

MANNINGHAM PLANNING SCHEME

AMENDMENT C45

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning and the Minister for Planning 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 Business 2 Zone areas located within the Doncaster Hill Activity Centre and comprises approximately 8.2 hectares of land as shown on the attached Map 1. The full extent of the Doncaster Hill Activity Centre, which is located along the major corridors of Doncaster Road, Williamsons Road and Tram Road (Doncaster) is also shown on the attached Map 1.

What the amendment does.

The amendment:

- Rezones the subject land from a Business 2 Zone to a Comprehensive Development Zone;
- Introduces and applies the Comprehensive Development Zone and Schedule 1 to the land on an interim basis, expiring on 31 December 2007;
- Incorporates the Doncaster Hill Comprehensive Development Plan, Manningham City Council (September 2004) into the Planning Scheme, through Clause 81;
- Amends Planning Scheme Map No. 7 to delete the application of Business 2 Zone (B2Z) to all land within the Doncaster Hill Activity Centre; and
- In Clause 34.02 (Business 2 Zone), replaces the Schedule with a new Schedule, which deletes land described as 551-557 Doncaster Road, Doncaster, 642-654 Doncaster Road, Doncaster and 682 Doncaster Road, Doncaster.

On 9 December 2004, Manningham City Council met with members of the Priority Development Panel to discuss a request for interim controls and a written submission made in support thereof. The submission elaborated on the background to Council's proposed amendment and the need for a longer term planning solution to land use issues within the Doncaster Hill Activity Centre.

In its report, the Priority Development Panel supports the introduction of this amendment as an interim measure over land affected by a Business 2 Zone within the Doncaster Hill Activity Centre by a Ministerial amendment utilising section 20(4) of the *Planning and Environment Act 1987*.

Strategic assessment of the amendment.

Why is the amendment required?

The amendment is required because of the need to have clear planning policy and mechanisms in place to direct land use change within the Doncaster Hill Activity Centre.

Amendment C33 (Part 1) to the Manningham Planning Scheme was gazetted on 26th February 2004. This amendment gave legislative effect to the first stage of implementing Council's Doncaster Hill Strategy (October 2002) by introducing the following key measures including:

- a new Clause 21.21 Doncaster Hill Activity Centre into the MSS;
- a new Clause 22.13 Doncaster Hill Activity Centre Sustainability Management Plan policy; and
- a new Schedule 6 to the Design & Development Overlay – Doncaster Hill Activity Centre (DDO6);

There were two key themes within Amendment C33. The first relates to **built form and development** controls and the second to **ecologically sustainable development design requirements**. However, both Council and the C33 Panel are not satisfied that the **land use** aspects of Doncaster Hill Strategy (October 2002) were satisfactorily accommodated by the current zoning regime.

The former Business 2 Zone applied to 8.2 hectares of land within the Doncaster Hill Activity Centre and is the predominant zone along Doncaster Road, Williamsons Road, Tram Road and Elgar Road, Doncaster. The majority of planning permit applications received &/or recently approved in Doncaster Hill are contained within the Business 2 Zone. The purpose of the Business 2 Zone includes:

- *To encourage the development of offices and associated commercial uses.*

Any planning permit application for use and/or development needs to be considered in accordance with the zone and overlay provisions as they currently stand. The purpose of the Business 2 Zone however is not the purpose in the Doncaster Hill Strategy and is inconsistent with the objectives and strategic outcomes for the Doncaster Hill Activity Centre as expressed in the MSS and other scheme provisions e.g. which seek to provide for high rise residential buildings with mixed uses including retail, entertainment, commercial and community functions.

Council has and will continue to receive planning applications for consideration within Doncaster Hill, the majority of which to date are within the Business 2 Zone. Council anticipates that within the immediate future, planning permit applications will continue to be received in these areas for reasons outlined below.

These areas are considered prime redevelopment opportunities and generally consist of prominent larger lots, many of which are vacant sites. The Doncaster Hill Strategy (October 2002) and Schedule 6 to the Design and Development Overlay, Doncaster Hill Activity Centre (DDO6) allow for the highest maximum building heights in these areas. These areas are high profile sites, generally adjacent to Doncaster Road boulevard. These areas also contain many of Doncaster Hill's gateway sites or are within Design Element Areas defined within Schedule 6 to the Design and Development Overlay, Doncaster Hill Activity Centre as

sites where *“built form will have the greatest impact and be able to make an architectural statement including the highest areas on ridgelines, the area surrounding the intersection of Doncaster and Williamsons Road and, the entry points/gateways into Doncaster Hill Activity Centre”*. It is crucial that the decision-making framework for the key sites and other sites is consistent with Doncaster Hill Strategy (October 2002) and Clause 21.21 of the Manningham Planning Scheme.

