To contain commercial development within existing commercial areas or activity centres.
- To minimise the impact of commercial development on the amenity of other adjoining uses.
- To achieve development with a high standard of amenity, functionality and safety.
- To ensure that the range of uses within mixed use developments are compatible.
- To achieve high quality urban design that makes a positive visual contribution to existing commercial areas.
- To reduce the visual impacts of car parking and driveway areas.
- To provide landscaping to soften built form.

#### **Strategies**

Strategies to achieve these objectives include:

- Require proposals for commercial floorspace to be located within existing commercial areas.
- Ensure that commercial development minimises the impact on residential amenity.
- Require commercial developments to provide a high standard of amenity, convenience, accessibility and safety.
- Ensure high standards of urban design that enhances the appearance of existing commercial areas and activity centres and complements surrounding developments.
- Require multi-level development to include stepped heights, articulation, and sufficient setbacks to avoid detrimental impacts to the area's character and amenity.
- Encourage car parking areas at the rear, side or underneath buildings in a way that responds to landform and surrounding development.
- Encourage the use of sustainable landscaping to soften the visual appearance of development.

- Encourage signs which complement the character of the area, the site and surrounds, built form and streetscape, minimise clutter, are well designed and improve the site's attractiveness and function.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

- Applying the Business 2 Zone.
- Applying the Mixed Use Zone.
- Applying a Design and Development Overlay.

### **Policy and exercise of discretion**

- Using Local Policy to improve the functionality of commercial developments (*Design and development policy, Clause 22.01; Accommodation premises policy, Clause 22.04; Non-residential uses in residential areas policy, Clause 22.05; Eating and entertainment premises policy, Clause 22.06; and Access for disabled people policy, Clause 22.09*).
- Using Local Policy to guide the location and display of advertising signs (*Outdoor advertising signs policy, Clause 22.07*).
- Using Local Policy to promote design that addresses public safety (*Safety through urban design policy, Clause 22.08*).

### **Further strategic work**

- Investigating the appropriateness of the Mixed Use Zone within existing commercial areas.

### **Other actions**

- Considering the views of the Sustainable Design Taskforce on major applications.
- Encouraging collaborative design processes with key stakeholders for significant proposals.

## **21.09-7**

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C52

### **Reference documents**

- Manningham City Council (2002) *Doncaster Hill Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2002) *Manningham Residential Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2004) *Doncaster Hill Sustainability Guidelines*, Manningham City Council, Doncaster.
- Manningham City Council (1992) *The Pines Structure Plan*, Manningham City Council, Doncaster.
- Manningham City Council (2005) *Manningham Activity Centre Strategy*, Manningham City Council, Doncaster.

- Manningham City Council (1996) *Manningham Centre Structure Plan*, Manningham City Council, Doncaster.
- Manningham City Council (2003) *Manningham City Council 2003-2006 Economic Development Strategy*, Manningham City Council, Doncaster.





**21.10**02/10/2008  
C52**ECOLOGICALLY SUSTAINABLE DEVELOPMENT****21.10-1**02/10/2008  
C52**Overview**

Manningham is committed to Ecologically Sustainable Development (ESD), which recognises, values and protects the natural environment and ecological process on which life depends both now and in the future.

Council supports and encourages land use planning and development, design and construction using ESD principles. Key ESD principles include energy conservation, water conservation, protecting human health, and protecting and enhancing the built, natural and cultural environments. ESD initiatives should incorporate current best practice, emerging technology and continuous innovation.

**Building energy management**

Many buildings use active mechanisms and non-renewable energy sources to provide thermal comfort. Effective passive heating and cooling relies on building orientation, window design and placement

**Water sensitive design**

Water is a scarce resource and needs to be conserved. Manningham Council has developed a Sustainable Water Management Plan titled *Water15 – Sustainable Water Management Plan* (2005). Council has also set a target for reduction in water usage of 15% (based on 2001-2004 water consumption levels) by 2015. It is essential to reduce the amount of water used through water conservation and recycling. Water sensitive design offers an alternative to traditional approaches to water management.

**External environmental amenity**

Ensuring appropriate acoustic quality within residential and work environments, including the placement of plant and equipment (eg exhaust fans), has been proven to improve the productivity and well-being of building occupants.

**Waste management**

Council encourages a reduction in waste generated by building occupants. Therefore design strategies should include easily accessible recycling facilities on site and in public spaces.

**Quality of public and private realm**

Public and private spaces should be safe and accessible, promote activity and enhance the quality of the development.

**Transport**

Moving and transporting people, materials, equipment and systems impacts on the environment. 14% of greenhouse emissions are related to transport in Australia. *Linking Melbourne: Metropolitan Transport Plan (2004)* has set a target to increase public transport use to 20% by 2020.

**21.10-2**

02/10/2008  
C52

**Building energy management**

**Key issues**

- Poor orientation, siting and design of buildings.
- The consumption of non-renewable energy resources and generation of waste and emissions.

**Objectives**

- To encourage appropriate siting and design, to minimise non-renewable energy consumption and greenhouse gas emissions.

**Strategies**

Strategies to achieve these objectives include:

- Orientate a development's most used spaces (e.g. living rooms and work areas) to face north to take advantage of winter solar heat gain and natural light.
- Shade north facing windows from the summer sun by horizontal projections, such as eaves, overhangs, awnings, pergolas, upper floor balconies or deciduous vegetation.
- Encourage east and west facing windows to be externally shaded with vertical devices such as blinds, shutters and awnings.
- Encourage reliance on natural daylight into internal spaces.
- Encourage the preparation of sustainability management plans for developments, where appropriate, which minimise use of non-renewable resources, waste, emissions and energy.

**Implementation**

These strategies will be implemented by:

**Zones and overlays**

**Policy and exercise of discretion**

- Implementing the *Doncaster Hill Strategy* (2002).
- Using Local Policy to implement sustainability objectives for the Doncaster Hill Activity Centre (*Doncaster Hill Activity Centre Sustainability Management Plan Policy, Clause 22.13*).

**Further strategic work**

- Developing Ecologically Sustainable Development Guidelines for the municipality.
- Investigating the appropriateness of a Local Planning Policy to guide ecologically sustainable development for the municipality.

### Other actions

- Promoting and distributing the *Doncaster Hill Sustainability Guidelines* (2004).
- Encouraging Best Practice Environmental Design through suitable building and development, including best practice in resource use, demonstrating low environmental impact.

### 21.10-3

02/10/2008  
C52

### Water sensitive design

#### Key issues

- The capture and re-use of water.
- Poor water quality of our waterways and creeks.

#### Objectives

- To minimise water use.
- To encourage the capture and re-use of water.
- To reduce the demand on potable water.
- To improve the quality of water in our waterways and creeks.
- To encourage water sensitive urban design.

#### Strategies

Strategies to achieve these objectives include:

- Encourage the installation of rainwater tanks to reduce the use of potable water.
- Encourage the re-use of grey water.
- Encourage landscape design and plant selection, which minimises the reliance on irrigation.
- Promote the detention and absorption of stormwater where practicable through use of permeable paving, pebble paths, lawns and gardens.
- Encourage the provision of appropriate on-site detention systems to reduce loadings on the stormwater systems after heavy rains.
- Encourage the use of pollutant traps to prevent garbage entering the waterways.
- Ensure water sensitive urban design elements are incorporated into subdivisions and developments.
- Encourage proposals for residential subdivisions and developments to include measures for control of potential environmental impacts during construction, in particular, to adopt good site construction techniques and to be consistent with the *Manningham Stormwater Management Plan* (2001).
- Encourage the provision of sustainability management plans for developments (where appropriate) which minimise use of resources, waste, emissions and energy.

