



# Boundaries for DONCASTER HILL Principal Activity Centre

**Melbourne 2030, with its planning update *Melbourne @ 5 million*, is the Victorian Government's framework to protect our liveability now and for the future. Working together to put this plan into action will help keep Melbourne one of the world's most liveable cities and strengthen links between our city and surrounding regions. The Government is committed to working in partnership with local government, communities and the private sector to shape the future of our neighbourhoods.**

## Planning for Doncaster Hill Principal Activity Centre

In October 2002, the City of Manningham adopted the *Doncaster Hill Strategy*. The Doncaster Hill boundary was formally introduced into the Manningham Planning Scheme in February 2004.

Council's adopted boundary is quite extensive and includes commercial and industrial areas, civic uses such as Council's municipal offices, sporting and education facilities, Westfield Doncaster and some areas of residential land.

DPCD is proposing minor adjustments to Council's boundary by including a number of additional commercial properties adjacent to the municipal offices within the boundary of the Activity Centre:

- 745-755 Doncaster Road – a group of six shops located to the east of JJ Tully Drive.
- 757 Doncaster Road – this site is currently vacant and next to the six shops mentioned above.

These properties are shown on the map overleaf.




*The Government has identified a number of initiatives for Activity Centres to ensure that the planning and management of growth in Activity Centres is simpler and more effective. These initiatives include:*

- *setting boundaries for Activity Centres;*
- *a new Activity Centre Zone and simple Development Framework; and*
- *establishing Development Assessment Committees (DACs) to make decisions on planning permit applications at Principal Activity Centres and on matters of state and metropolitan significance.*

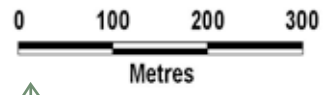
*The Government identified five 'market ready' centres where these initiatives would initially be introduced. These centres are Camberwell Junction, Coburg, Doncaster Hill, Central Geelong and Preston (High Street).*

*Following this, the Department of Planning and Community Development (DPCD) will work with Councils to set boundaries for all other Principal and Major Activity Centres.*

Legend

-  Council's Adopted Activity Centre Boundary
-  Proposed Alterations to Council's Adopted Activity Centre Boundary
-  Properties proposed to be included within Activity Centre Boundary

Scale



Map showing new boundaries

## What are the proposed boundary changes for Doncaster Hill Principal Activity Centre?

- The green line indicates Council's adopted structure plan boundary for the Doncaster Hill Principal Activity Centre.
- The yellow dashed line indicates DPCD's proposed changes to Council's adopted boundary for the Doncaster Hill Principal Activity Centre.
- The yellow hatched properties are proposed to be included within the Activity Centre boundary.

DPCD's approach to defining the Doncaster Hill Principal Activity Centre boundary has been to include some existing commercial uses and developments within the Activity Centre boundary where they are immediately adjacent to Council's adopted boundary.

The shops located at 745-755 Doncaster Road are located immediately adjacent to the existing activity centre boundary, and are currently zoned business.

The vacant land at 757 Doncaster Road is also immediately adjacent to the shops. This land was rezoned approximately eight years ago to a Mixed Use Zone and allows development for an office up to 400m<sup>2</sup> in area. These properties are proposed to be included within the boundary.

## What will happen to Council's adopted Structure Plan?

Council's structure plan remains an important and relevant piece of strategic planning work to manage and facilitate major changes to land uses, built form and public realm improvements. DPCD will continue to work with Council to ensure that appropriate controls are in place to provide clear guidance about the type of development that is expected and can occur in and around the centre.

The proposed boundary for Doncaster Hill has been developed by DPCD taking into account Council's *Doncaster Hill Strategy* and precincts identified by Council for the centre.

## Why is DPCD reviewing the boundary for the Doncaster Hill Principal Activity Centre?

Many Councils have adopted boundaries for their Activity Centres across metropolitan Melbourne and at key regional centres. However, different approaches have been taken to determine and set these Activity Centre boundaries.

Setting Activity Centre boundaries based on a consistent set of criteria will enable controls to be applied more consistently across a range of Activity Centres.

