

## **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.
- 15 Hepburn Road, Doncaster.

##### **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 four 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.

##### **Strategic assessment of the amendment**

###### **Why is the amendment 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 (February 2005), forming 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.

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

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

Amendment C37 is consistent with the objectives of the *Planning and Environment Act 1987* (the Act). The amendment provides for the fair, orderly and sustainable use and development of land. The acquisition of the identified parcels of land for open space will ensure the provision of appropriate open space areas within Doncaster Hill.

Sub clause (1) of section 4 of the Act outlines the objectives of planning in Victoria. The relevant objectives addressed by Amendment C37 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;’*

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 C37 are:

- (e) *‘to facilitate development which achieves the objectives of planning in Victoria and planning objectives set out 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 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.

### **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. *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.

### **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.'*

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 21.10-2 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.*

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 in the municipality's population and to provide a range 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 uses.

The Corporate Plan is committed to providing a range of community services and facilities to meet the needs of the people of Manningham.

### **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**

This Master Plan 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.

### **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 C37 was referred to a number of relevant authorities as part of the public exhibition period of the amendment.

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

The introduction of the new planning provisions will commit Council to the purchase of four properties for the purposes of open space.

**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 3002

Manningham City Council  
Municipal Offices  
699 Doncaster Road  
Doncaster