#### Implementation

These strategies will be implemented by:

## Zones and overlays

### Policy and exercise of discretion

- Implementing the *Doncaster Hill Strategy* (2002).
- Using Local Policy to implement sustainability objectives for the Doncaster Hill Activity Centre (*Doncaster Hill Activity Centre Sustainability Management Plan Policy, Clause 22.13*).

### Further strategic work

- Investigating appropriate options for the capture and recycling of water.
- Developing Ecologically Sustainable Development Guidelines for the municipality.
- Investigating the appropriateness of a Local Planning Policy to guide ecologically sustainable development for the municipality.

### Other actions

- Encouraging best practice water sensitive design.
- Providing/distributing information on water sensitive design.
- Promoting and distributing the *Doncaster Hill Sustainability Guidelines* (2004).
- Encouraging Best Practice Environmental Design through suitable building and development, including best practice in resource use, demonstrating low environmental impact.
- Encourage compliance with the *Manningham Stormwater Management Plan* (2001).
- Implementing the *Manningham Drainage Strategy 2004 to 2014* (2004).
- Implementing Manningham's *Water15 - Sustainable Water Management Plan* (2005).

**21.10-4**  
02/10/2008  
C52

## External environmental amenity

### Key issues

- Impact of noise on residential and working environments.
- Stormwater pollution.

### Objectives

- To reduce the impact of noise pollution.
- To minimise site disturbance and pollution of stormwater.

### Strategies

Strategies to achieve these objectives include:

- Encourage appropriate wall construction types to ensure that sound transmittance levels between rooms or buildings meet the appropriate levels for the intended use.

- Consider the location of uses and plant equipment, such as exhaust fans, in relation to noise generation.
- Ensure plant equipment is positioned and baffled to minimise any noise impact.
- Encourage the use of appropriate acoustic treatment such as double-glazing windows and acoustic fencing to minimise any noise impact.
- Encourage the preparation of construction management plans, which aim to minimise any environmental impacts.
- Minimise site disturbance, including protecting existing vegetation and top soil where appropriate.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

### **Policy and exercise of discretion**

- Implementing the *Doncaster Hill Strategy* (2002).
- Using Local Policy to implement sustainability objectives for the Doncaster Hill Activity Centre (*Doncaster Hill Activity Centre Sustainability Management Plan Policy, Clause 22.13*).

### **Further strategic work**

- Developing Ecologically Sustainable Development Guidelines for the municipality.
- Investigating the appropriateness of a local planning policy to guide ecologically sustainable development for the municipality.

### **Other actions**

- Promoting and distributing the *Doncaster Hill Sustainability Guidelines* (2004).

## **21.10-5**

02/10/2008  
C52

### **Waste management**

#### **Key issues**

- Minimise materials going to landfill.

#### **Objectives**

- To encourage the provision of recycling facilities on site and in public spaces.

#### **Strategies**

Strategies to achieve this objective include:

- Promote easily accessible recycling facilities on site to encourage use by tenants and facilitate ease of collection by contractors.

## Implementation

These strategies will be implemented by:

### Zones and overlays

### Policy and exercise of discretion

- Implementing the *Doncaster Hill Strategy* (2002).
- Using Local Policy to implement sustainability objectives for the Doncaster Hill Activity Centre (*Doncaster Hill Activity Centre Sustainability Management Plan Policy, Clause 22.13*).

### Further strategic work

- Developing Ecologically Sustainable Development Guidelines for the municipality.
- Investigating the appropriateness of a Local Planning Policy to guide ecologically sustainable development for the municipality.

### Other actions

- Promoting and distributing the *Doncaster Hill Sustainability Guidelines* (2004).
- Implementing the *Waste Management Strategy* (2005).

## 21.10-6

02/10/2008  
C52

### Quality of private and public realm

#### Key issues

- Accessibility.
- Retention of vegetation and opportunities for landscaping.
- Safer design.
- Size and quality of open space areas for private and public realm.

#### Objectives

- To ensure that private and public spaces are safe and accessible.
- To ensure public spaces are appropriately designed and located to promote activity and use of these areas and enhance the quality of developments.
- To promote solar access to private and public spaces.
- To encourage appropriate landscaping within private and public spaces.

#### Strategies

Strategies to achieve these objectives include:

- Encourage development to be designed to meet the highest levels of accessibility.
- Site buildings to have regard to adjacent public and private space and limit unreasonable overshadowing.

- Improve accessibility by making attractive, vibrant, walkable environments.
- Encourage the design of buildings, subdivisions, street layout, car parks and public open space that are safe.
- Encourage the preparation of sustainability management plans for developments, where appropriate, which minimise use of resources, waste, emissions and energy.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

### **Policy and exercise of discretion**

- Implementing the *Doncaster Hill Strategy* (2002).
- Using Local Policy to promote design that addresses public safety (*Safety through urban design policy, Clause 22.08*).
- Using Local Policy to promote the same level of access for people with limited mobility to buildings, public spaces, services and facilities as any other person (*Access for disabled people policy, Clause 22.09*).
- Using local policy to implement sustainability objectives for the Doncaster Hill Activity Centre (*Doncaster Hill Activity Centre Sustainability Management Plan Policy, Clause 22.13*).

### **Further strategic work**

- Developing Ecologically Sustainable Development Guidelines for the municipality.
- Investigating the appropriateness of a Local Planning Policy to guide ecologically sustainable development for the municipality.

### **Other actions**

- Promoting and distributing Council's Policy for *Disability Access to the Built Environment* (2003).
- Promoting and distributing the *Doncaster Hill Sustainability Guidelines* (2004).
- Encouraging Best Practice Environmental Design through suitable building and development, including best practice in resource use, demonstrating low environmental impact.

## **21.10-7 Transport**

02/10/2008  
C52

### **Key issues**

- Minimising car dependency
- Limitations of the local public transport system.
- Environmental impacts of vehicular traffic.



## Objectives

- To encourage the design and construction of car parking areas for future adaptability.
- To ensure that the built environment is designed to promote the use of public transport, walking and cycling.
- To ensure equitable access to all services and activities.

## Strategies

Strategies to achieve these objectives include:

- Provide appropriate bicycle parking and after trip facilities.

## Implementation

These strategies will be implemented by:

## Zones and overlays

## Policy and exercise of discretion

- Implementing the *Doncaster Hill Strategy* (2002).
- Implementing the *Manningham Integrated Transport Strategy* (2004).
- Using Local Policy to implement sustainability objectives for the Doncaster Hill Activity Centre (*Doncaster Hill Activity Centre Sustainability Management Plan Policy, Clause 22.13*).

## Further strategic work

- Developing Ecologically Sustainable Development Guidelines for the municipality.
- Investigating the appropriateness of a Local Planning Policy to guide ecologically sustainable development for the municipality.

## Other actions

- Promoting and distributing the *Doncaster Hill Sustainability Guidelines* (2004).
- Conducting a review of the *Manningham Bicycle Strategy* (2001).
- Continuing to advocate to the State Government for improved public transport in Manningham.