DPCD has taken into account criteria developed for the independent Advisory Committee appointed by the Minister for Planning to provide advice on the appropriate boundaries for Camberwell Junction, Coburg, Doncaster Hill, Central Geelong and Preston (High Street). This criteria is included in the Terms of Reference for the Advisory Committee and are available on DPCD's website at:

[www.dpcd.vic.gov.au/planning/activitycentres](http://www.dpcd.vic.gov.au/planning/activitycentres)

## Will all land within the boundary be identified for redevelopment?

No. A Development Framework informed by Council's structure plan will identify potential redevelopment opportunities within the Activity Centre. It may also identify certain residential, community and recreational areas where only limited development opportunities exist.

## Can development still occur outside of the boundary?

Yes, development can still occur outside of the Activity Centre boundary and normal planning controls will apply.

## Will residential areas be included in the boundary?

In some instances the Activity Centre boundary might include residential zoned land. However, this does not necessarily mean that these areas will be developed for shops and offices. DPCD will work with Council to ensure that appropriate policies and controls are in place to ensure development is in accordance with Council's structure plan.

# Q&As

## What is the Activity Centre Zone and Development Framework?

To simplify planning in centres, DPCD will develop a new Activity Centre Zone. Once finalised, the Activity Centre Zone will form part of the suite of zones available to Councils to apply at their Activity Centres. It will be able to be fully tailored, through an accompanying Development Framework, to suit the needs of each centre. The Development Framework will be informed by Council's structure plan and will be able to specify improvements to the public realm and provide direction on the scale, including height, of future development appropriate for a centre.

For more information on the Activity Centre Zone and Development Framework please visit the Activity Centres web page at:

[www.dpcd.vic.gov.au/planning/activitycentres](http://www.dpcd.vic.gov.au/planning/activitycentres)

## Will all land within the boundary be rezoned to an Activity Centre Zone?

Not necessarily. In some instances it may be more appropriate for other zones to apply within the Activity Centre boundary, for example, existing zones that allow for public facilities such as schools, hospitals and parks.

DPCD will work closely with Councils to determine how best to apply the Activity Centre Zone at individual Activity Centres once it is developed later in the year.

## Who will make decisions about planning permit applications within the boundary?

Council will continue to decide the majority of planning applications within the Activity Centre.

The Government is working in partnership with the local government sector to establish DACs at Principal Activity Centres. DACs are a way State and local governments can partner in making significant decisions in Principal Activity Centres and the proposed boundary will identify the area where decisions on planning applications will be considered by DACs.

The Government is currently working with the local government sector to develop criteria for the types of applications that Development Assessment Committees will decide.

For more information on DACs please visit the *Planning for All of Melbourne* web pages at:

[www.melbourne2030.vic.gov.au](http://www.melbourne2030.vic.gov.au)

## How will the final boundary be determined?

The Minister for Planning has appointed an independent Advisory Committee to provide advice on the appropriate boundaries for Camberwell Junction, Coburg, Doncaster Hill, Central Geelong and Preston (High Street).

DPCD is exhibiting its proposed boundary changes for each of the five activity centres publicly for a four week period of comment and feedback. All comments received by DPCD will be provided to the independent Advisory Committee for consideration in preparing its advice to the Minister for Planning.

The independent Advisory Committee will provide its final advice to the Minister for Planning by 30 April 2009. Following this advice, the Minister for Planning will decide on the final boundary for the centre.

## How can I have a say on the proposed boundary changes?

Comments should be received by Wednesday 11 March 2009 and emailed to:

[activity.centres@dpcd.vic.gov.au](mailto:activity.centres@dpcd.vic.gov.au)

Comments can also be posted to:

**Priority Activity Centres Taskforce**  
**Department of Planning and Community Development**  
**GPO Box 2392**  
**Melbourne VIC 3001**

## What will happen to my comments?

DPCD will provide a full copy of all written comments it receives to the independent Advisory Committee for its consideration and to Council for information.

## How can I get further information?

**Website:** [www.dpcd.vic.gov.au/planning/activitycentres](http://www.dpcd.vic.gov.au/planning/activitycentres)

**Phone:** 1300 366 356 (local call cost) or

**TTY +61 3 9603 8806 (8.30am-5pm Monday-Friday)**

**Email:** [activity.centres@dpcd.vic.gov.au](mailto:activity.centres@dpcd.vic.gov.au)