

## **MANNINGHAM PLANNING SCHEME**

### **AMENDMENT C30**

#### **EXPLANATORY REPORT**

#### **Who is the planning authority?**

This amendment has been prepared by the Manningham City Council and the Manningham City Council is the planning authority for this amendment.

The amendment has been made at the request of the Manningham City Council.

#### **Land affected by the amendment.**

The amendment applies to a 58-hectare area of land, located in Doncaster stretching along the major corridors of Doncaster Road, Williamsons Road and Tram Road as shown on the attached map (Map 1), identified as the Doncaster Hill Activity Centre. The amendment also applies to a small number of properties in the vicinity of this area. The area is located approximately 12 kilometres from the Melbourne Central Business District and is one of the highest points in Melbourne.

#### **What the amendment does.**

The amendment introduces Clause 45.06 and Schedule 1 - Doncaster Hill Development Contributions Plan Overlay (DCPO1) setting out infrastructure items and amounts to be paid through development and community levies. The area affected by the overlay has been shown on Planning Scheme Map No. 7DCPO.

The amendment lists the Doncaster Hill Development Contributions Plan, Manningham City Council; February 2005 as an incorporated document in the schedule to Clause 81 of the Manningham Planning Scheme.

The amendment makes changes to Clause 21.05 Urban Design of the Municipal Strategic Statement (MSS). These changes specifically relate to the introduction of a new Key Issue 6 – Infrastructure requirements in the Doncaster Hill Activity Centre.

The amendment updates the existing schedule to Clause 52.01 Public Open Space with a new schedule that specifies a mandatory public open space contribution rate of 5% for subdivision applications within the Doncaster Hill Activity Centre.

The amendment updates the existing Schedule to Clause 45.01 to introduce a Public Acquisition Overlay (PAO7) – Road. The amendment amends Planning Scheme Map No. 7PAO identifying land to be acquired by Council to enable the delivery of appropriate infrastructure in the form of open space (PAO1) and road works (PAO7).

## **Strategic assessment of the amendment**

### **Why is the amendment required?**

To assist with the 20-year transformation of the Doncaster Hill Activity Centre into a sustainable mixed-use urban village that accommodates 8,300 residents, it is necessary to ensure the provision of appropriate development and refurbishment of infrastructure.

The infrastructure items will enhance the social, cultural and recreational elements of the Doncaster Hill Activity Centre, as well as upgrading existing infrastructure and providing new open space within and surrounding the Doncaster Hill Activity Centre.

In the absence of any voluntary agreements and in the absence of an approved Development Contributions Plan to meet infrastructure costs, Council is currently extremely limited in imposing conditions on any planning permit to legally require developers to pay a development contributions levy for works or facilities.

It is the responsibility of Council to identify infrastructure required by the community and when it may be needed, and to ensure that funds are available to provide the infrastructure. As the Doncaster Hill Activity Centre is an established urban area, as opposed to a greenfield site, a combination of new infrastructure and the upgrading of existing infrastructure will be required.

The Doncaster Hill Development Contributions Plan, Manningham City Council, February 2005 includes the following infrastructure items:

- Social;
- Streetscape;
- Public art; and
- Transport Infrastructure.

The amendment introduces and incorporates the Doncaster Hill Development Contributions Plan, Manningham City Council, February 2005 into the planning scheme. The Development Contributions Plan provides transparency and certainty as to the funding obligations of the development industry, while also providing greater clarity and accountability for developers and the community as to the infrastructure items required. Furthermore, it ensures that infrastructure provision meets community expectations with respect to what is required to meet the needs of health, safety and well-being.

The infrastructure included within the Doncaster Hill Development Contributions Plan, Manningham City Council, February 2005 is primarily to be used by the residents of the Doncaster Hill Activity Centre, but is consistent with the Development Contributions Plan guidelines in that it also can be used to serve a larger catchment. Development funds have been equitably apportioned based on forecast usage from residents and visitors of Doncaster Hill.

The Development Contributions Plan Overlay (DCPO1) outlines the area affected by the Doncaster Hill Development Contributions Plan, Manningham City Council, February 2005, while schedule 1 to Clause 45.06 classifies the infrastructure types and indicates appropriate levies that apply.