## 21.10-8

02/10/2008  
C52

## Reference documents

- Department of Sustainability and Environment (2004) *Our Water Our Future: Securing Our Water Future Together*, Victoria.
- Department of Infrastructure (2004) *Linking Melbourne: Metropolitan Transport Plan*, Victoria.
- Manningham City Council (2002) *Doncaster Hill Strategy*, Manningham City Council, Doncaster.

- Manningham City Council (2004) *Doncaster Hill Sustainability Guidelines*, Manningham City Council, Doncaster.
- Manningham City Council (2004) *Manningham Drainage Strategy 2004 - 2014*, Manningham City Council, Doncaster.
- Manningham City Council (2004) *Manningham Integrated Transport Strategy*, Manningham City Council, Doncaster.
- Manningham City Council, Arup Transportation Planning (2001) *Manningham Bicycle Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2002) *Domestic Wastewater Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2005) *Water15 - Sustainable Water Management Plan (2005-2015)*, Manningham City Council, Doncaster.
- Manningham City Council (2001) *Manningham Stormwater Management Plan*, Manningham City Council, Doncaster.

## **21.11 HERITAGE**

02/10/2008  
C52

### **21.11-1 Overview**

02/10/2008  
C52

Manningham's cultural heritage reflects the historical development of the municipality. Many culturally significant buildings, precincts, trees, landscapes and sites of archaeological significance have been identified and documented through heritage studies of the municipality.

Council is committed to preserving and enhancing cultural heritage places in the municipality. Council will continue to identify cultural heritage assets and broaden the community's understanding and involvement in the protection, promotion and future conservation of these places. The challenge will be to effectively manage pressures to develop sites of cultural heritage significance and encourage the retention of heritage fabric in development proposals.

### **21.11-2 Key issues**

02/10/2008  
C52

- Pressure to develop or demolish places of cultural heritage value.
- Impact of development on land adjoining places of heritage significance.
- Lack of information regarding the location and significance of indigenous archaeological places.

### **21.11-3 Objectives**

02/10/2008  
C52

- To enhance cultural heritage through the retention and protection of significant buildings, precincts, trees and landscapes.
- To minimise impacts on heritage places as a result of changes to adjoining land uses and development.
- To protect sites of archaeological significance.

### **21.11-4 Strategies**

02/10/2008  
C52

Strategies to achieve these objectives include:

- Identify and assess the cultural significance of heritage places and sites of archaeological significance.
- Discourage the demolition and destruction of heritage places.
- Encourage the retention of heritage fabric in development proposals.
- Encourage initiatives that preserve and enhance Manningham's cultural heritage.
- Protect and enhance the unique heritage values of the Warrandyte Township Heritage Area Precinct and Warrandyte Township Heritage Area Extension Precinct.
- Require that an assessment be undertaken by a suitably qualified archaeologist, for development proposals in areas where there is a known or potential site of archaeological significance.
- Consider the preparation of amendments to the Heritage Overlay schedule to allow prohibited uses, where the use is unlikely to have a detrimental impact on adjoining land and which may assist with the ongoing preservation of the heritage building.

**21.11-5**02/10/2008  
C52**Implementation**

These strategies will be implemented by:

**Zones and overlays**

- Applying the Heritage Overlay.
- Applying the Heritage Overlay as an interim measure to protect identified heritage assets while sites are being assessed through the planning scheme amendment process.
- Applying a Vegetation Protection Overlay where only the vegetation is deemed significant.

**Policy and exercise of discretion**

- Having regard to the *Warrandyte Township Heritage Guidelines* (1993).
- Implementing the *City of Doncaster and Templestowe Heritage Study* (1991), *Doncaster and Templestowe Heritage Study – Additional Heritage Research* (1994), the *Wonga Park Heritage Study – Report on Stages 1 and 2* (1996), the *City of Doncaster and Templestowe the Archaeological Survey of Aboriginal Sites* (1991) the *Manningham Heritage Garden & Significant Tree Study – Stage 2* (April 2006) and the *Manningham Heritage Study Review 2006*, Melbourne to ensure that there is adequate recognition of the cultural heritage assets of the municipality..
- Implementing the *Warrandyte Urban Design Framework* (2005).
- Implementing the *Warrandyte River Reserve Management Plan* (2005).
- Using Local Policy to recognise and protect local cultural heritage assets (*Cultural heritage policy, Clause 22.03*).

**Further strategic work**

- Completing and implementing the Manningham Heritage Study Review.
- Completing and implementing the Manningham Heritage Guidelines.
- Reviewing the *Warrandyte Township Heritage Guidelines* (1993).
- Reviewing and preparing signage guidelines for the Warrandyte township.
- Completing and implementing the Significant Tree and Heritage Garden Study.
- Implementing the *Manningham Monterey Pine and Cypress Tree Assessment* (2003)
- Undertaking the Wonga Park Indigenous Heritage Study.

**Other actions**

- Supporting preparation of new conservation plans and the implementation of these plans through the Heritage Restoration Fund.
- Having regard to the *Commitment to Indigenous People by the Cities of Banyule, Manningham and Whitehorse* (1998) to recognise and support the indigenous members of our community, their habitation of the land, history, diversity and strength of their cultures and spiritual relationship with land and water.
- Seeking input from the National Trust of Australia (Victoria) where properties are recorded or classified by the National Trust.

- Continuing and promoting the use of incentives including Heritage Advisory Service and Heritage Restoration Fund.
- Encouraging and initiating further studies and research into aspects of the municipality's history and heritage.
- Seeking input from Aboriginal Affairs Victoria (AAV), the relevant registered Aboriginal party or appropriate Aboriginal organisations where properties are of known or potential archaeological significance.

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## 21.12 INFRASTRUCTURE

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### 21.12-1 Overview

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#### Public transport

Over reliance on car based transport is an environmental and social concern. The municipality is currently serviced by a single mode of public transport (bus). There are opportunities to improve this through increasing the frequency of bus services and extending the hours of operation. In addition, there are opportunities to extend tramlines into the municipality. There is a need to encourage the use of existing public transport, which may include Park and Ride facilities. The State Government has a policy of achieving 20% of all travel being by public transport by 2020 (DOI 2004).

Refer to Infrastructure Framework Plan 6 for key infrastructure features and opportunities.

#### Movement network

There is a hierarchy of roads in the municipality including declared arterial roads, Council arterial roads, collector roads and local streets. There are deficiencies with the standards of some of the declared arterial roads and Council arterial roads, which need to be upgraded.

Doncaster Road is the main east-west arterial road and a major bus route in the municipality. Council will promote initiatives that improve the public transport function of Doncaster Road and seek to improve pedestrian amenity, visual character and its local identity by changing its appearance to a treed boulevard.

There are a number of major existing on-road and off-road routes throughout the municipality, which make up the existing Manningham bicycle network and are used by commuter and recreational cyclists. There is also a network of linear parks which provide additional recreational opportunities including walking and horse trails.

Council will continue to identify and upgrade the existing road, bicycle and pedestrian networks throughout the municipality. This will take into account social, economic and environmental values whilst recognising safety, traffic needs, improved access and mobility.

#### Services

Council is responsible for providing drainage for the local street network and local catchment areas. Council encourages developments to design and upgrade drainage infrastructure to reduce the occurrence of inundation and flooding, improve safety and enhance the amenity of the municipality. An integrated approach is sought to the management of stormwater and the progressive upgrading of stormwater and drainage infrastructure assets. Council will investigate the introduction of drainage contributions focussing on areas around activity centres, and will continue to identify land which has drainage and flood constraints.

