

MANNINGHAM

COUNCIL MEETING

MINUTES

Date:	Tuesday, 26 March 2024
Time:	7:00pm
Location:	Council Chamber, Civic Centre 699 Doncaster Road, Doncaster

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**MANNINGHAM CITY COUNCIL
MINUTES OF THE COUNCIL MEETING
HELD ON 26 MARCH 2024 AT 7:00PM
IN COUNCIL CHAMBER, CIVIC CENTRE
699 DONCASTER ROAD, DONCASTER**

The meeting commenced at 7:00pm.

PRESENT:

- Councillor Carli Lange (Mayor)**
- Councillor Laura Mayne (Deputy Mayor)**
- Councillor Anna Chen**
- Councillor Andrew Conlon**
- Councillor Geoff Gough**
- Councillor Michelle Kleinert OAM**
- Councillor Tomas Lightbody**
- Councillor Stephen Mayne**

OFFICERS PRESENT:

- Chief Executive Officer, Mr Andrew Day**
- Chief Financial Officer, Mr Jon Gorst**
- Director City Planning, Mr Andrew McMaster**
- Director City Services, Ms Rachelle Quattrocchi**
- Director Connected Communities, Ms Lee Robson**
- Director Experience and Capability, Ms Kerry Paterson**
- Acting Chief Legal and Governance Officer, Ms Carrie Bruce**

1 OPENING PRAYER AND STATEMENTS OF ACKNOWLEDGEMENT

The Mayor read the Opening Prayer & Statements of Acknowledgement.

2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE

An apology was received from Cr Deirdre Diamante.

3 PRIOR NOTIFICATION OF CONFLICT OF INTEREST

The Chairperson asked if there were any written disclosures of a conflict of interest submitted prior to the meeting and invited Councillors to disclose any conflict of interest in any item listed on the Council Agenda.

There were no disclosures made.

4 CONFIRMATION OF MINUTES

COUNCIL RESOLUTION

MOVED: CR ANDREW CONLON
SECONDED: CR ANNA CHEN

That the Minutes of the Council Meeting held on 19 February 2024 and the Council Meeting held on 27 February 2024 be confirmed.

CARRIED UNANIMOUSLY

5 PRESENTATIONS

5.1 Manningham Staff Service Awards

The Mayor acknowledged the following Council officers whom have recently celebrated their significant years of service at Manningham:-

20 years of service:

- Simone Boyd – Statutory Planning
- Dave Gardiner – Environmental Health
- Ian Hook – City Compliance
- Ben Morello - Assets & Environment
- Emily Ng – Maternal & Child Health
- Kathy Pouloupoulos – Maternal & Child Health

25 years of service:

- Betty Floratos – Environmental Health
- Sharon Harris – Environmental Health
- Nicole King – Infrastructure Services

30 years of service:

- Adam Nielsen – Roads & Infrastructure

35 years of service:

- Tim Hudgson – Facility Management
- Bernie Murphy – Assets & Environment

40 years of service:

- Steve Todd – Facility Management

The Mayor thanked staff for their contribution, dedication, and hard work during their time with Council.

6 PETITIONS

There were no Petitions.

7 PUBLIC QUESTION TIME

7.1 D Hurlston, President of Council Watch

- Q1 What amount of waste enforcement costs in the current financial year 2023/24 has the Council included in its waste levies charged to residents? (if any)

Ms Rachelle Quattrocchi, Director City Services thanked Mr Hurlston for his question and responded that we do not have any waste enforcement costs incorporated within the waste service charge.

Ms Quattrocchi stated that Council invests in proactive programs for awareness and education to lead behaviour change and waste reduction across Manningham.

- Q2 What amount of revenue has Council included in the current financial year 2023/24 from waste enforcement actions?

Ms Rachelle Quattrocchi, Director City Services reiterated that Council does not have any waste enforcement costs incorporated within the waste service charge.

7.2 M Merkenich, Templestowe

- Q1 How does the council draw the distinction between what is a council issue and what is a local issue?

Ms Lee Robson, Directed Connected Communities thanked Ms Merkenich for her question and responded that under the Local Government Act, the role of a Council is to provide good governance in its municipal district for the benefit and wellbeing of the municipal community.

How Council achieves this is outlined in our Council Plan and Health & Wellbeing Strategy. This is a four-year plan, developed in conjunction with partner agencies and informed by community consultation and contemporary data. It sets out ways we can support the wellbeing of our community.

Additionally, Council has a range of Advisory Committees that involve community members. These Committees provide advice to Council about a range of current and emerging issues in our community that require the attention of Council.

Council has a range of ways that residents can interact with both elected representatives and the organisation including online feedback, making direct contact and asking questions at public Council meetings.

- Q2 Do you believe councils have been equitable in their reactions to issues of political discord in recent times?

The Mayor, Cr Carli Lange thanked Ms Merkenich for her question and responded that Manningham Council is very mindful of the pain and trauma that is occurring in other parts of the world, and the local impact on residents of Manningham.

7.3 I Eltaha, Donvale

- Q1 Can Council please expand on Council's role in advocating for disadvantaged members of its community?

The Mayor, Cr Carli Lange thanked Ms Eltaha for her question and responded that the Council Plan has identified five priority population groups.

The priority groups include: First Nations people, LGBTIQ+ communities, youth, culturally diverse communities, and people with a disability.

Council works closely with representatives from these population groups and uses local evidence to identify emerging trends and service needs which then direct Council's advocacy work.

- Q2 Can Council please provide insights as to what is community disharmony and how it can be managed without isolating any group?