The C33 Panel Report states that:

“Zoning is one of the most important planning controls affecting land and is a primary means of implementing strategies within the planning scheme. The Panel considers it very important for land within the Doncaster Hill Activity Centre to be rezoned sooner rather than later, so that the zones appropriately reflect the strategic intent of the MSS.”

The most appropriate zone is the Comprehensive Development Zone for the Business 2 Zone areas in order to align zone controls to the existing policy intent as expressed in the MSS and scheme provisions.

The C33 Panel recommended that Council *“prepare a new amendment that includes all the land within the Doncaster Hill Activity Centre, except the land in Precinct 1 and Westfield Doncaster Shoppingtown, in a Mixed Use Zone.”* The Panel details only one reason as to why Council did not favour the Mixed Use Zone, because it provides for industrial uses, which are not complimentary to the Doncaster Hill Strategy. The Panel considered that such a reason by Council was not supportable and does not *“necessarily reflect all modern industrial activity”*. The use of the Mixed Use Zone is not supported for other reasons not detailed by the C33 Panel including that the purpose of the zone encourages development that respects the neighbourhood character, whereas a preferred future high-density residential character is envisaged for Doncaster Hill Activity Centre. The Victoria Planning Provisions do not include any specific or detailed criteria for assessing residential developments above three levels in height. The MUZ Schedule cannot be customised to deliver precinct-based outcomes as envisaged by the Doncaster Hill Strategy and Amendment C33 provisions.

The application of the Comprehensive Development Zone to replace the current Business 2 Zone areas on an interim basis is viewed as critical to preserving the integrity of this Principal Activity Centre, whilst Council commences a process to examine the consistency of all zones with the Doncaster Hill Strategy (October 2002) and, if necessary, develop a formal planning scheme amendment in consultation with the Department of Sustainability and Environment.

The rezoning, introduction of a new Schedule 1 to the Comprehensive Development Zone and incorporation of the Doncaster Hill Comprehensive Development Plan (September 2004) into Clause 81 of the Planning Scheme are necessary to give effect to the vision, which is the culmination of extensive strategic planning and will set the framework for land use and development. The amendment facilitates redevelopment of this strategic area and will support State Planning Policy and *Melbourne 2030*, which recognises Doncaster Hill as a Principal Activity Centre, where focus is on mixed use and higher density residential land uses.

The Doncaster Hill Activity Centre is affected by the Business 1 Zone, Business 2 Zone, Industrial 1 Zone, Mixed Use Zone, Public Conservation and Resource Zone, Public Park

and Recreation Zone, Public Use Zone Local Government, Residential 1 Zone and Road Zone Category 1.

The rezoning, which includes the introduction of a new Schedule 1 to the Comprehensive Development Zone is viewed as the first change in an ongoing process which includes the task “review existing business zones with a view to creating specific zones to implement activity centre” (*Melbourne 2030*, Implementation Plan 4, Activity Centres, Draft October 2002, Action 2 – Establish a clear decision-making framework for activity centres, p. 19).

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

The amendment is consistent with and implements the objectives of planning in Victoria as specified in Section 4 of the *Planning And Environment Act 1987*. In particular, the amendment implements:

- Objective 4(1)(a) - by providing for the fair and orderly, economic and sustainable use, and development of the land within Doncaster Hill through ensuring that a clear planning framework is provided for the precinct;
- Objective 4(1)(c) – by assisting to develop a pleasant, safe and efficient environment to work, live and recreate in for Manningham residents and visitors by clarifying the vision for Doncaster Hill; and
- Objective 4(1)(g) – to assist Council to properly balance the present and future interests of its residents, workers and visitors as well as those of the development community.

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

The amendment directly accords with the guiding Victorian Planning Provisions – Principles of Land Use and Development, and as such is expected to have positive economic and social effects for the area.

The amendment will facilitate or allow for:

- Land use based on mixed uses and higher density residential land uses; and
- Encourage a greater mix of mutually supportive land uses.