The Doncaster Hill Development Contributions Plan, Manningham City Council, February 2005 does not address the provision of open space as it is more appropriate for it to be funded through a separate mechanism, being the open space contribution. This is addressed by way of a contribution by each developer, as set out in Clause 52.01 of the Planning Scheme.

The amendment changes the schedule to Clause 52.01 to mandate a 5% public open space contribution is required for subdivision of land within the Doncaster Hill Activity Centre, as identified on Planning Scheme Map No. 7DCPO. The increased intensity of development within the Doncaster Hill Activity Centre will place demands on existing public open space provision, and the public open space works over the 20-year period is calculated at \$12.5M. A set 5% contribution will ensure that the required public open space improvements can be achieved. It also provides more flexibility regarding the location and function of public open space and the way that the funds are apportioned.

The revisions to the MSS at Clause 21.05 Urban Design, in Key Issue 6 (Infrastructure requirements in the Doncaster Hill Activity Centre) include a number of objectives and strategies to assist in the delivery and implementation of the infrastructure types within the Development Contributions Plan.

To assist in the provision of some public open space and road works, it will be necessary to acquire properties for the delivery of these infrastructure types. The Public Acquisition Overlay (PAO1) and (PAO7) is necessary as it initiates a formal process for identifying and acquiring the land.

### **How does the amendment implement the objectives of planning in Victoria?**

Amendment C30 is consistent with the objectives of the *Planning and Environment Act 1987* (The Act). Council has taken a proactive approach in the planning and provision of infrastructure for the Doncaster Hill community.

Sub-clause (1) of section 4 of the Act outlines the objectives of planning in Victoria. The relevant objectives addressed by Amendment C30 are:

- (a) *'to provide for the fair, orderly, economic and sustainable use, and development of land;'*
- (c) *'to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;'*
- (g) *'to balance the present and future interests of all Victorians.'*

Sub-clause (2) of section 4 of the Act outlines the objectives of the planning framework established by this Act. The relevant objectives addressed by Amendment C30 are:

- (e) *'to facilitate development which achieves the objectives of planning in Victoria and planning objectives set up in planning schemes;'*
- (g) *'to encourage the achievement of planning objectives through positive actions by responsible authorities and planning authorities;'*

### **How does the amendment address the environmental effects and any relevant social and economic effects?**

The amendment recognises the importance of an integrated approach to the social, economic and environmental issues facing the Doncaster Hill Activity Centre. The introduction of a Development Contributions Plan and determination of a Public Open Space contribution provide economic security to the outcome for the Doncaster Hill Activity Centre. The Doncaster Hill Development Contributions Plan covers infrastructure types that impact positively and collectively address the triple bottom line approach.

### **Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under section 7(5) of the Act. All Planning Scheme amendments must have regard to section 12(2)(a) of the *Planning and Environment Act 1987*, being Ministerial Directions. Minister's Direction No. 9 - Metropolitan Strategy applies to this amendment.

### **What aspects, if any, of the Metropolitan Strategy are relevant?**

The Metropolitan Strategy plans for the sustainable growth of metropolitan Melbourne. Specifically, *Melbourne 2030* aims to achieve an additional 620,000 households in metropolitan Melbourne over the next 30 years whilst protecting and enhancing existing suburbs. A key aspect of this goal is to increasingly concentrate development at strategic sites such as activity centres, so as to protect the liveability of established areas and to mitigate urban expansion into surrounding rural land. Furthermore, *Melbourne 2030* suggests a trend towards increased demand for well-located apartment living, based on a reduction in household size and demographic changes in the population.

*Melbourne 2030* identifies Doncaster Hill as a Principal Activity Centre. Furthermore, it promotes the redevelopment of urban sites and encourages the development of appropriate infrastructure in activity centres, particularly principal activity centres.

Due to the anticipated demand for infrastructure within the Doncaster Hill Activity Centre, there will be a requirement to identify and improve the infrastructure provision. Development Contributions Plans have as yet not been widely implemented throughout local government, particularly in a redevelopment site, but are recognised as the preferred mechanism to be endorsed for such infrastructure provision. The Metropolitan strategy identifies key policies and initiatives that depict the type or variety of infrastructure to be provided and the emphasis to plan strategically for a sustainable future.