The protection and enhancement of Manningham's waterways and catchments is a key issue. Manningham lacks reticulated sewerage systems in its low-density residential and green wedge areas, which has a significant impact on these waterways. Council will continue to encourage the provision of reticulated sewerage to unsewered areas and/or innovative solutions to reuse wastewater.

Council requires the undergrounding of services to all new development and subdivisions. With regard to the provision of new powerlines, only those powerlines of up to 66kV will be required to be located underground. The undergrounding of existing powerlines is also

encouraged particularly for historic and environmentally sensitive areas, where the opportunity arises.

### **Telecommunications and satellite dishes**

Telecommunication facilities and satellite dishes often have visual and environmental impacts, including issues relating to amenity, visual intrusion on the streetscape or landscape and a lack of compatibility with surrounding land uses.

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### **Public transport**

#### **Key issues**

- Lack of public transport services in some areas.
- Infrequency and limited hours of public transport services.
- The need to provide alternative public transport options.
- Connectivity between modes of transport.
- The need to encourage greater use of an improved public transport network.

#### **Objectives**

- To increase the usage of public transport.
- To improve the existing bus network with regard to frequency, connectivity and accessibility.
- To improve bus infrastructure including upgrading bus stops and interchanges.
- To encourage the provision of a second form of public transport (tramline).

#### **Strategies**

Strategies to achieve these objectives include:

- Facilitate the location and development of transport hubs at or adjoining activity centres.
- Facilitate the provision of bus shelters at high use public transport sites.
- Encourage creation of 'park and ride' and 'bike and ride' facilities and public transport linkages.

#### **Implementation**

These strategies will be implemented by:

#### **Zones and overlays**

#### **Policy and exercise of discretion**

- Implementing the *Manningham Integrated Transport Strategy* (2003).
- Implementing the *Manningham Bicycle Strategy* (2001).

- Using Local Policy to implement sustainability objectives for the Doncaster Hill Activity Centre (*Doncaster Hill Activity Centre Sustainability Management Plan Policy, Clause 22.13*).

#### **Further strategic work**

- Reviewing the *Manningham Bicycle Strategy* (2001).

#### **Other actions**

- Continuing to advocate for improved public transport services and facilities within the municipality.
- Investigate appropriate locations for new ‘park and ride’ and ‘bike and ride’ facilities.

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#### **Roads**

##### **Key issues**

- The continued upgrade of the road, bicycle and pedestrian networks.
- Balancing the environmental values of roadside vegetation with safety needs.
- The need to improve the streetscape and amenity along Doncaster Road and other main roads.

##### **Objectives**

- To ensure that road construction standards and new vehicle crossings achieve a balance between the role of providing safe and efficient passage of vehicles, bicycles and pedestrians while taking into account the natural and cultural heritage values of roadsides and the area’s character.
- To maximise opportunities along Doncaster Road and other main roads to facilitate pedestrian and cyclist activity and provide higher levels of user amenity.
- To ensure that a comprehensive network of paths is available which facilitates safe and accessible bicycle and pedestrian movement.

##### **Strategies**

Strategies to achieve these objectives include:

- Require that design and construction standards cater for safe, efficient and effective vehicle movement and servicing needs.
- Require that design and construction standards protect remnant vegetation using techniques such as site assessment prior to any roadworks, the development of action/management plans to ensure protection of indigenous vegetation and the use of suitable indigenous plant species.
- Promote cycling and walking opportunities by providing safe bicycle routes and expanding the bicycle network, and providing pedestrian trails to improve accessibility to local and regional commercial, community and recreational facilities.
- Provide opportunities to enhance the amenity of Doncaster Road and other main roads.



## Implementation

These strategies will be implemented by:

### Zones and overlays

- Applying the Road Zone 1 for Category 1 roads.
- Applying the Road Zone 2 for Category 2 roads.

### Policy and exercise of discretion

- Implementing the *Public Open Space Strategy* (2004).
- Implementing the *Roadside Environmental Management Strategy* (2004).
- Implementing the *Manningham Bicycle Strategy* (2001).
- Implementing the *Manningham Integrated Transport Strategy* (2003).
- Implementing the *Doncaster Hill Pedestrian and Cycle Plan* (2003).
- Implementing the *Doncaster Hill Developer Contribution Plan* (2004).
- Using local policy to implement sustainability objectives for the Doncaster Hill Activity Centre (*Doncaster Hill Activity Centre Sustainability Management Plan Policy, Clause 22.13*).

### Further strategic work

- Reviewing the Design and Development Overlay for Doncaster Road (DDO1).
- Reviewing the *Manningham Bicycle Strategy* (2001).

### Other actions

- Consider recommendations from the North East Integrated Transport Study.
- Implementing the *Arterial Roads Improvement Strategy* (2004)
- Implementing the *Road Safety Strategy* (2005).

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## Services

### Key issues

- The introduction of water capture, reuse and recycling within developments.
- The existence of unsewered land.
- Low and/or declining water quality.
- Drainage capacity and the need to prevent loss of life and damage to property.
- Visual impact of services.
- Unsuitability of land (lot size, soil type, etc) to absorb wastewater.

### Objectives

- To encourage connection to sewer where available and within reasonable proximity.
- To integrate the capture and re-use of water within developments.
- To ensure that drainage infrastructure is designed and upgraded to provide a safe, and efficient system.
- To ensure that the use and development of land maintains the flood flow characteristics of the Yarra River and its tributaries.
- To encourage the use of recycled water.
- To ensure that appropriate management practice is applied to the urban stormwater system.
- To ensure the undergrounding of services to all new development and subdivisions.
- To ensure that all new development and subdivision connect to mains water.
- To ensure that all new development and subdivision can treat and retain wastewater on site.

### **Strategies**

Strategies to achieve these objectives include:

- Regularly monitor reports on water quality in natural waterways in Manningham.
- Regularly monitoring and reviewing stormwater quality.
- Regulate the off-site flow of water by installing and maintaining on-site detention systems and consider inclusion of a capture and reuse function within these systems.
- Ensure that the use and development of land does not affect the role of land as an active floodway.
- Promote best practice stormwater management and reuse techniques.
- Require subdivision applications to include a designated effluent disposal envelope on each lot where appropriate..
- Require applications for development and subdivision to include the results of land capability assessments where appropriate, which demonstrate that the proposal is capable of treating and containing wastewater on site.
- Encourage applicants to create natural biological filtration systems in areas of high sediment and/or nutrient run-off, including roadside developments and subdivisions.
- Require development proposals that increase water runoff from a site, to detain stormwater on site or conduct or assist with other works which are necessary to maintain or increase drainage capacity, where appropriate.
- Maintain the flood flow characteristic of the Yarra River and its tributaries.
- Require all new development, including subdivision to provide underground services.
- Require all new development, including subdivision to be connected to mains water.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

- Applying the Urban Floodway Zone.
- Applying the Special Building Overlay.
- Applying the Land Subject to Inundation Overlay.

### **Policy and exercise of discretion**

- Using Local Policy to implement sustainability objectives for the Doncaster Hill Activity Centre (*Doncaster Hill Activity Centre Sustainability Management Plan Policy, Clause 22.13*).

