

Planning and Environment Act 1987  
MANNINGHAM PLANNING SCHEME  
AMENDMENT C37  
EXPLANATORY REPORT

**Who is the Planning Authority?**

The 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 the following properties:

- 1 Council Street, Doncaster.
- 9 Hepburn Road, Doncaster.
- 11 Hepburn Road, Doncaster.
- 13 Hepburn Road, Doncaster.
- 15 Hepburn Road, Doncaster.

The properties are all contained within land identified as the Doncaster Hill Activity Centre, as shown on attached Map 1. 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 identifies land to be acquired by Council to enable the delivery of appropriate open space infrastructure within the Doncaster Hill Activity Centre.

The amendment applies the Public Acquisition Overlay to the above-mentioned five properties for the purposes of open space (PAO1).

The above properties have been identified for acquisition based on research directly contained within the Doncaster Hill Public Art Master Plan, January 2003, and Doncaster Hill Urban Master Plan, June 2003.

**Why the Amendment is required.**

To enhance the provision of public open space in the Doncaster Hill Activity Centre, it is proposed to acquire a number of properties. This is outlined in the Doncaster Hill Development Contributions Plan on exhibition from 24 July 2003 to 24 September 2003, as part of Amendment C30.

The Public Acquisition Overlay (PAO1) is necessary as it initiates a formal process for identifying and acquiring land.

It is the responsibility of the Council to identify infrastructure required by the community and when it may be needed to ensure sufficient open space provision. Additional open space will enhance the social, cultural and recreational elements of the Doncaster Hill Activity Centre.

Amendment C37 is rectifying two errors in the exhibition of Amendment C30. The first is that PAO7 – road, rather than PAO1 – open space was inadvertently applied to property numbers 9, 11, 13 & 15 Hepburn Road, Doncaster. Any submission received or yet to be received with respect to the application of the Public Acquisition Overlay to these properties through Amendment C30 will be considered as a submission to Amendment C37, as well. The second is that PAO1 should have been applied to 1 Council Street, Doncaster, but was incorrectly applied to 1 Goodson Street, Doncaster.

### **Impact of the Amendment.**

#### *Minister's Directions*

The use and development envisaged by this amendment is affected by Ministerial Direction No. 9 under Section 12 of the *Planning and Environment Act 1987*.

The amendment has had regard to Section 12(2)(a) of the *Planning and Environment Act 1987*, including Minister's Direction No.9 – Metropolitan Strategy. The following section addresses the matters raised in Minister's Direction No. 9.

### **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. *Melbourne 2030* identifies an increased general demand for well-located apartment living, responding to a reduction in household size and demographic changes in the population.

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

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'

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

The following policies positively support the amendment and provide a framework 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 1.3 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 5.5 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.

**Is the amendment consistent with any directions and policies in the Metropolitan Strategy?**

As noted, the amendment is consistent with the above directions and policies contained in the Metropolitan Strategy.

**Does the amendment support, give effect to or assist the implementation of the Metropolitan Strategy or can it be reasonably modified to do so?**

The amendment assists the implementation of the Metropolitan Strategy by reinforcing the role of Doncaster Hill as a Principal Activity Centre. It directly identifies the requirement to plan early in the life of new communities to establish a solid framework that outlines and justifies the timely redevelopment of the urban site.

The policies within *Melbourne 2030* directly identify the need for an upgrade of open space infrastructure, particularly the provision of public open space. The quality and distribution of urban public open space is targeted for improvement to meet the needs of social and demographic changes.

**Will the amendment compromise the implementation of the Metropolitan Strategy?**

The amendment will not compromise the implementation of the Metropolitan Strategy.

The amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under Section 7(5) of the Act.

## ***Environmental, 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 provision of open space will have important benefits to those residing, working or visiting Doncaster Hill as it will provide a place for relaxation, recreation and civic interaction.

## **Strategic and Policy Justification of the Amendment**

### ***State Planning Policy Framework (SPPF)***

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.*

Clause 19.01-2 under general implementation states that,

*‘Planning schemes should enable:*

- *The placing of open space requirements on development proposals.’*

### ***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 21.10-2 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.’*

## **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. 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 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 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 and addresses all ages of the community. It is envisaged that the Development Contributions Plan will be used 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 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.

### ***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.

**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  
Upper Plaza  
Nauru House  
80 Collins Street  
Melbourne

Manningham City Council  
Municipal Offices  
699 Doncaster Road  
Doncaster

Any submission you may wish to make about this amendment should be in writing, and must be sent to:

Teresa Dominik  
Manager Economic & Environmental Planning  
Manningham City Council  
PO Box 1  
Doncaster VIC 3108

Before 3 November 2003

# MAP 1

## Doncaster Hill Activity Centre Boundary and Proposed Public Acquisition Overlay