The issues contained in the amendment generally relate to:

Direction 1, 'A more compact city'

Direction 2, 'Better management of metropolitan growth'

Direction 5, 'A great place to be'

Direction 6, 'A fairer city'

Direction 7, 'A greener city'

Direction 8, 'Better transport links'.

### **How does the Metropolitan Strategy affect the amendment?**

The following policies positively affect the amendment and provide a framework to strengthen planning tools to ensure new development is sustainable, contemporary, well designed and creates a sense of place for the community.

Policy 1.1 Build up activity centres as a focus for high-quality development, activity and living for the whole community.

Policy 1.2 Broaden the base of activity in centres that are currently dominated by shopping to include a wider range of services over longer hours, and restrict out-of-centre development.

Policy 1.3 Locate a substantial proportion of new housing in or close to activity centres and other strategic redevelopment sites that offer good access to services and transport.

Policy 2.3 Manage the sequence of development in growth areas so that services are available from early in the life of new communities.

Policy 5.1 Promote good urban design to make the environment more liveable and attractive.

Policy 5.2 Recognise and protect cultural identity, neighbourhood character and sense of place.

Policy 5.3 Improve community safety and encourage neighbourhood design that makes people feel safe.

Policy 5.5 Promote excellent neighbourhood design to create attractive, walkable and diverse communities.

Policy 5.6 Improve the quality and distribution of local open space and ensure long-term protection of public open space.

Policy 6.2 Plan for a more equitable distribution of social infrastructure.

Policy 6.3 Improve the coordination and timing of the installation of services and infrastructure in new development areas.

Policy 6.4 Develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Policy 7.6 Ensure that land-use and transport planning and infrastructure provision contribute to improved air quality.

Policy 7.7 Protect native habitat and areas of important biodiversity through appropriate land-use planning.

Policy 7.8 Promote the concept of sustainability and develop benchmarks to measure progress.

Policy 7.9 Lead by example in environmental management.

Policy 8.3 Plan urban development to make jobs and community services more accessible.

Policy 8.4 Coordinate development of all transport modes to provide a comprehensive transport system.

Policy 8.5 Manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.

Policy 8.6 Review transport practices, including design, construction and management, to reduce environmental impacts.

Policy 8.7 Give more priority to cycling and walking in planning urban development and in managing our road system and neighbourhoods.

Policy 8.8 Promote the use of sustainable personal transport options.

### **How does the amendment support or implement the State Planning Policy Framework?**

The amendment is consistent with the State Planning Policy Framework (SPPF). Relevant clauses include:

Clause 14.01-2 under general implementation it states that planning authorities should plan for future growth, *'taking account of opportunities for redevelopment and intensification of existing urban areas... and the costs of providing infrastructure'*.

Clause 14.02-1 Metropolitan development, includes the following objective, *'To assist achievement of a metropolis which has:*

- *Improved functioning through best practice management of its infrastructure and urban development.'*

Clause 14.02-2, under general implementation states that, *'Planning decisions should also assist the creation of linked parkland and open space systems...'*

Clause 15.10-1 contains the objective, *'To assist creation of a diverse and integrated network of public open space commensurate with the needs of urban communities...'*

Clause 15.10-2 under general implementation states that:

*'Planning and responsible authorities should ensure that open space networks:*

- *Are linked through the provision of walking and cycle trails...*
- *Are integrated with open space contributions from abutting subdivisions.'*

Furthermore, it states that:

*'Planning and responsible authorities should ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.'*

Clause 17.01-1 contains the objective, *'To encourage the concentration of major retail, commercial, administrative, entertainment and cultural developments into activity centres... which provide a variety of land uses and are highly accessible to the community.'*

Clause 17.01-2, under general implementation states that:

*'Activity centres should be planned to:*

- *Incorporate and integrate a variety of land uses, including retail, office, education, human services, community facilities, recreation, entertainment and residential uses where appropriate.*

- *Maximise opportunities for the co-location, multiple use and sharing of facilities.*
- *Provide child care facilities to a level consistent with the role of the centres.*
- *Provide attractive environments for community activities.'*