### **Further strategic work**

- Investigating introduction of a Developer Contributions Plan for the upgrade of drainage infrastructure.
- Identifying land with drainage and flood constraints in the planning scheme.
- Developing Ecologically Sustainable Development Guidelines for the municipality.
- Investigating the appropriateness of a Local Planning Policy to guide ecologically sustainable development, for the municipality.

### **Other actions**

- Continuing to liaise with Melbourne Water to co-operatively manage the stormwater and natural creek systems in the municipality.
- Continuing to monitor and review the operation of septic tank systems.
- Continuing to lobby Yarra Valley Water with regard to the sewer backlog program and the use of local alternative treatment technologies.
- Promoting the use of new technology in the treatment of wastewater for re-use.
- Implementing the *Manningham Drainage Strategy 2004-2014* (2004).
- Implementing the *Manningham Stormwater Management Plan* (2001).
- Implementing the *Domestic Wastewater Management Plan* (2002).
- Implementing *Manningham's Water15 – Sustainable Water Management Plan* (2005).

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### **Telecommunications and satellite dishes**

#### **Key issues**

- Visual and environmental impact of telecommunication facilities and satellite dishes.

#### **Objectives**

- To ensure that any future telecommunications facilities and satellite dishes are located to minimise impacts on the environmental values of land
- To ensure that any future telecommunications facilities and satellite dishes are sited to minimise visual impacts on adjoining and nearby land.
- To ensure that telecommunication cables are situated underground.

## Strategies

Strategies to achieve these objectives include:

- Encourage telecommunications infrastructure and satellite dishes, and arrangements for associated vehicle access and maintenance, in locations, which minimise environmental and visual impacts.
- Encourage the sharing of existing infrastructure for telecommunication facilities including the use of existing infrastructure such as roof-top locations or integrated with existing buildings.
- Require the application of low maintenance, non-reflective finishes and appropriate colour schemes to ensure telecommunication facilities and satellite dishes blend in with the surrounds.
- Require the undergrounding of new telecommunication cables.
- Require underground conduits to be installed with sufficient capacity to enable sharing of the conduit by other telecommunication carriers.

## Implementation

These strategies will be implemented by:

## Zones and overlays

## Policy and exercise of discretion

## Further strategic work

## Other actions

- Preparing and continually updating a map showing existing telecommunication facilities to assist in the consideration of opportunities for co-location.
- Encouraging the design and location of low impact facilities to minimise visual impact.

## 21.12-6

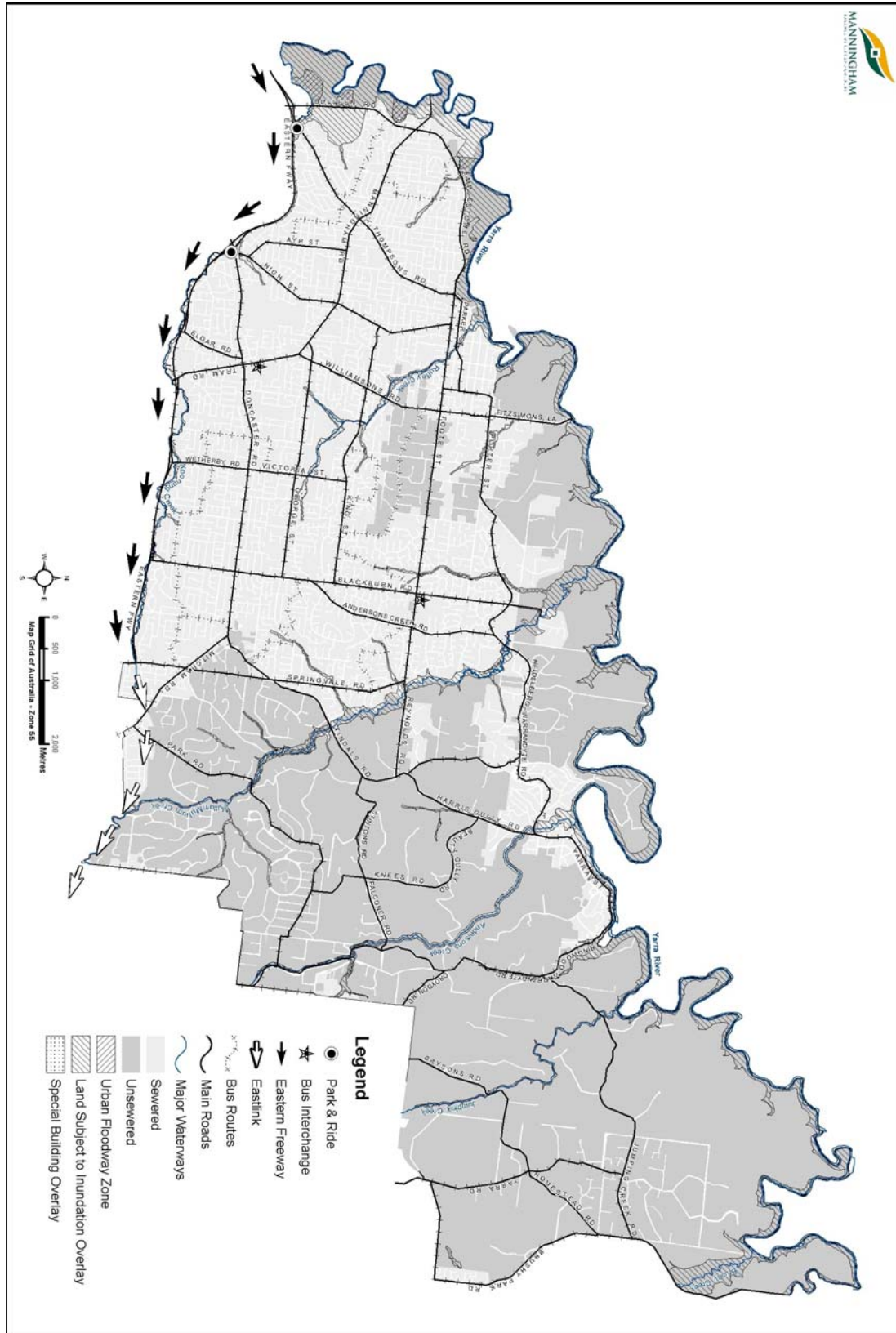
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INFRASTRUCTURE FRAMEWORK PLAN 6



## 21.13 OPEN SPACE AND TOURISM

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### 21.13-1 Overview

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#### Open space

Council's vision for open space is to provide a range of active and passive recreation opportunities in accordance with community needs, which is readily accessible, conserves and enhances natural and cultural resources, contributes to the local economy, and contributes to an amenable environment in which to live, work and visit for current and future generations.

The *Public Open Space Strategy* (2004) provides for the effective management of open space assets and provision of future open space opportunities, including sporting, conservation, community use and facility development. The extension and enhancement of the open space network and its linkages is also vital. The use and development of open space assets needs to respond to the cultural, interpretive and ecological values and changing needs of the community. Council will continue to expand the public open space network over time.

Refer to Open Space and Tourism Framework Plan 7 for key open space and tourism assets.

#### Tourism

Tourism in Manningham provides a diverse range of business and employment opportunities for residents and visitors to experience and to enjoy the natural and cultural environments.

Council supports tourism initiatives that maintain and enhance a valuable and sustainable tourism industry and which complement adjoining land uses. Development that protects local environmental features, landscape qualities, local character and cultural heritage will be encouraged. The development of physical and social infrastructure to support the tourism industry in Manningham is critical, including signage, transport linkages and community facilities.

