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CONTEXT

Manningham is located 12 kilometres east of Melbourne's Central Activities District (CAD) and covers 114 square kilometres. It occupies the traditional land of the Wurundjeri people.

Manningham begins at the confluence of the Yarra River and Koonung Creek which form the natural boundaries of the municipality. It is divided by the Mullum Mullum Creek into two distinct topographic and land-use areas and is in the Port Phillip and Westernport Bay catchment. Bulleen Gateway is a main gateway to Manningham and adjoins the Yarra Valley Parklands and the Yarra River.

To the west of the municipality the *Urban Area* contains most development and is characterised by suburban scale development with some high density development. It is within Melbourne's urban growth boundary (UGB).

Land to the east of the municipality is the *Green Wedge and Yarra River Corridor* . This area is a unique asset, primarily rural residential in character and includes some agricultural enterprises, hobby farms and environmentally significant properties. It requires protection from uses incompatible with its environmental and landscape values.

Separating the two areas is the *Low Density Buffer Area* that forms a buffer between the *Green Wedge and Yarra River Corridor* and *Urban Area* and offers a choice for people who are seeking a more spacious and attractive environmental setting.

About one third of Manningham's indigenous vegetation, which straddles the 'Highlands – Southern Fall' and 'Gippsland Plains' bioregions, remains. This is located primarily within the *Green Wedge and Yarra River Corridor* and along other waterways.

The resident population is expected to increase to approximately 150,000 residents by 2036. This is an additional 25,000 residents above 2018 numbers. 10,000 new dwellings will be required to accommodate this population.

The community is ethnically diverse, speaks many languages, has above average socio-economic standards and lives in a diverse range of household types. The median age is 43 years which is significantly older than the Greater Melbourne median age of 38 years.

Manningham has a thriving business community. Most employment is generated by retailing, building and construction, tourism, business management, school education and personal services. 80 per cent of businesses in the city are small business, and more than one third of all business are home based business.

Manningham is well known for its activity centres, including the regionally important Westfield Doncaster and The Pines Shopping Centre.

Industrial activity is limited with small industrial areas located in Bulleen, Templestowe and Doncaster which are predominantly used for light industrial purposes. Agricultural accounts for 6 per cent of the total land area, mainly used for orchards, vineyards and hydroponics.

Manningham has a thriving tourism industry. Key attractions are wineries and local food producers along the *Green Wedge and Yarra River Corridor* , the Warrandyte Township and arts and cultural attractions, including the Heide Museum of Modern Art, Council's Manningham Gallery and the Heidelberg School Artists Trail.

Heritage places help form Manningham's identity and include buildings, precincts, trees and landscapes.

Manningham has one of the largest networks of parks and public open space in metropolitan Melbourne. The Yarra Valley and its tributaries are the focus of the open space network and provide opportunities for environmental conservation.

Manningham has no rail based public transport and is highly dependent on the road network. Manningham is generally well serviced by community and development infrastructure, however the rural and low density residential areas of the municipality lack reticulated sewerage.