Clause 17.02-1 contains the objective:

*'To encourage developments which meet community's needs for retail, entertainment, office and other commercial services and provide net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.'*

Clause 18.02-1 contains the objective,

*'To ensure access is provided to developments in accordance with forecast demand taking advantage of all available modes of transport and to minimise impact on existing transport networks and the amenity of surrounding areas.'*

Clause 18.03-1 contains the objective,

*'To integrate planning for bicycle travel with land use and development planning and encourage cycling as an alternative mode of travel.'*

Clause 18.12-1 contains the objective,

*'To provide for partial funding of physical and community infrastructure by use of development contributions.'*

Clause 19.01-2 under general implementation states that,

*'Planning schemes should enable:*

*The placing of open space requirements on development proposals.'*

### **How does the amendment support or implement the Local Planning Policy Framework?**

The amendment is consistent with the Local Planning Policy Framework (LPPF). Relevant clauses from the MSS include:

Clause 21.05-1, Overview includes the statement that,

*'Effective urban design will influence and establish an identifiable character for the municipality and its individual areas including commercial, industrial, residential, open space...areas.'*

Furthermore, it states that,

*'Emphasis should be placed on improving the image and appearance of Activity Centres, residential and commercial developments.'*

Clause 21.05-2 Key issue 1, *'The need for a 'sense of arrival' at Manningham's gateways'*, contains the objective,

*'To clearly define, improve and identify gateways to the municipality which promote the identity of the City.'*

Clause 21.05-2 Key issue 12, *'The protection and enhancement of Manningham's landmarks, views and vistas,'* contains the objective,

*'To retain and strengthen key landmarks, views and vistas.'*

Clause 21.05-2 Key issue 13, *'Integration of art in the urban landscape and in the public realm,'* contains the objective,

*'To achieve an increase in the number of art works incorporated in public and private building and development works and infrastructure.'*

Clause 21.06-2 Key issue 1, *'Achieving the desired future character for streets,'* contains the objective,

- *To improve the physical features of the municipality and create high quality streetscapes.*

Clause 21.10-2 Key Issue 4, *'Developing and maintaining strategic open space links and recreational facilities,'* contains the objectives:

- *To develop and maintain open space to a standard that maximises recreational opportunities and environmental potential.*
- *To provide comprehensive pedestrian, bike and trail networks.*

Clause 21.14-2 Key issue 1, *'The long-term viability of activity centres.'* contains the objective of ensuring the viability of existing activity centres. Strategies to achieve this objective include:

- *Encourage activity centres to have a local focus, promote community activity and complement adjoining community/land uses.*
- *Promote the Doncaster Activity Centre as the focus for regional retail, corporate office, entertainment, shopping, civic, cultural and business support services.*

Clause 21.17-2 Key issue 3, *'Provision of social, cultural and educational opportunities,'* contains the objective,

*'To provide ready access to quality community amenities, educational institutions, diverse leisure, sporting and cultural opportunities and resident support services and programs.'*

Clause 21.17-2 Key issue 4, *'Facilitating opportunities for community/social interaction',* contains the objective,

- *'To ensure that the public realm will promote:*
  - *A sense of place.*
  - *Community identity.*
  - *Social interaction.*
  - *A safe environment.'*

Clause 21.17-2 Key issue 5, *'Impact of changing demographics and possible consequent implications for the sustainability of a range of community facilities, social services and infrastructure.'*, contains the objective,

*'To ensure that development is supported by appropriate physical/community infrastructure and social services which is provided to meet the changing needs of existing and future residents.'*

Clause 21.18-2 Key issue 2, *'The reduction in traffic volumes along Doncaster Rd that provides the opportunity to improve the streetscape and amenity along the roadway,'* contains the objective,

*'To maximise opportunities along Doncaster Road to facilitate pedestrian and cyclist activity and provide higher levels of user amenity.'*

## **Local Policy**

Clause 22.05 Child Care Centres policy *'applies to the use and development of land for Child Care centres in the City of Manningham.'*

Clause 22.05-3 Policy, states that:

*'It is policy that:*

- *Child care centres preferably be located:*
  - *Near other community facilities while avoiding areas where external sources of noise and air pollution or other hazards may unreasonably impact on the amenity of a facility or its users.*
  - *Where safe and convenient vehicle and pedestrian access can be provided.'*

## **Strategic Reports and Documents**

### ***Manningham Corporate Plan & Action Plan: 2002 – 2005***

The Corporate Plan has a vision for the Doncaster Hill project. It addresses the need to plan for an increase to the municipality's population and to provide an option of housing styles. The Doncaster Hill Activity Centre is expected to *'encourage and promote community connectedness and belonging'*. It seeks to integrate residential living within a vibrant, accessible and convenient mix of retail, entertainment and business.

