02.03 STRATEGIC DIRECTIONS

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02.03-1 Settlement

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Settlement

Manningham has an established settlement pattern that broadly comprises three distinct settlement types: the *Urban Area* , the *Green Wedge and Yarra River Corridor* and the *Low Density Buffer Area* .

To the west of the municipality the *Urban Area* contains most of the development in the municipality and is characterised by suburban scale development with areas of high density development. It contains a hierarchy of activity centres and residential precincts and is where the bulk of commercial and industrial uses as well as the majority of residential development in the municipality is located.

Within the *Urban Area* , the residential precincts comprise a variety of housing types including detached dwellings on large blocks, medium density housing and areas of higher density housing around activity centres and main roads. Older housing stock is generally located in the suburbs of Bulleen, Templestowe, Lower Templestowe, Doncaster and parts of Doncaster East. Areas of newer housing and infill developments are occurring in the established urban areas of the municipality, west of the Mullum Mullum Creek.

The Strategic Framework Plan at Clause 02.04 identifies preferred areas for medium and high density housing. In meeting future housing needs the challenge is to provide for residential redevelopment in appropriate locations, to reduce pressure for development in more sensitive areas.

The east of the municipality, the *Green Wedge and Yarra River Corridor* predominately falls outside Melbourne's urban growth boundary and is within Melbourne's green wedge. It is characterised by undulating high quality landscapes and biodiversity and rural residential development.

The township of Warrandyte consists of smaller allotments ranging from 750 square metres to 1250 square metres; while low density development is characteristic of housing in the township of Wonga Park, areas of Park Orchards and Donvale. Balancing competing interests between use of land for rural living, agricultural pursuits and biodiversity protection is challenging.

Separating the *Urban Area* and the *Green Wedge and Yarra River Corridor* is the *Low Density Buffer Area* that provides a transitional zone between the higher density development to the west, and the *Green Wedge and Yarra River Corridor* to the east. The *Low Density Buffer Area* is characterised by undulating landform with prominent ridges, dissected by creeks and drainage lines.

There are pockets of commercial and mixed use within the *Urban Area* , particularly along main roads. Future development in these commercial areas must address and minimise the impact of development on streetscapes and adjoining areas.

Settlement strategic directions:

- Retain the established settlement pattern which transitions from suburban development west of Mullum Mullum Creek to agricultural and green wedge land to the east of the municipality and includes the following areas:
  - *Urban Area* where most residential development, commercial and industrial uses and community facilities are concentrated.
  - *Low Density Buffer Area* where low density residential land acts as a buffer area between the suburban west and rural residential east.
  - The *Green Wedge and Yarra River Corridor* characterised by low scale rural residential development.

- Protect the *Green Wedge and Yarra River Corridor* from pressure for further subdivision and more intensive urban development.
- Ensure that areas removed from activity centres and main roads, as well as areas with predominant environmental or landscape features, are protected from higher density development.

Activity centres

Manningham has a hierarchy of activity centres that are shown on the activity centres and Industrial Areas Plan at Clause 02.04. The Doncaster Hill and The Pines Major activity centres are the highest order activity centres in the municipality, supported by several neighbourhood activity centres dispersed across the *Urban Area* .

Neighbourhood activity centres provide a limited mix of uses to meet local convenience needs. The focus is on supporting the viability of these centres and their evolution to meet the future needs of the community. The activity centres located west of the Mullum Mullum Creek are a focus for increased medium density development.

Local activity centres are located across the whole municipality and serve the local community in smaller walkable catchments. Due to high vacancy rates there is often pressure to allow different uses within these centres.

Activity centre strategic directions:

- Concentrate residential, commercial and community facility growth in the Doncaster Hill Major Activity Centre and The Pines Major Activity Centre.
- Develop neighbourhood activity centres to service the needs of the local community and provide higher density residential opportunities compared with the surrounding suburban areas.
- Discourage linear commercial development outside activity centres and existing commercial areas.

02.03-2 Environment and landscape values

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Biodiversity

Manningham is rich in biodiversity and supports a diverse range of indigenous flora, fauna and ecological vegetation communities, many of which are rare or threatened. Conservation and management of environmental assets is required to maintain this biodiversity as Manningham's environmental health is under pressure from development. Achieving a balance between maintaining ecosystem functions, protecting environmental and landscape characteristics from a range of threatening processes while accommodating changing housing needs is a key planning challenge.