The positive economic and social effects of facilitating/allowing for land use based on mixed uses and higher density residential land uses are outlined below.

The amendment seeks to ensure an integrated planning response to the social, economic and environmental issues facing the Doncaster Hill Activity Centre. Based on a triple bottom line approach, the Doncaster Hill Activity Centre aims to promote positive economic, environmental and social performance over the long term. It is intended that Doncaster Hill will be a 21st century urban village for 8,300 residents and provide 10,000 employment opportunities by 2020. With 4,080 new residences and an additional 20,000m² of commercial/office floorspace and 10,000m² retail floorspace, in addition to Westfield Doncaster Shoppingtown (up to 90,000m² permissible), Doncaster Hill will become a key destination in Melbourne’s east. Developments that comprise of a mixed land uses and higher density residential development are critical to achieving the above-mentioned Doncaster Hill Strategy vision and population and employment targets.

One of the key focuses of the Doncaster Hill Activity Centre is to provide housing choice including apartment style living that aims to appeal to retirees, empty nesters, young professionals, families and single persons of all ages.

The land use and development approach envisaged for the Doncaster Hill Activity Centre aims to benefit the whole community through the creation of an urban village. The co-location of residences with workplaces and other community facilities has the potential of creating a more sustainable transport future that includes changing people's travel behaviour and encouraging increased public transport use. The Doncaster Hill Activity Centre aims to be pedestrian in nature with tree-lined streets alive with restaurants, cafes, shops, public art and open spaces.

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

The amendment is affected by Ministerial Direction No. 9 – Metropolitan Strategy and meets the requirements of this Direction. In accordance with this Direction, the Metropolitan Strategy has been considered as follows:

Melbourne 2030 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 while protecting and enhancing existing suburbs. A key aspect of this goal is to increasingly concentrate development at strategic sites such as activity centres. 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. Doncaster Hill will be a sustainable urban village that will provide a compatible mix of retail, commercial, social, community, entertainment uses and apartment style living that will result in a considerable increase in the provision of well-located apartment housing in the Eastern Region. The Doncaster Hill Activity Centre also aims to maintain and enhance the liveability of surrounding areas and reduce housing pressure on nearby rural land, such as the Manningham Green Wedge.

The issues contained in the amendment generally relate to:

Direction 1, 'A more compact city'

Doncaster Hill is a designated Principal Activity Centre and the amendment forms a crucial component by facilitating an increased population and wide mix of uses. The amendment allows for and reinforces the role of Doncaster Hill as a Principal Activity Centre by allowing for a better mix of land uses that will make use of infrastructure and services within an existing urban area and thus contribute to a more compact city.

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.

Direction 4, ‘A more prosperous city’

The amendment facilitates increased growth of commercial land uses based on a compatible mix of retail, commercial, social, community, entertainment uses and apartment style living. The introduction of mixed land use developments will see the economic base of Doncaster Hill Activity Centre widen significantly and extend such activities over longer hours.

Direction 6, ‘A fairer city’

The amendment facilitates mixed used development based on a compatible mix of retail, commercial, social, community, entertainment uses in a location of higher residential density and concentration.

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

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

Direction 7, ‘A greener city’

The mixed land use strategy supported by the amendment will result in residents, workers and visitors being able to meet a range of needs within a walkable area, thus minimising car trips, encourage walking, cycling and use of public transport. This will reduce the adverse impact generated by motor vehicle transportation.

Policy 7.9 Lead by example in environmental management.

Direction 8, ‘Better transport links’

The amendment supports a focus on mixed use and higher density residential land uses within developments, contributing to a more sustainable transport and land use planning that will assist in creating an improved living environment. A coordinated mixed-use approach to development will make jobs and community accessible.

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

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 8.7 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.

Direction 9, ‘Better planning decisions, careful management’

The amendment facilitates suitable statutory mechanisms to ensure that new land use and development in Doncaster Hill are based on the clear strategic vision as expressed in Local and State planning policy. The amendment provides a nexus between the land use vision for Doncaster Hill and zone control (specifically for the current Business 2 Zone areas). The existing Business 2 Zone controls are not adequate to meet the needs of implementing policy. The amendment will ensure greater certainty in terms of decision-making associated with

planning permit applications thus potentially reducing the need for lengthy permit processes (including appeals process) for proposals that substantially comply with policy.

