

MANNINGHAM PLANNING SCHEME

AMENDMENT C76

EXPLANATORY REPORT

Who is the planning authority?

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

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

Land affected by the amendment.

The amendment applies to land at:

- 600A Doncaster Road;
- 2 Elgar Court;
- 3 Elgar Court;
- 101 Tram Road; and
- Section of Elgar Court (road).

What the amendment does.

The amendment proposes to rezone Council owned land (600A Doncaster Road, 2 Elgar Court, 101 Tram Road) and privately owned land (3 Elgar Court and part of Elgar Court - road), Doncaster, to a Comprehensive Development Zone (CDZ1).

The properties are currently affected by a variety of zones. They are:

- 600A Doncaster Road (Public Park and Recreation Zone);
- 2 Elgar Court (Public Use Zone – Local Government);
- 3 Elgar Court (Residential 1 Zone);
- 101 Tram Road (Public Use Zone – Local Government); and
- Section of Elgar Court (road) proposed to be discontinued (Residential 1 Zone).

The amendment also involves making changes to the following documents:

- Schedule 1 to the Comprehensive Development Zone (Clause 37.02);
- *'Doncaster Hill Comprehensive Development Plan'* (September 2004) (Schedule to Clause 81.01);
- Schedule to Clause 81.01 by including a revised date to reflect changes to the incorporated document.

Strategic assessment of the amendment

Why is the amendment required?

Amendment C76 is required to facilitate a land rationalisation and consolidation of the subject properties to fulfil the objectives of the Doncaster Hill Strategy (October 2002 – revised October 2004). (Refer to Map 1 & Map 2). The subject area is situated on a prime arterial intersection in Doncaster Hill bounded by Doncaster, Elgar and Tram Roads in Doncaster. The subject area is identified as a gateway location in the Doncaster Hill Strategy (October 2002 - revised October 2004), thus providing a prime development site in the Doncaster Hill Activity Centre.

The Design and Development Overlay – Doncaster Hill Activity Centre (DDO6) already applies to the area and allows for a height of up to 32.5 metres on the subject properties. It is acknowledged that this maximum height could not be achieved without site consolidation.

Council has been working closely with Sue Nominees Pty Ltd to facilitate the land consolidation of the subject properties to further implement the objectives of the Doncaster Hill Strategy (October 2002 – revised October 2004).

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

Clause (1) of Section 4 of the Planning and Environment Act 1987 outlines the objectives of planning in Victoria. The relevant objectives are:

- (a) *‘to provide for the fair, orderly, economic and sustainable use, and development of land;’*
- (g) *‘to balance the present and future needs of all Victorians;’*

Clause (2) outlines the objectives of the planning framework established by the Act. The relevant objectives are:

- (a) *‘to ensure sound, strategic planning and co-ordinated action at State, regional and municipal levels;..’*
- (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 Doncaster Hill Strategy aims to create a ‘state of the art’ contemporary, sustainable, high-density, mixed-use village that enhances the social, environmental, economic and cultural elements of the region. Based on a triple bottom line approach, Doncaster Hill aims to promote economic, environmental and social performance over the long term.

The amendment seeks to facilitate development opportunities to fulfil the objectives of the Doncaster Hill Strategy and associated planning provisions that apply to the subject land.

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

The amendment is affected by Ministerial Directions No. 9 Metropolitan Strategy and Direction No.11 Strategic Assessment of Amendments. This amendment meets the requirements of both these Directions.

Ministerial Direction No. 9 Metropolitan Strategy relates to *Melbourne 2030 – Planning for sustainable growth*.

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 focus 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 21st century urban village for 8,300 residents and provide 10,000 employment opportunities by 2020.

Direction 1, ‘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 1.3 – 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 5 A Great Place to Be

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

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

The Doncaster Hill Strategy, together with the planning provisions in the Manningham Planning Scheme outline building siting and urban design requirements to create a well designed, attractive, safe and walkable urban village.

Direction 7 A Greener City

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

The Doncaster Hill Strategy promotes integrated land use planning that focuses activity along transport networks that is supplemented by an extensive network of pedestrian and cycle paths, all of which will contribute to a reduced dependence on the motor vehicle and contribute to an improved air quality.

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.

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 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.

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' recognises the on-going need to consolidate, promote and enhance Activity Centres along Doncaster Road.

Clause 21.12, 'Established Urban Areas' acknowledges Doncaster Hill as the prime location for redevelopment for residential, commercial and community uses, and is identified as the only Principal Activity Centre within the municipality.

Clause 21.21 'Doncaster Hill Activity Centre' recognises the opportunity to showcase Doncaster Hill as an integrated land-use planning and development framework, which provides well located housing, more local jobs and increased reliance upon public transport.

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

Amendment C76 makes proper use of the Victoria Planning Provisions.

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

Amendment C76 is a result of a recommendation of the Priority Development Panel Report (December 2007).

The Priority Development Panel (PDP) was appointed by the Minister for Planning in June 2007, to review the Doncaster Hill Strategy and associated planning controls.