The bushland and rural character of Manningham, particularly to the east, is under threat from vegetation clearance for development, agriculture, pest plant and animal invasion, overgrazing, soil erosion, changes in hydrology and burning regimes, mismanagement and climate change.

Manningham contains thirty five different sites of biological significance which are linked and provide habitat corridors across the region. These are known as Core Conservation Areas and contain the highest quality habitat, biodiversity and rare and threatened species.

Manningham's *Green Wedge and Yarra River Corridor* areas contain the majority of Manningham's Sites of Biological Significance (Biosites) and supporting buffer habitat. The habitat defined by the biosites and associated buffer habitat constitutes the most important areas of remnant indigenous vegetation within the municipality.

Buffer Conservation Areas have been identified around the Core Conservation Areas to maintain habitat links and protect the Core Conservation Areas from the impacts of development on their fringes. These areas are shown in the Strategic Framework Plan at Clause 02.04 and the most important Core Conservation Areas are also protected by the Environmental Significance Overlays to ensure habitat and biodiversity is preserved.

Areas with native trees and patches of native vegetation also occur outside of Core and Buffer Conservation areas. Whilst these areas may be of lesser environmental value or significance, they still have habitat values worthy of protection and provide landscape amenity and character.

Along habitat corridors and within treed residential areas, maintenance of native tree cover, particularly the locally indigenous species, is an important requirement for facilitating wildlife movements. These movements are important for the survival of both the wildlife and many indigenous plants that rely on wildlife for pollination, seed dispersal or pest control.

Biodiversity strategic directions:

- Conserve biodiversity and retain native vegetation as wildlife habitat and corridors for wildlife movement:
  - Along the Yarra River and other waterways.
  - In Core Conservation Areas and Buffer Conservation Areas.
  - In scattered trees, where they form links to identified areas of biodiversity, in residential areas.
- Maintain native tree cover and habitat corridors, particularly the locally indigenous species, to facilitate wildlife movement.
- Support an overall gain to native vegetation across Manningham over time.
- Ensure that development in areas with recognised environmental values are designed to minimise impacts to those values.

River corridors and waterways

The Yarra River, Mullum Mullum Creek, Koonung Creek, Jumping Creek and Andersons Creek are important waterways forming part of a larger regional network offering biodiversity conservation, open space and recreational opportunities. The *Green Wedge and Yarra River Corridor* includes public and privately owned land located and is identified as having high environmental and landscape values. The Yarra River catchment is an environmental, recreational, cultural and tourist resource of regional importance.

Manningham lacks reticulated sewerage systems in its low-density residential and green wedge areas, which has a significant impact on the municipality's waterways.

River corridor and waterways strategic directions:

- Protect and enhance the environmental, recreational and heritage values of Yarra River, Mullum Mullum Creek, Koonung Creek, Jumping Creek and Andersons Creek, their environs and their tributaries taking into consideration topography, open space, habitat and fauna links.
- Improve wetland, stream and waterway environments to conserve soils, ensure water quality, and avoid sedimentation.
- Maintain the flood flow characteristic of the Yarra River and its tributaries.

Landscapes

Manningham has a high quality landscape with view lines and vistas from elevated land towards the *Green Wedge and Yarra River Corridor* , Kinglake National Park, the Dandenong Ranges and the central Melbourne skyline.

Because of the fragmented patchwork of native vegetation in Manningham, a substantial proportion of wildlife movements occur across the scattered trees that are distributed in residential areas that link the Core Conservation Areas. Maintaining the vegetated residential character of these areas is important for the maintenance of habitat for wildlife in Manningham.

The *Green Wedge and Yarra River Corridor* areas have an attractive, undulating topography. The slopes and extensive vegetation cover contribute to the areas' landscape and environmental qualities.

Landscape strategic directions:

- Promote development that is compatible with the landscape character of the area in the *Green Wedge and Yarra Corridor* and *Low Density Buffer Area* , taking account of landscape qualities, the pattern of vegetation, environmental values and bushfire risk.
- Protect and enhance view lines and vistas.
- Ensure that development in areas with recognised landscape values are designed to protect landscape character.

02.03-3 Environmental risks and amenity

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Environmental risks

Natural hazards that face Manningham include bushfires, flooding and severe storms. These are increasing in frequency and intensity as a result of climate change.

Landslip is also a major hazard which is caused by the combination of Manningham's undulating topography, vegetation cover and waterway catchment systems.