Policy 9.1.3 Reduce the number of matters that need planning approval, simplify procedures and clarify rules, and provide more specific decision guidelines and performance standards by amending the Victoria Planning Provisions and planning schemes.

The amendment is essential in realising the vision for Doncaster Hill Activity Centre and in meeting this crucial direction of State Planning Policy.

All aspects of *Melbourne 2030* Advisory Note, Implementation in the Planning System, October 2002 have been taken into account and the amendment is fully consistent with it.

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

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

The State Planning Policy Framework (SPPF) identifies principles of land use and development planning relevant to the Doncaster Hill Activity Centre. They include:

- Clause 11.03-1 Settlement: Providing appropriately zoned and serviced land for housing, employment, recreation and open space, commercial, community facilities and infrastructure. Planning should address and contribute as far as practicable towards meeting a range of sustainable development objectives.
- Clause 11.03-3 Management of Resources: Planning is to assist in the conservation and wise use of resources to support sustainable development over the long term through judicious decisions on the location, pattern and timing of development.
- Clause 11.03-5 Economic well-being: Planning should foster economic growth and development through the decision making process and resolving of land use conflicts to ensure that an area can build on its strengths and achieve its economic potential.
- Clause 11.03-6 Social Needs: Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through appropriate location of uses and developments and quality of urban design.
- Clause 14.01-2 Settlement - General implementation: Planning authorities should encourage higher density and mixed-use development near public transport routes.
- Clause 17.01-2 Economic Development - General implementation: Activity Centres should be planned to maximise opportunities for the co-location, multiple use and sharing of facilities. 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 17.02-1 Business: To encourage developments which meet the community's need 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.

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

Clause 21.03 Key Influences highlights the critical land-use issues that are likely to challenge Manningham's future growth and sustainable development. Design of built form in the Doncaster Hill Activity Centre highlights the on-going need to consolidate, promote and enhance Activity Centres along Doncaster Road.

Clause 21.12, Key Issue 2 (The provision of housing to cater for all stages of the lifecycle and changing family structure), includes the following objective:

- *To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.*

Strategies to achieve this objective includes:

- *“Encourage the development of housing that responds to demographic change and which respects the residential amenity of existing residents.*
- *Facilitate increased housing opportunities for older people, smaller households and group housing in appropriate locations that are well serviced by public transport, community and retail facilities.”*

Clause 21.12, Key Issue 4 (Maintain population levels sufficient to sustain adequate, high quality physical and community infrastructure) includes the following objective:

- *“To encourage higher housing densities which achieve a more efficient use of urban infrastructure in locations close to activity centres and major public transport routes and which stabilises population levels in the municipality.”*

Strategies to achieve this objective include:

- *“Encourage the establishment of higher density residential development in close proximity to activity centres, main public transport routes and the land identified on the Residential Living Framework Plan 3 as being suitable for higher density development.”*

The key local policy contained in the Local Planning Policy Framework, relevant to land use vision expressed for the Doncaster Hill Activity Centre is Clause 21.21 Doncaster Hill Activity Centre. This Clause contains the following relevant 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 encourage high density, high rise residential development.*
- *To provide a greater diversity of dwelling types.*
- *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; and*
- *flexible floor spaces within buildings to ensure life cycle adaptability.”*

Clause 21.21 Doncaster Hill Activity Centre, Key Issue 2 contains the following relevant strategy:

- *“To achieve the development of a strong boulevard character along Doncaster Road, Williamsons Road and Tram Road based on creating:*
 - *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.”*

Schedule 6 to the Design and Development Overlay, Doncaster Hill Activity Centre also includes the following relevant design objectives:

- *“To provide for high-density development that supports the strategic role of the Doncaster Hill Activity Centre as the location for sustainable, contemporary, vibrant mixed use development.*
- *To encourage active street frontages and pedestrian generating activities along public urban spaces, boulevards, open space areas and pedestrian linkages.”*

Strategic Policy Reports

A number of other reports have been prepared that either directly or indirectly provide the land use vision for the Doncaster Hill Activity Centre, these include:

Doncaster Hill Strategy, Demand and Supply Analysis – MacroPlan Australia Pty Ltd (May 2001)

This document established the likely future demand for high density mixed use development in Doncaster Hill, including an indication of the likely requirements for commercial/office floorspace required to support the estimated population as a result of the following development scenarios:

- scenario 1 – ‘no strategy’ approach based on maintaining the status quo;
- scenario 2 – medium density strategy’ that focuses on Council supporting limited medium and high density developments (buildings ranging between 4 and 5 storeys); and
- scenario 3 – ‘high density strategy’ that supports high density mixed use developments.