The Corporate Plan is committed to providing a range of community services and facilities to meet the needs of the people of Manningham. The Corporate Plan directly identifies the necessity of *'equitable provision of contributions by all developers 'to be facilitated by way of a 'Doncaster Hill Infrastructure Contribution Plan'*. Objectives that encourage the improvement of buildings and streetscapes, and value the sustainable use of resources, are all key principles of the Doncaster Hill project.

### ***Manningham Infrastructure Asset Refurbishment/Replacement Strategy 1999-2099***

This strategy examines the necessary maintenance, rehabilitation and refurbishment of the various infrastructure assets for sustainable future use. It considers the required capital investment, benefits, annual periodic maintenance and operating costs. Recommendations pertinent to the assessment of infrastructure needs in Doncaster Hill include considering alternative uses when planning major refurbishments or new designs, and undertaking a detailed analysis of the subject asset prior to the commitment of any refurbishment works to buildings and other specialised infrastructure.

### ***Manningham's Health 2001-2004 – Manningham Municipal Public Health Plan***

It is the objective of this plan to enhance public health in Manningham. The plan identifies the responsibility of local government towards the health of the community by the co-ordination and provision of services, promotion of practices that lead to a healthy lifestyle and by addressing the needs of the community. The goals of this plan include protecting and enhancing the natural and built form, creating safer environments and improving social capital within the community.

### ***Doncaster Hill Strategy - Demand and Supply Analysis, May 2001***

The strategy examines three development scenarios for the future land use of the Doncaster Hill area. It promotes the adoption of a medium and high-density strategy to cope with the forecast demand and examines the anticipated requirements in terms of residential, commercial and office floor space to facilitate the population increase to the area. The report shows that the area can expect an additional 8,300 new residents by 2021.

***Doncaster Hill, Triple Bottom Line - Benefit Cost Assessment, June 2001***

This report examines the three development scenarios: high density, medium density and low density by analysing the social, environmental and economic impacts. It determines that the most cost effective and community beneficial outcome is the high-density development option. The benefits include capitalizing on the existing physical and social infrastructure, sustainability outcomes, utilising the current infrastructure landform and residential development that reduces commuting-time.

***Manningham Residential Strategy, February 2002***

The Strategy presents a residential framework for the facilitation of both the present and future population. The report addresses the issues of environmental sustainability, safety, accessibility, appropriate design and positioning of dwellings, and neighbourhood character. It identifies the Doncaster Hill area as the focal point for mixed use, high-density style living. It explains the project has arisen due to community feedback for apartment consolidation specific to the one location where provision and access to services and infrastructure can be most utilised.

Doncaster Hill's objectives cater for the change in demographics and decline in household size.

***Doncaster Hill, Apartment Purchaser Profile, March 2002***

The purpose of this report was to determine the likely purchasers and residential occupants of apartments within Doncaster Hill. Due to a limited amount of high-density complexes in the outer suburbs, a latent demand for apartment-style living is demonstrated. The report showed that the purchasers would predominantly include current Manningham residents in the 'baby boomer' age category.

***Doncaster Hill Population Forecasts, March 2002***

This report outlines the population, age structure and household forecast for each year between 2001-2021. The information was prepared to inform decision-making and services planning. The report provides a profile on the current and projected population and household characteristics for Doncaster Hill.

***Doncaster Hill Traffic Modelling and Analysis Paramics Simulation, September 2002***

This report focuses on the key traffic and transport principles to be implemented to facilitate the needs of the Doncaster Hill area. It measures future infrastructure provisions by a projected traffic flow model and identifies the requirement to extend a number of local roads. Using traffic calming and road engineering techniques, it seeks to alter the use of Doncaster Road from a six-lane divided arterial thoroughfare to an urban boulevard. It endeavours to integrate proposed residential and commercial amenities with a reliable and efficient transport interchange.