The PDP conducted a performance review of the Doncaster Hill Strategy in June 2007, which included a review of the strategic objectives and the statutory controls that apply to the subject area.

The Panel reviewed the extent of the Comprehensive Development Zone (CDZ1) within the Activity Centre and recommended that the zone be extended to cover the entire activity centre (with the exception of Westfield) or at least the critical change precincts, namely the whole of Precinct 3, between the civic centre and Westfield, and:

'Precinct 7's non – residential land between Elgar and Tram Roads...'

(pg 14 'A Performance Review of the Doncaster Hill Strategy' – report of the Priority Development Panel, December 2007)

Furthermore, the Panel appointed to consider Amendment C33 that introduced the Doncaster Hill Strategy to the Manningham Planning Scheme advised that:

"From a commercial perspective, particularly financing development proposals, it is important for consolidated sites to have a consistent and appropriate zoning that reflects the commercial outcomes of the development proposal. "

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

The amendment will not have a noticeable impact on the resource and administrative costs of the responsible authority. Amendment C76 would facilitate development in accordance with the Doncaster Hill Strategy and is consistent with the development framework for the Doncaster Principal Activity Centre as identified in *Melbourne 2030*.

Where you may inspect this Amendment.

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

Manningham City Council, 699 Doncaster Road, Doncaster, and libraries within the Municipality.

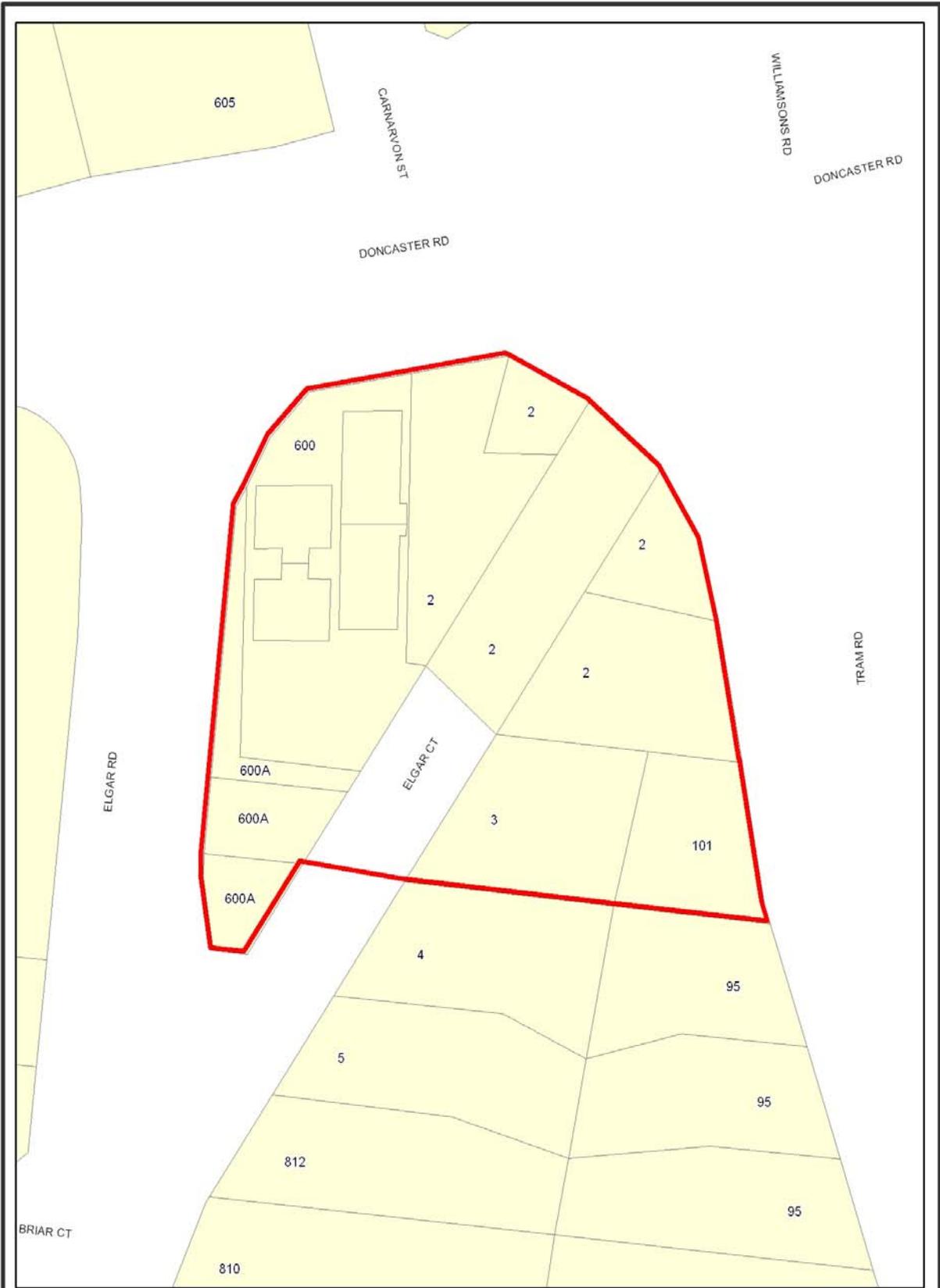
The amendment can also be viewed at the Department of Planning and Community Development web site at www.dpcd.vic.gov.au/planning/publicinspection.