Doncaster Hill, Triple Bottom Line, Benefit Cost Assessment – Macroplan Australia Pty Ltd (June 2001)

The purpose of this project was to assess the social, economic and environmental impact of creating a high-density development node in the Doncaster Hill Activity Centre and the sustainability outcomes associated with this development. The results of the triple bottom line analysis indicate that the high-density development scenario lowers the costs and produces the greatest community benefit.

Manningham Residential Strategy – Manningham City Council (February 2002)

The Strategy establishes a hierarchy for residential development and highlights that the Doncaster Hill Activity Centre will be the focus for high density mixed use development, providing an opportunity to increase the population of the municipality. The Strategy outlines

that medium density housing will be encouraged around other activity centres and the residential development outside of these activity centres will be the focus for detached housing development at a lower density, reducing pressure for development in more sensitive areas.

City of Manningham Doncaster Hill Population Forecasts – i.d. consulting (March 2002)

This report provides a profile of the current population and population forecasts for the Doncaster Hill Activity Centre between 2001-2021. The information was prepared to assist in decision-making and services planning in the Doncaster Hill Activity Centre.

Doncaster Hill Strategy, Manningham City Council (October 2002)

The strategy provides an integrated planning response to the social, economic and environmental issues facing the Doncaster Hill Activity Centre. The 20 year strategic framework aims to create a sustainable, contemporary, mixed use activity centre, comprising of apartment style living opportunities, retail, commercial, social, community and entertainment uses. The Strategy objectives that underpin the key element ‘Identification and Inclusion of Appropriate Uses’ include:

- *“To encourage development that provides a rich mix of uses resulting in a more balanced community via a self contained Urban Village.”*
- *“To achieve a critical mass of activity through a density/multiplicity of uses sufficient to attract the necessary number of people required to animate streets and public places and to sustain shops and other community and public facilities.”*

Manningham Corporate Plan & Action Plan: 2002 – 2005

The Corporate Plan sets the strategic direction for development of the municipality and the organisation over the next four years (2002 to 2005). The Corporate Plan contains a vision for a sustainable future and a community vision, stating that:

“Our vision is for... a sustainable Manningham where the distinct character of different areas...and our precious natural environment is recognised, valued and protected, as is, for now and the future. A place where safety, quality, capability and effectiveness of our community infrastructure and transport systems continually improve. A place where there is little waste, and where people and organisations are committed to the sustainable and effective use of resources and assets, be they economic, natural or constructed.”

Relevant Objectives and Strategies of the Corporate Plan include:

- *“Key Objective 3: Improve the quality of Manningham’s building and streetscapes; and*
- *Strategy 3.2: Encourage a range of housing opportunities that acknowledge the diverse needs of the community.”*

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

Council on the advice of the Department of Sustainability and Environment has decided that the most appropriate new zone is the Comprehensive Development Zone for the Business 2 Zone areas. It would align zone controls to the existing policy intent as expressed in the MSS and scheme provisions.

The amendment is in accordance with the following relevant Planning Practice Notes:

- Writing Schedules (May 2000);
- Ministerial Powers of Intervention in Planning and Heritage Matters (December 1999);
- Incorporated and Reference Documents (August 2000); and
- Strategic Assessment Guidelines for planning scheme amendments (August 2004).

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

The amendment aligns zone controls to the existing policy intent as expressed in planning provisions contained in Amendment C33 (Part 1). Amendment C33 was subject to extensive stakeholder consultation including referral authorities.

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

The required assessment of applications using the provisions of the Business 2 Zone fails to achieve the outcomes sought by the policy provisions in the planning scheme. This has led to the lengthy permit processes for planning permit applications including present and expected future review of decisions by the Victorian Civil and Administrative Tribunal (VCAT).

The amendment introduces suitable statutory mechanisms to align zone controls to the existing policy intent as envisaged for Activity Centres by *Melbourne 2030*. This will ensure certainty in the land use and development decision-making arenas and will have significant positive resource implications for Council by:

- reducing the need for lengthy permit processes for proposals that substantially comply with the policy;
- decreasing the number of planning permit applications lodged for underdevelopment &/or alternative development of sites due to current inconsistency between zone controls and existing policy intent, which in turn will result in the decrease of planning staff/legal resources and costs used to assess/process such applications.