Tourism will focus on project implementation at a local level while retaining marketing at a regional level. A key challenge is to further enhance tourism opportunities at a local level, which will involve working closely with local residents and local businesses.

### 21.13-2 Open space

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#### Key issues

- An adequate supply of land to meet the future needs of strategic open space links, natural areas and recreational facilities.
- Pressure for public access to open space areas with conservation values.
- Competing interests between adjoining land use and development on public open space and its user groups.
- Use of public open space and recreational resources for drainage purposes.
- Higher density residential development placing increased pressure on the demand for public open space.
- Developing public open space for more intensive leisure and sporting activities.

## Objectives

- To identify existing and future active and passive recreation needs and social trends of residents and visitors.
- To provide a wide range of high quality and accessible public open space areas to encourage physical activity and social interaction to meet the existing and future needs of residents and visitors.
- To identify existing gaps in the public open space network and develop a program for how they can be addressed.
- To minimise the impact of adjoining land use and development on public open space and its users.
- To protect, enhance and increase biodiversity values of public open space.
- To minimise the impact of the use and development of public open space on the surrounding area.
- To protect, enhance and increase landscape values of public open space.
- To recognise the hierarchy of public open space assets, equitably distributing open space resources, access to facilities and a diverse range of opportunities.
- To develop and maintain public open space of regional or municipal significance for the benefit of the whole community.
- To provide and manage comprehensive pedestrian, bicycle and trail networks.
- To incorporate the drainage function in public open space areas without detriment to safety, environmental, visual and recreational values.

## Strategies

Strategies to achieve these objectives include:

- Prepare and implement Management/Development Plans for public open space.
- Develop biolinks between open space and other areas with high conservation values.
- Develop and continue to consolidate the important recreation, education and conservation role of key public open space areas.
- Require public open space contributions for subdivision that increase the demand for open space and where the provision of a land contribution is not appropriate.
- Accept land as the open space contribution for subdivision if one of the following criteria applies:
  - It provides a link with other areas of public open space
  - It provides a pedestrian/cycle link to commercial areas, residential streets and/or activity centres
  - It contains significant remnant habitat
  - It provides opportunity for community development
  - It meets the planning criteria adopted for the provision of public open space
  - It is situated along a waterway identified within the *Public Open Space Strategy* (2004) as a major or other link
  - It is required for sporting or other community facility.
- Develop bike and pedestrian networks that are linked to the Yarra Valley Parklands and other major public open space areas.



- Require applicants to implement land management practices to limit adverse effects of pest plants and pest animals where appropriate.
- Provide a balance between open space requirements and the drainage function of land.
- Facilitate drainage proposals that are implemented in a manner, which enhances recreational resources and the environmental values of public open space.
- Require developments close to, adjoining or in public open space areas to be sympathetic to:
  - identified functions of linear parks
  - natural areas and reserves with flora and fauna values
  - sporting reserves
  - community/recreation reserves
  - neighbourhood parks.
- Require uses and developments to minimise negative impacts on public open space, including flora and fauna habitat, hydrology, water, visual and landscape qualities.
- Require developments close to, adjoining or in significant roadside areas to recognise the flora and fauna values as an important part of the public open space system, and the need to protect and enhance these values.
- Purchase strategic areas of land for the public open space network.
- Sell reserves of minimum open space value to fund the purchase and/or development of more strategic areas of public open space.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

- Applying the Public Park and Recreation Zone.
- Applying the Public Conservation and Resource Zone.
- Applying an Environmental Significance Overlay.
- Applying a Significant Landscape Overlay.

### **Policy and exercise of discretion**

- Implementing the *Public Open Space Strategy* (2004) and relevant Management/Development Plans approved by Council.
- Implementing the *Manningham Bicycle Strategy* (2001) to integrate new development with existing and proposed bicycle and pedestrian networks.
- Implementing the *Manningham Green Wedge Strategy* (2004) that reiterates the importance and value of preserving and enhancing open space.
- Implementing *Manningham Biosites: Sites of (Biological) Significance Review* (2004).

### **Further strategic work**

- Reviewing zone and overlay provisions to achieve greater regional consistency and protection of the Yarra River, its environs and tributaries in conjunction with the

Department of Planning and Community Development and other municipalities along the Middle Yarra.

- Preparation of Management/Development Plans in accordance with the *Public Open Space Strategy* (2004).

### Other actions

- Facilitating and improving communication regarding public open space planning, development and ongoing management between Council, government and statutory authorities, community groups, reserve users and local residents.
- Developing and implementing a system for planning development of public open space areas.
- Developing and implementing responsible and responsive financial planning for the continued development and management of public open space.
- Establishing a system for evaluating whether the objectives of the *Public Open Space Strategy* (2004) are being met through its ongoing implementation.
- Investigating the use of revolving funds, including Trust for Nature to purchase and on-sell strategic land parcels.
- Investigating the potential of land swap, community trust, buy back and sale of surplus Council Reserves, to purchase land of particular strategic or environmental significance required for the public open space system.
- Developing programs for the purchase of strategic private land in the priority identified in *Public Open Space Strategy* (2004), and the funding of either the purchase and/or development of areas of strategic public open space through the sale of Unclassified Reserves.
- Implementing the *Horse Riding Strategy* (2001).
- Implementing the *Playspace Strategy* (2003).

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### Tourism

#### Key issues

- Identifying and developing appropriate tourism opportunities.
- Development of local tourism facilities that enhance local environmental features, landscape qualities, local character and cultural heritage.
- Providing diverse business opportunities.
- Development of appropriate infrastructure to enhance tourism product strengths of the region.
- Balancing visitor needs/demands and the pressure placed on natural resources and local communities.

#### Objectives

- To promote Manningham's competitive strengths including the attraction of investment capital in tourism in the following areas:
  - links to the Yarra Valley Region
  - historic and modern arts
  - arts/crafts enterprises

- heritage and cultural assets
- natural assets
- Aboriginal culture
- quality food and wines.
- To encourage accommodation that enhances regional and local tourism without causing detriment to scenic, landscape and environmental resources.
- To minimise any adverse impacts of tourism activities on local communities, surrounding land uses and natural resources.
- To ensure tourism development does not impact on the amenity of the area.
- To improve the quality, capacity and accessibility to key tourism assets.

### **Strategies**

Strategies to achieve these objectives include:

- Encourage tourism opportunities that meet the needs of the local and business community.
- Promote, protect and enhance Melbourne's Valley of the Arts region as a tourist destination.
- Promote and enhance Manningham's tourism assets in Framework Plan 7.
- Require the development of tourist activities to respond to land capability (including environmental and servicing constraints).
- Encourage uses such as small-scale bed and breakfast accommodation, matched to land capability (including environmental and servicing constraints).
- Promote tourism developments that complement local communities, surrounding land uses and natural resources.
- Require development proposals to adopt best-practise design and construction techniques to ensure that the proposals have a neutral or positive impact on environmental characteristics and visual landscape quality of surrounding land uses and natural resources.
- Promote sustainable and high quality development of physical infrastructure.
- Promote environmentally sensitive road upgrades.
- Promote key tourism assets with appropriate signage.
- Require developments to demonstrate that traffic impacts will be minimised.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

### **Policy and exercise of discretion**

- Implementing the *Public Open Space Strategy* (2004) to encourage development of appropriate infrastructure to enhance tourism product strengths and to balance visitor needs/demands and the pressure placed on natural resources and local communities.