Drainage capacity requires improvement in some areas to accommodate flood events and increasing population.

The Bushfire Management Overlay affects a significant portion of the municipality east of the Mullum Mullum Creek.

Environmental risks strategic directions:

- Minimise the impact of flooding on property and community safety.
- Discourage use and development that impacts on the role of land as an active floodway.
- Encourage development that meets higher construction standards or utilises alternative treatments to address bushfire risk in preference to vegetation removal.
- Protect environmental and landscape values in bushfire prone areas.
- Ensure development responds to topographical hazards such as landslip.

Amenity

The residential zones in Manningham permit a range of non-residential uses that service local community needs.

These non-residential uses have the potential to adversely impact on the amenity and character of an area through on-site activity, traffic generation, car parking, building design, the emission of noise, odour and light, and or visual disorder.

Manningham's small industrial pockets are located close to residential areas and managing these interfaces to minimise the detrimental impact on nearby residential areas and environment and landscape values is also important.

Amenity strategic directions:

- Avoid adverse impact on the amenity and character of residential areas as a result of non-residential uses.

- Ensure appropriate acoustic quality within residential and work environments to improve the productivity and well-being of building occupants.
- Ensure that the range of uses within mixed use developments are compatible.

02.03-4 Built environment and heritage

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Neighbourhood character

Manningham's high quality built and natural environment are its key strength. Improving the standard of residential design and promoting development that makes a positive contribution to the built and natural environments and Manningham's sense of place are priorities. Increasing pressure for redevelopment, consolidation, higher density housing all affect the character and amenity of local neighbourhoods.

The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings comprising mainly residential neighbourhoods of single and double story dwellings. This pattern of development is characterised by spaces between dwellings that provide opportunities for landscaping. Within the *Urban Area* , four character precincts have been identified to recognise these patterns and guide the rate of growth and form of housing across the residential areas of the municipality:

- Precinct 1: Residential Areas Removed from Activity Centres and Main Roads.
- Precinct 2: Residential Areas Surrounding Activity Centres and Along Main Roads.
- Precinct 3: Residential Areas with Predominant Landscape Features.
- Precinct 4: Post 1975 Residential Areas.

The precincts are shown on the Strategic Framework Plan at Clause 02.04 and the Neighbourhood Character Precinct Plan at Clause 15.01-5L-02 and seek to channel increased housing densities around activity centres and main roads where facilities and services are available.

Signs are an important component of the built environment. While there is a need for the effective identification of businesses, a proliferation of signs, and signs that are poorly sited and designed, significantly detract from the attractiveness and amenity of the municipality.

Neighbourhood character strategic directions:

- Support the preferred style and character of development in each of the identified neighbourhood character precincts.
- Promote development that reinforces the distinctive character of Manningham's diverse range of environments.
- Ensure the scale, form and appearance of all development responds to site opportunities and constraints and respects the height and massing of surrounding development.
- Achieve design that is functional, safe, convenient, attractive, accessible and responsive to the site and surrounds.
- Encourage well designed residential development that avoids adverse impacts on neighbours, the surrounding environment, streetscape and existing or preferred neighbourhood character.

Subdivision

There are limited opportunities for large scale subdivision in Manningham. A key issue for the municipality is inappropriate infill subdivision of smaller lots and effective subdivision design that responds to site opportunities and constraints.

Current planning controls significantly limit scope for further subdivision of the *Green Wedge and Yarra River Corridor* areas.

Subdivision strategic direction:

- Ensure subdivision and residential development suitably responds to site constraints such as infrastructure provision, vegetation, topography, waterways, landslip, bushfire, flooding and environmental or landscape significance.
- Ensure subdivision in the *Green Wedge and Yarra River Corridor* suitably responds to land capability and constraints, adjoining land uses, environmental and landscape values and physical and community infrastructure.
- Ensure subdivision integrates well with the neighbourhood, provides a functional environment and achieves energy efficient and environmentally sensitive layouts.
- Ensure the upgrading or provision of appropriate infrastructure and open space as part of subdivision.

Sustainable development

Manningham is committed to Environmentally Sustainable Development (ESD), which recognises, values and protects the natural environment and ecological process on which life depends both now and in the future. Critical to achieving this commitment is for development to meet appropriate environmental design standards relating to energy and water conservation, protecting human health and protecting and enhancing the built, natural and cultural environments which incorporate current best practice, emerging technology and continuous innovation.