The amendment facilitates high density residential development in conjunction with a diversity of other uses including a mix of retail, commercial, social, community and entertainment uses on individual sites. Currently small scale retail premises (shop) is not permitted in a Business 2 Zone unless there is an accompanying amendment to the Planning Scheme to specify a combined leasable floor area for all shops in the schedule. The C33 Panel states *“This is a most cumbersome mechanism and can hardly be said to ‘encourage’ or ‘promote’ this type of use.”* This amendment provides a co-ordinated approach between strategy, planning policy and zoning to facilitate a mix of uses on individual sites. From a commercial perspective this provides long-term certainty to landowners and developers and will also deliver resource and administrative cost benefits to all stakeholders.

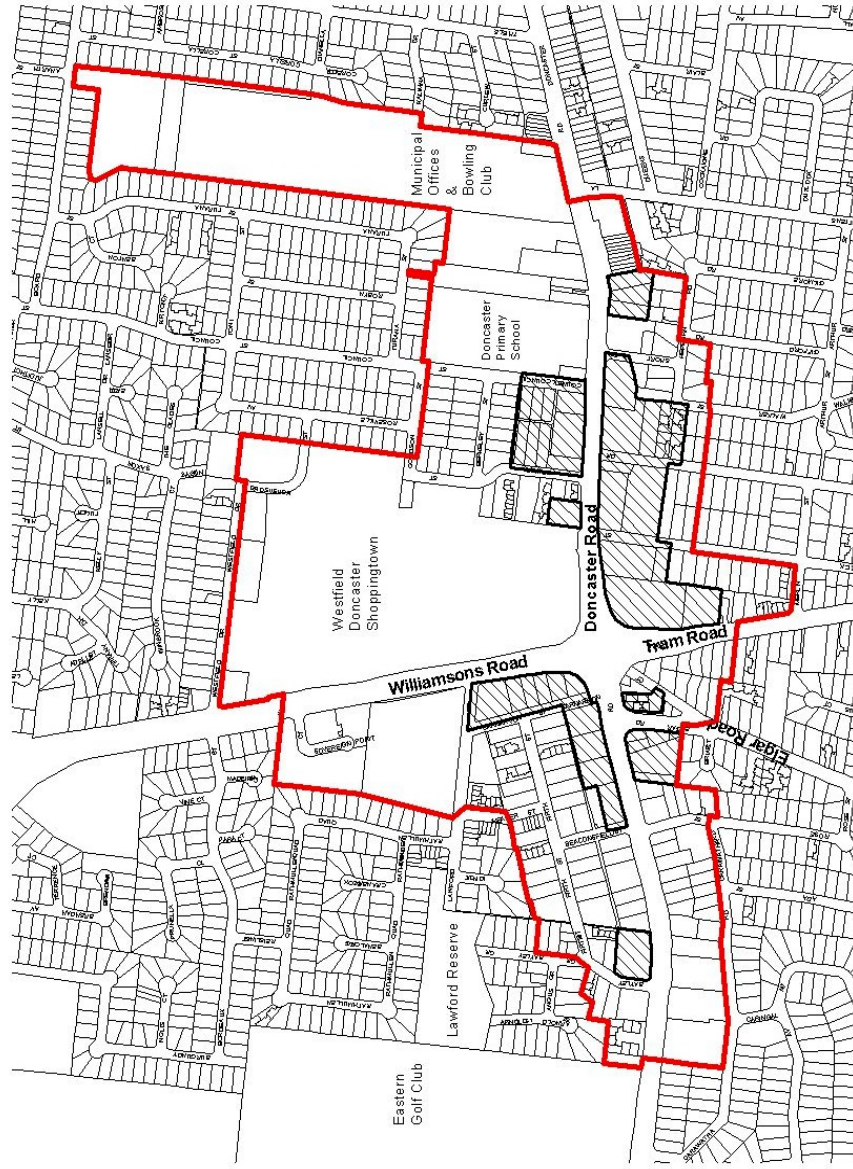
Where you may inspect this amendment.

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
699 Doncaster Road
Doncaster**

Map 1: Doncaster Hill Activity Centre and Comprehensive Development Zone Areas



LEGEND

 Comprehensive Development Zone

 Doncaster Hill Boundary