- Implementing the *Manningham City Council 2003-2006 Economic Development Strategy* (2003).
- Using Local Policy to ensure that signage does not affect the amenity of the area (*Outdoor advertising signs policy, Clause 22.07*).

#### Further strategic work

- Preparation of a Local Tourism Strategy having regard to the Tourism Development Plan for Melbourne Riverlands (1997) and Melbourne's Valley of the Arts Regional Tourism Marketing Board, Marketing and Business Plan 2002-2004.

#### Other actions

- Promoting public transport links to key tourism assets.
- Implementing the *Arterial Road Improvement Strategy* (2004), *Tourist Signing Guidelines* (2001) and the *Manningham Integrated Transport Strategy* (2003), which promote the development of appropriate infrastructure to enhance tourism product strengths of the region.

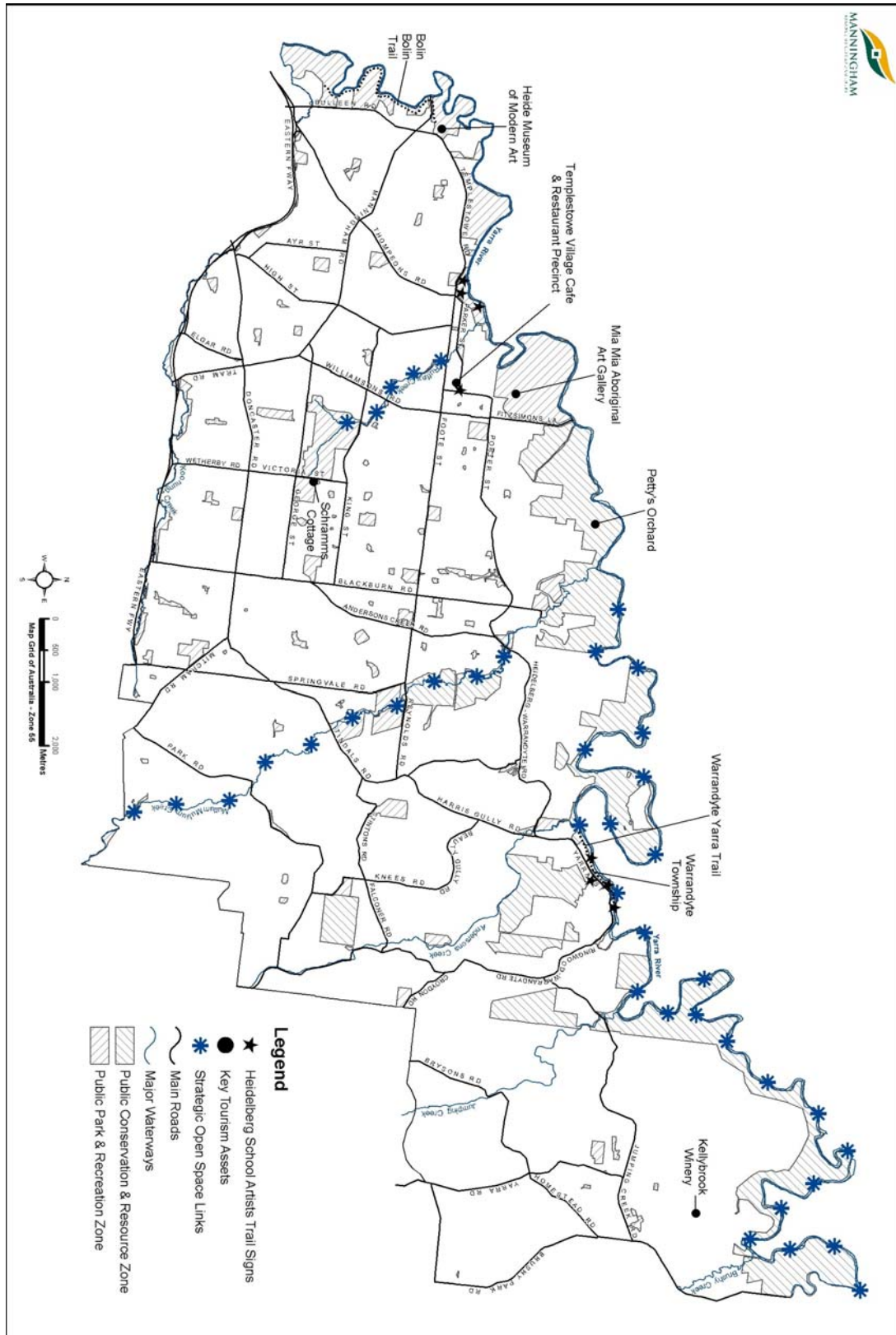
#### 21.13.4

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OPEN SPACE AND TOURISM FRAMEWORK PLAN 7



## **21.14 COMMUNITY HEALTH AND WELL-BEING**

02/10/2008  
C52

### **21.14-1 Overview**

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Manningham is committed to encouraging and promoting community connectedness and belonging. The focus will be to encourage land-use, developments and initiatives that achieve social interaction and cohesion. A key challenge for Council is to ensure equal access for all people and the provision of safe and healthy environments which contribute to the enjoyment and well-being of the community. Development proposals should ensure that access is provided for people of all levels of mobility. They should improve community safety through urban design initiatives.

Council will pursue and encourage opportunities for the provision of community facilities which meet community needs.

Key community facilities and opportunities are shown on Community Health and Well-being Framework Plan 8.

### **21.14-2 Key issues**

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- Provision of equal access to services and facilities.
- Limited flexibility of existing facilities to meet the community's changing needs.
- Maintain and enhance the health, well-being and safety of the community.
- Spaces for social interaction.
- Providing a suitable range of community facilities, social services, infrastructure and accommodation to meet the needs of the changing demographics.
- Identification of contaminated land.

### **21.14-3 Objectives**

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- To provide appropriate spaces and facilities for social interaction.
- To ensure that physical access to buildings, services and facilities meet the highest standards.
- To provide quality community amenities, educational institutions, diverse leisure, sporting and cultural opportunities and resident support services and programs.
- To encourage the provision of multi-purpose facilities in proximity to activity centres.
- To encourage the provision of aged accommodation in locations with appropriate infrastructure and access to services.
- To ensure that urban design promotes a sense of place, community identity, social interaction and a safe environment.
- To ensure that potentially contaminated sites do not impact on subsequent land uses or result in adverse effects on soil, water, air quality and health.

### **21.14-4 Strategies**

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Strategies to achieve these objectives include:

- Encourage the establishment of community based facilities, including child care centres and health care facilities, in proximity to activity centres or other community facilities.

- Design community facilities that are flexible enough to meet the changing needs of the community.
- Encourage a social impact assessment to be prepared for major applications to determine the likely impact on the provision of community services.
- Encourage an Access Audit to be undertaken for all major applications.
- Encourage the provision of social, cultural and educational opportunities within activity centres identified on Framework Plan 8.
- Design buildings and public spaces to provide a high standard of amenity, convenience, accessibility and safety.
- Require contaminated land to be appropriately treated as opportunities arise.

## 21.14-5

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### Implementation

These strategies will be implemented by:

#### Zones and overlays

Applying the Environmental Audit Overlay.