Sustainable development strategic directions:

- Promote early consideration of environmental sustainability at the building design stage to achieve the following efficiencies and benefits:
  - Easier compliance with building requirements through passive design.
  - Reduction of costs over the life of the building.
  - Improved affordability over the longer term through reduced running costs.
  - Improved amenity and liveability.
  - More environmentally sustainable urban form.
  - Integrated water management.
  - Improved urban ecosystem health.
  - Improved energy performance of buildings.

Heritage

Manningham’s cultural heritage reflects the historical development of the municipality. Many culturally significant buildings, precincts, trees, landscapes and sites of archaeological significance have been identified and documented through heritage studies including the unique Warrandyte Townships Precinct. Effectively managing the pressures to develop sites of cultural heritage significance, encouraging the retention of heritage fabric and managing the impact of development on land adjoining places of heritage significance are key challenges.

Opportunities to promote and enhance links with traditional aboriginal culture exist. The traditional owners of the land are on which Manningham is located are the Wurundjeri tribe.

Heritage strategic directions:

- Preserve and enhance Manningham's heritage.
- Discourage demolition and destruction of heritage places.
- Conserve the unique heritage values of the Warrandyte Township Heritage Precinct.
- Minimise impacts on heritage places as a result of changes to adjoining land uses and development.

02.03-5 Housing

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In meeting future housing needs, the challenge is to provide for residential redevelopment in appropriate locations and to reduce pressure for development in more sensitive areas, in a manner that respects the residential character and amenity valued by existing residents.

While single detached dwellings will continue to represent the largest proportion of Manningham's housing stock, there will be a need for a greater mix of housing in the form of medium and higher density residential developments. Key redevelopment sites offer urban consolidation opportunities in well serviced areas and localities.

Most new housing will be located in the *Urban Area* .

Generally higher density housing is encouraged in proximity to activity centres and along major roads and transport routes.

A lower intensity of development is encouraged elsewhere. A low residential density is encouraged in areas that have identified environmental or landscape features.

This low to mid-rise scale is also represented by many of the retail and commercial buildings within activity centres. Apartment living is becoming more common, particularly in Doncaster Hill, where some residential buildings are high rise (up to 10 storeys).

Lower density housing is supported in the *Low Density Buffer Area* . These locations are often constrained by land capability, environmental values, narrow and unsealed roads, effluent management, lack of kerbs and channels and lack of convenient access to public transport and physical and community infrastructure.

There are limited opportunities for additional housing development within the *Green Wedge and Yarra River Corridor* . Development is constrained by landscape character and environmental values, native vegetation, topography, landslip, wildfire, flooding, and cultural, environmental and landscape values and available physical and community infrastructure.

Housing strategic directions:

- Support the consolidation of residential development in established urban areas to reduce pressure for development in more sensitive locations at the scale identified in the neighbourhood character precincts in the *Urban Area* as described in Clause 15.01-5L-02.
- Maintain low density residential development to act as a buffer area between the residentially zoned *Urban Area* land and the semi-rural *Green Wedge and Yarra River Corridor* .
- Focus increased residential growth and development within major and identified neighbourhood activity centres.
- Support higher density housing in close proximity to activity centres, major roads and transport routes.
- Promote the consolidation of lots to provide for a diversity of housing types and design options.
- Encourage development of key redevelopment sites and infill residential development to provide a range of dwelling densities and lifestyle opportunities in a manner that responds to site constraints, demographic trends and the surrounding pattern of development.
- Promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhoods.
- Provide group accommodation and retirement villages in locations close to activity centres, main roads and public transport networks.
- Encourage development to be designed to respond to the needs of people with limited mobility.

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Economic development

Commercial

There is increasing pressure for linear commercial development along main roads and for new commercial development to be located outside of activity centres. These types of developments impact on the viability of the existing activity centres and are often poorly located in terms of access to appropriate services and public transport. Key challenges for Manningham's network of activity centres are to ensure:

- Commercial development is contained within activity centres.
- In neighbourhood activity centres suitable community facilities, social services, public spaces and infrastructure meet future needs.
- Impacts on adjoining residential areas are managed.

Manningham contains an extensive range of eating and entertainment premises that reflect the diversity of the population. The preferred location is within activity centres, where they can enhance social and community interaction.

Commercial strategic directions:

- Contain commercial development, including eating and entertainment premises, within activity centres so activity centres remain vibrant, viable and sustainable into the future.
- Manage the impacts of commercial development on adjoining residential areas, including car parking, traffic, built form and signage.