Any person that may be affected by the amendment may make a submission to Manningham City Council.

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

Ms Teresa Dominik
Manager, Economic and Environmental Planning
Manningham City Council
PO Box 1
DONCASTER VIC 3108

Before 30 June 2008

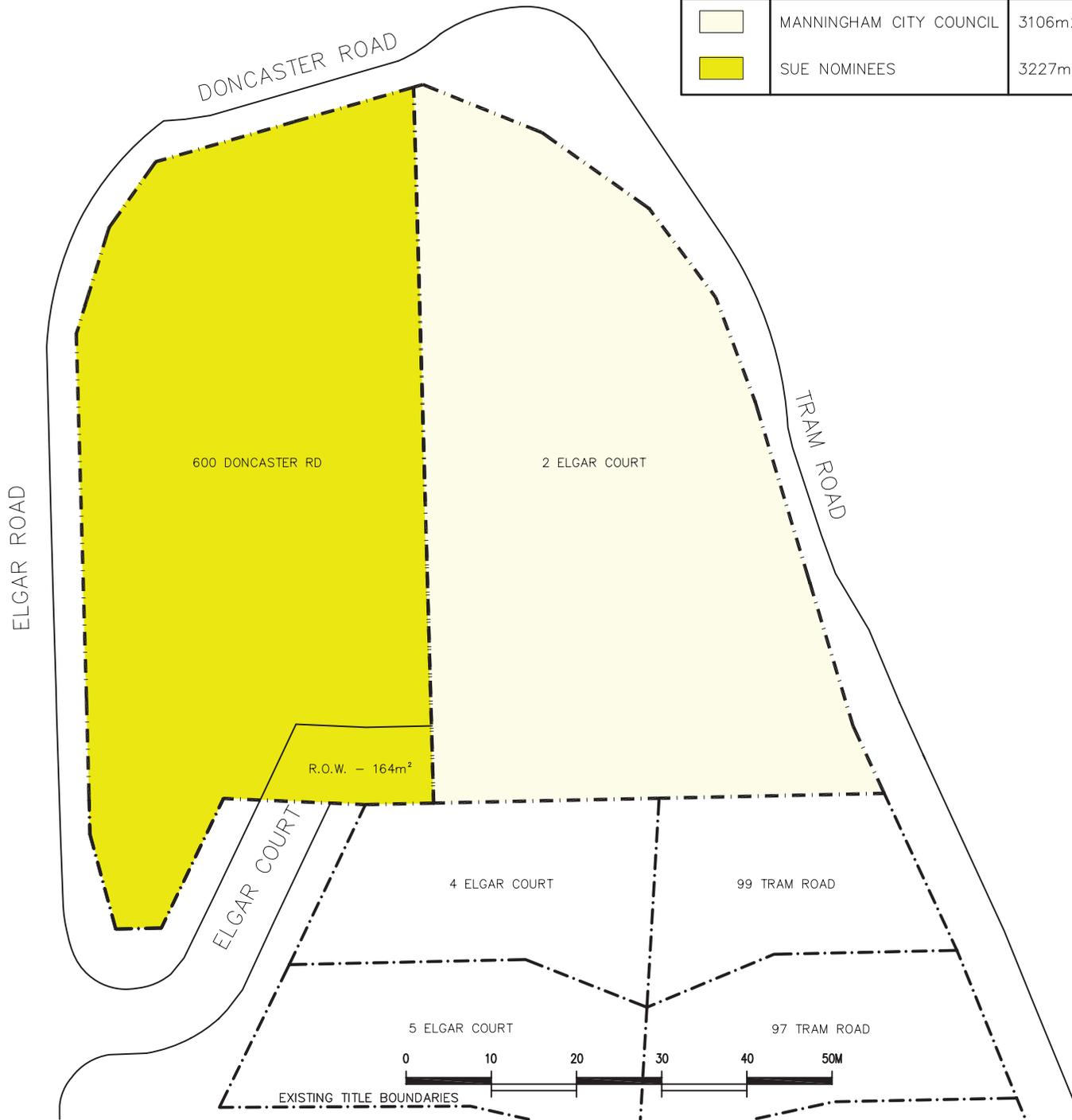


SUBJECT AREA

MAP 1



KEY	LAND OWNERSHIP	TOTAL AREA
	MANNINGHAM CITY COUNCIL	3106m ²
	SUE NOMINEES	3227m ²



Proposed Land Rationalisation

The proposed land-swap/purchase would see the consolidation of private and council-owned land into two larger land parcels for more viable and strategic future development. This proposal results in a net land transfer of 993m² to Sue Nominees.