***Doncaster Hill Preliminary Assessment of Social, Recreation and Open Space Infrastructure Requirements, October 2002***

This report makes recommendations based on the required social infrastructure for the anticipated population increase on Doncaster Hill. It examines the requirements by each of

the community-orientated precincts, addresses all ages of the community and makes reference to the Development Contributions Plan for funding purposes. This report recommends a range of facilities with suggested locations including the need for additional public open space. Community facilities are prioritised in line with Melbourne 2030 objectives, Council policies and the Doncaster Hill Strategy.

***Doncaster Hill Parking Precinct Plan, December 2002***

The report discusses the most appropriate methods to facilitate parking on Doncaster Hill. It investigates parking options and concludes that the installation of parking stations is not warranted. The Plan identifies that appropriate parking requirements for developments and short term on street parking would meet the demands for residential, business and social users.

***Doncaster Hill Public Art Master Plan, January 2003***

The report establishes the contemporary public art opportunities for Doncaster Hill. It makes recommendations for site-specific artwork and associated funding. The Master Plan recommends the endorsement of a Public Art Advisory Panel that would advise on all artwork commissioned in Manningham.

***Manningham Integrated Transport Strategy, February 2003***

The strategy identifies the economic, environmental and social objectives necessary to produce strategic transportation solutions. It acknowledges Doncaster Hill as a mixed-use, activity centre that is integral in contributing to sustainable travel. The report promotes telecommuting and retaining the local small business base to reduce lengthy commutes recognising the Hill and Westfield Shoppingtown as the major future business generators. An emphasis is placed on promoting the change of attitude amongst the community so as to endorse the sustainable travel benefits.

***Doncaster Hill Urban Master Plan, June 2003***

This Master Plan discusses the site-specific urban design objectives that include integrating open space with public art to form vibrant, civic spaces. It also identifies the additional land required to ensure the provision of a viable open space system. Recommendations are made to enhance street appeal by such methods as tree planting, lighting and street furniture. Overall these designs will contribute to the transition towards a tree-lined boulevard and beautification of the area.

***Doncaster Hill Pedestrian and Cycling Plan, June 2003***

The Doncaster Hill Pedestrian and Cycling Plan explores infrastructure that encourages walking and cycling within Doncaster Hill. It examines the upgrade of pedestrian facilities on the main roads in the area including endorsing boulevard treatments along Doncaster Road. It promotes shared paths to assist in the integration of all precincts in order to enhance the area's amenity, assist community safety and create linkages to key pockets of public open space. It also identifies the need for additional link roads to achieve these objectives.

## **Additional Support Reports**

- Community Service Infrastructure Doncaster Hill - DCP Justifications Summary Report, February 2003
- Transport Infrastructure Doncaster Hill - DCP Justifications Summary Report, February 2003
- Public Art and Streetscape Infrastructure Doncaster Hill - DCP Justifications Summary Report, April, 2003

## **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment is consistent with the use of the Victoria Planning Provisions.

## **How does the amendment address the views of any relevant agency?**

Amendment C30 was referred to a number of relevant referral authorities as part of the public exhibition period. Subsequently, the amendment has been changed to reflect their views.

## **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

In partnership with the private development sector, Council is committed to the investment of development and community infrastructure for the Doncaster Hill Activity Centre. The introduction of the new planning provisions will commit the responsible authority to a monetary contribution in the order of approximately \$19M over the 20 year period.

Furthermore, the implementation of the amendment provides greater certainty in the assessment of planning applications as it stipulates the required open space and development contribution.