Industrial

Manningham has few areas zoned for industrial use and for this reason it is important industrially zoned land is used for industrial purposes rather than other uses to reduce the need to rezone further land to industrial in the future.

The industrial areas in Bulleen and Templestowe are located within high quality landscapes and in close proximity to residential neighbourhoods and interface issues need to be carefully managed.

The industrial area located within Doncaster Hill Activity Centre will be phased out over time, as the area is developed for higher density accommodation.

Industrial strategic directions:

- Discourage the establishment of non-industrial uses within the industrial areas.
- Consolidate industrial areas to minimise the need to rezone additional land for industrial purposes.
- Discourage the further expansion of industrial uses within the Doncaster Hill Activity Centre to reduce conflicts with its function as an area for high density accommodation.

Tourism

Tourism in Manningham provides a diverse range of business and employment opportunities for residents and visitors. Tourism features of Manningham are:

- Links to the Yarra Valley Region.
- Historic and modern arts.
- Arts/crafts enterprises.
- Heritage and cultural assets.
- Natural assets.

- Aboriginal culture.
- Quality food and wines.

Tourism strategic directions:

- Promote Manningham's arts and culture, heritage, accommodation, food and wine, events and unique natural attractions.
- Encourage innovative tourism proposals that protect and enhance the natural and cultural heritage of Manningham.
- Support tourism opportunities that meet the needs of the local and business community.
- Support tourism initiatives in the *Green Wedge and Yarra River Corridor* that complement local communities, surrounding land uses and natural resources.

02.03-7 Transport

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The municipality is currently serviced by a single mode of public transport, bus. With no rail-based public transport within Manningham, significant importance is placed on improving and upgrading the road network, bike paths and pedestrian networks and the on-road public transport system.

There are a number of major existing on-road and off-road routes throughout the municipality, that make up the existing Manningham bicycle network and are used by commuter and recreational cyclists.

Doncaster Road is the main east-west arterial road and a major bus route.

Transport strategic directions:

- Improve the public transport function of Doncaster Road.
- Transform Doncaster Road to a treed boulevard to improve pedestrian amenity, visual character and its local identity.
- Manage the road network and public transport network to improve safety, access, mobility and minimise adverse environmental impacts.
- Facilitate the location and development of transport hubs at or adjoining activity centres.
- Encourage 'park and ride' and 'bike and ride' facilities and public transport linkages.
- Improve accessibility to local and regional commercial, community and recreational facilities by:
  - Promoting cycling and walking opportunities.
  - Providing safe bicycle routes and expanding the bicycle network.
  - Providing pedestrian trails to access local and regional destinations.
  - Provide physical access to buildings, services and facilities for people of all levels of mobility.

02.03-8 Infrastructure

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Open space

Manningham has approximately 20 square kilometres of open space.

The improvement of the open space network and its linkages will add to cultural, interpretive and ecological values, and meet the changing needs of the community.

Pressure for public access to open space areas with conservation values, the use of public open space for drainage purposes, increasing demand associated with higher density residential development and the development of open space for more intensive leisure and sporting activities requires management.

Open space strategic directions:

- Provide a range of active and passive recreation opportunities in accordance with current and future community needs that:
  - Are readily accessible.
  - Conserve and enhance natural and cultural resources.
  - Contribute to the local economy.
  - Facilitate an amenable environment in which to live, work and visit.
- Develop and continue to consolidate the important recreation, education and conservation role of key public open space areas.
- Develop public open space of regional or municipal significance for the benefit of the whole community.
- Reinforce the comprehensive network of bicycle paths, walking trails and horse riding trails within the open space network.
- Develop the open space network by both expanding and improving it with assistance from open space contributions.

Development infrastructure

Manningham has approximately 3000 properties that are not connected to the sewerage system in the *Low Density Buffer Area* and the *Green Wedge and Yarra River Corridor* . These properties are gradually being connected to the sewerage system.

Many of Manningham's drainage systems were installed at a time when overland flows were not accounted for in their design capacity. New infrastructure and the introduction of planning controls to mitigate the effects of flooding are required. Integrated Water Management systems are supported to manage risk from flooding.

The undergrounding of services to all new development and subdivisions is supported to maintain the visual character of Manningham.

Development infrastructure strategic directions:

- Reduce the impact of inundation as a result of overland flows to property.
- Facilitate the connecting of all properties to the sewerage system.