#### Policy and exercise of discretion

- Using Local Policy to ensure that people with a disability have the same level of access to buildings, services and facilities as any other person (*Access for disabled people policy, Clause 22.09*).
- Using Local Policy to facilitate opportunities for community/social interaction and creating public spaces, which have a sense of place (*Cultural heritage policy, Clause 22.03*).
- Using Local Policy to promote design that addresses public safety (*Safety through urban design policy, Clause 22.08*).
- Using Local Policy to implement sustainability objectives for the Doncaster Hill Activity Centre (*Doncaster Hill Activity Centre Sustainability Management Plan Policy, Clause 22.13*).

#### Further strategic work

- Investigating the provision of appropriate measures to be included in commercial developments, centre structure plans and other initiatives that meet the social and changing needs of residents.
- Applying a Development Contribution Plan for the provision of social, cultural and educational opportunities and streetscape enhancements as part of major development proposals.

#### Other actions

- Considering opportunities for facilitating community development within open space as part of the strategic planning of the public open space network and detailed planning of individual reserves.
- Reviewing implementation actions for contaminated land.
- Implementing the *Infrastructure, Asset Refurbishment / Replacement Strategy 1999 – 2099* (1999).

- Implementing the draft *Social Planning Policy* (2005).
- Implementing *Healthy Living in Manningham: Manningham Municipal Public Health Plan 2005-2008* (2005).
- Implementing the Manningham Council's Policy, *Access to the Built Environment* (2003).
- Implementing the *Multicultural Policy and Action Plan* (2002)
- Implementing the *Disability Access Policy and Action Plan* (2004).
- Implementing the *Playspace Strategy* (2003)

**21.14-6**

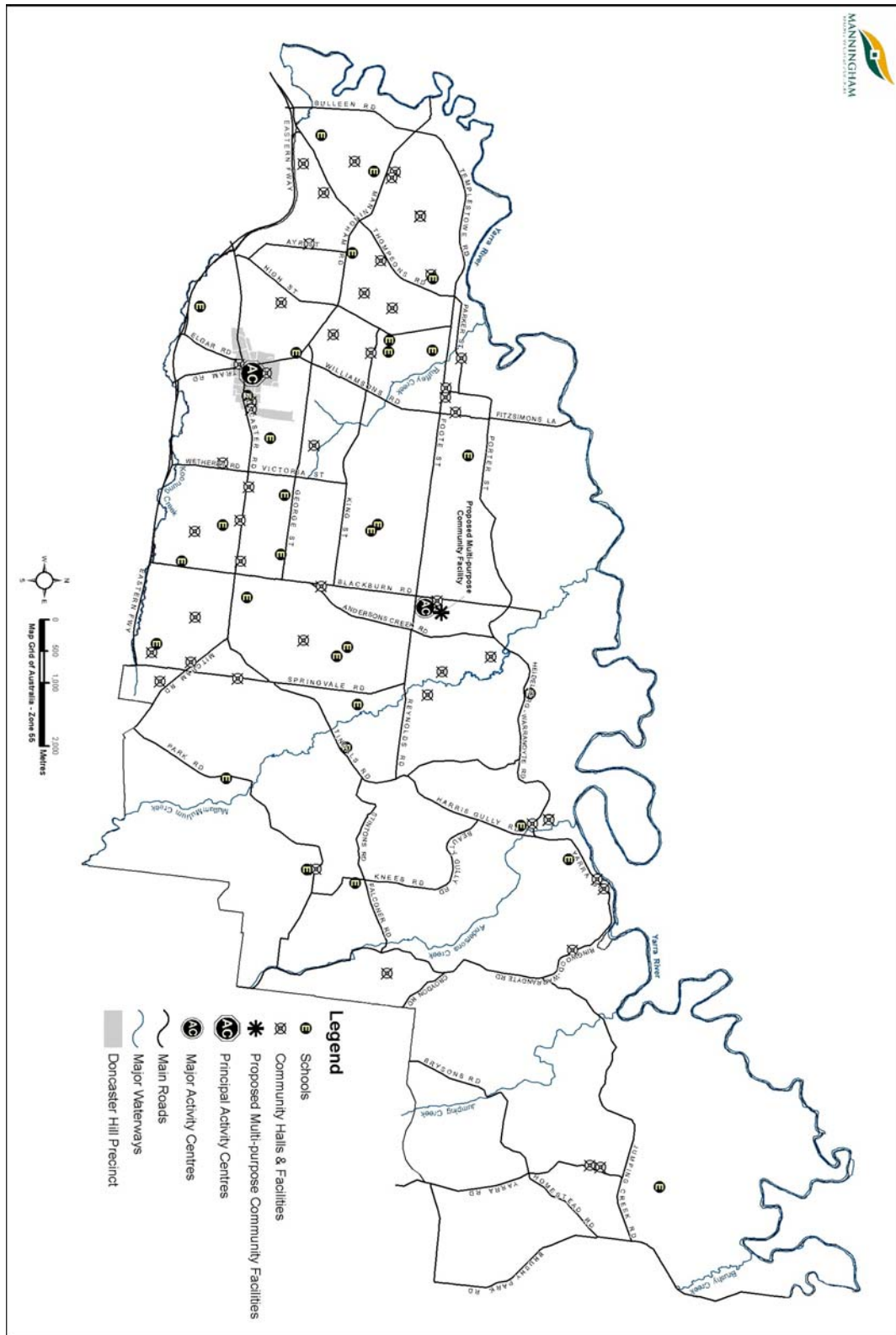
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COMMUNITY HEALTH AND WELL-BEING FRAMEWORK PLAN 8



**21.15**02/10/2008  
C52**MONITORING & REVIEW**

The MSS is an evolving decision making framework and process to develop and integrate economic, social and environmental objectives into sustainable land use and development strategies for Manningham.

Council will review the MSS and Planning Scheme every three years in accordance with the *Planning and Environment Act 1987*. The review process will be used to assess the effectiveness of strategic policy directions within the Local Planning Policy Framework (LPPF) and will involve the preparation of a status report with recommendations.

The review process and monitoring program will be linked to Council's Corporate Planning Processes. Progress towards achieving the Council Plan's vision and objectives is measured via a suite of indicators and targets monitored and reported annually. The effectiveness of the LPPF (MSS and Local Planning Policies) will be measured through the use of indicators and targets contained within the Council Plan, given that this document shares a common vision and objectives with the LPPF.

In summary, the effectiveness of the LPPF will be monitored in a number of ways:

**Strategic policy achievement**

- tracking of indicators and targets using the Council Plan
- use of indicators and targets using other key Council Strategies e.g. Manningham's Water15 – Sustainable Water Management Plan (2005)
- annual Municipal Opinion Survey.

**Operational effectiveness**

A general performance monitoring program to evaluate the operational effectiveness of the administration of the planning scheme will include analysis of:

- percentage of applications requiring additional information
- time taken for decisions (both delegated and non-delegated)
- the number of applications received per year including analysis of applications decided under delegation, by Council and by the Victorian Civil and Administrative Tribunal
- proportion of applications appealed to the Victorian Civil and Administrative Tribunal
- proportion of Council decisions supported by the Victorian Civil and Administrative Tribunal
- number of amendments undertaken and proportion approved
- review of strategies and policies by the Statutory Planning Unit and Economic and Environmental Planning Unit and other relevant service units.

**21.16**02/10/2008  
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