## **Where you may inspect this Amendment.**

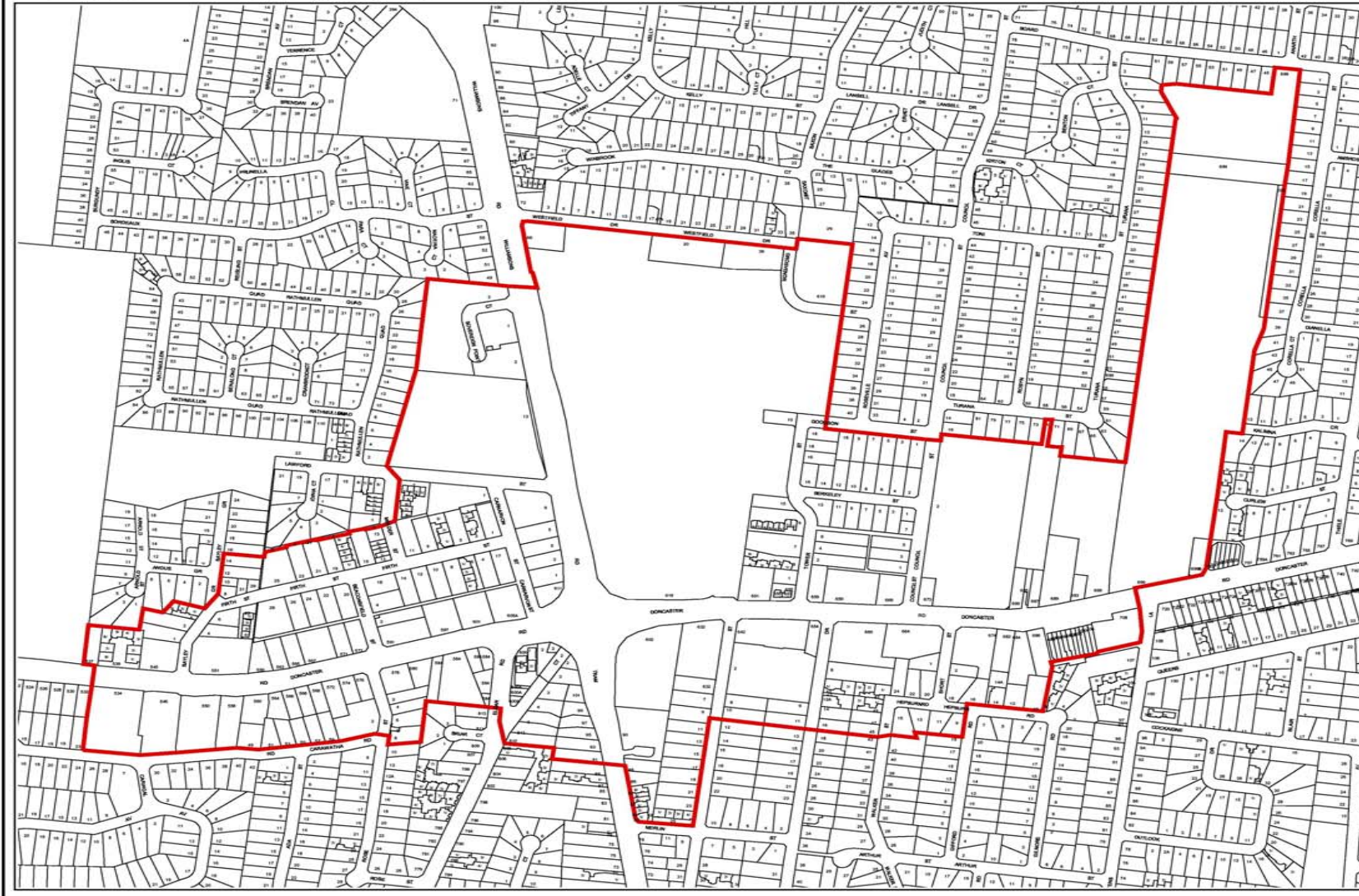
The amendment is available for public inspection, free of charge, during office hours at the following places.

Department of Sustainability and Environment  
Planning Information Centre  
Ground Floor  
8 Nicholson Street  
East Melbourne

Manningham City Council  
Municipal Offices  
699 Doncaster Road  
Doncaster

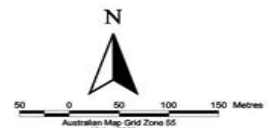
# Map 1

## Doncaster Hill Activity Centre Boundary



**LEGEND**

- Land Parcels
- Doncaster Hill Boundary



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