Ms Lee Robson, Director Connected Communities responded that Local Government is the tier of government that operates most closely to community. Manningham's community vision, developed by our community for our community in 2020, best reflects our commitment:

"Manningham is a peaceful, inclusive and safe community. We celebrate life with its diverse culture, wildlife and natural environment. We are resilient and value sustainable and healthy living, a sense of belonging, and respect for one another."

Our Health & Wellbeing Strategy also identifies our goal for a connected and inclusive community, which is accompanied by priority actions to increase connection and engagement in community life.

In 2019, Manningham became an accredited Welcoming City. This is an internationally recognised charter that outlines strategies for inclusion of all in community life. We remain committed to being a Welcoming City, and each year we focus on a range of activities to support inclusion and a sense of belonging.

Actions include:

- fostering cross-cultural interactions and promoting inclusive spaces by initiating community-led partnerships*
- regularly consulting diverse communities to understand their needs and experiences through comprehensive engagement*
- supporting cultural events and initiatives by celebrating the richness of Manningham's multicultural community*
- collaborating with other organisations to advocate for systemic change to address the root causes of racism.*

Manningham provides a wide range of inclusive services to our community – whether it's by having libraries open at time that people need them, having a range of arts activities that showcase cultural celebrations, encouraging volunteering or promoting healthy activities to bring our community together.

It is our aim to be inclusive and welcoming to all.

7.4 R Manassis, Templestowe

- Q1 Can Council please define how it intends to promote multiculturalism beyond happy events, such as food festivals and religious celebrations.

Ms Lee Robson, Director Connected Communities thanked Ms Manassis for her question and responded that multiculturalism is an intrinsic part of the fabric of our modern society.

'Happy' events such as food festivals and religious celebrations are much loved features of our community.

In addition to that, over the past 12 months, Manningham has partnered with Victoria University to deliver on a project mapping racism where it occurs, and understanding reporting barriers and support needs of people who experience racism.

Victoria University, along with Welcoming Cities (a national network of towns and cities committed to creating communities of belonging), have developed a joint report – Empowerment Through Community-led Response to Racism.

This resource outlines how local governments and service providers can work together with First Nations, and multicultural and multi-faith communities to strengthen community empowerment and improve reporting and support services for those affected by racism.

Council has also launched the Addressing Race-Based Discrimination Project, in partnership with VicHealth.

This youth-led initiative brings young people from various backgrounds together in facilitated workshops.

It aims to create safe spaces for dialogue, collaboration and learning, empowering young people to become active agents of change in tackling and pledging against racism.

On 21 March 2024, Council hosted an event to acknowledge International Day for the Elimination of Racial Discrimination. Over 60 members of the local community came together to pause and consider how we can build a fairer and more inclusive community.

- Q2 Can the Council please expand on its definition of Harmony and Unity and how it fosters genuine harmony within the community.

The Mayor, Cr Carli Lange responded that Manningham's community vision, developed by our community for our community in 2020, best reflects our commitment to harmony and unity within the community.

Council's Health & Wellbeing Strategy also identifies our goal for a connected and inclusive community, with is accompanied by priority actions to increase connection and engagement in community life.

Manningham prides itself on providing a wide range of inclusive services to our community. It is Council's aim to be inclusive and welcoming to all.

7.5 M Lawrence, Doncaster

- Q1 To what extent do [sic] lobby groups with remits beyond the Council mandate impact council decision making?

The Mayor, Cr Carli Lange thanked Ms Lawrence for her question and responded that Council has intentional relationships with a broad diversity of people and communities in Manningham and the local councils of the eastern region area to support our understanding of emerging trends. Council operates from a strength-based approach which acknowledges the richness and knowledge in communities.

Council works within the parameters of the Local Government Act and works towards achieving the Manningham Council Plan.

- Q2 What does the Council believe its role to be during times of unprecedented and difficult situations that have a direct impact on the local community?

The Mayor, Cr Carli Lange responded that as previously advised, the Local Government Act states that the role of a Council is to provide good governance in its municipal district for the benefit and wellbeing of the municipal community.

How Council achieves this is outlined in our Council Plan and Health & Wellbeing Strategy. This is a four-year plan, developed in conjunction with partner agencies and informed by community consultation and contemporary data. It sets out ways that Council can support the wellbeing of our community.

7.6 H Stamenitis, Doncaster East

- Q1 What professional processes do councillors have in place that enables self-reflection and responsibility given their position of power and privilege in the community?

Ms Carrie Bruce, Acting Chief Legal and Governance Officer thanked Ms Stamenitis for her question and responded that when first elected, Councillors are fully inducted into their roles through a series of development opportunities to help them understand their roles and responsibilities. In addition to this, throughout their term in office, Councillors regularly participate in a program of ongoing professional development to ensure they have a contemporary understanding of their roles.

- Q2 What are the Council processes that deal with complaints re: alleged councillor misconduct?

Mr Andrew Day, Chief Executive Officer responded that Councillor conduct standards are set out in Council's publicly available Councillor Code of Conduct, the Local Government Act and associated regulations. All of these documents set out the processes to deal with allegations of misconduct.

7.7 Dr. S Cheikh Husain, Doncaster East

Q1 Does the council believe it has the appropriate level of understanding of racism in our community?

Ms Lee Robson, Director Connected Communities thanked Dr Cheikh Husain for her question and responded that almost half of Manningham's residents were born overseas, however dishearteningly many still face racism and discrimination in their daily lives.

Ms Robson stated that there are a number of initiatives underway to increase our understanding and response to localised incidents of racism.

Q2 Does council have any reflections on the anti-racism event it ran last Thursday given the lack of diversity on its panel.

Ms Lee Robson, Director Connected Communities responded that on 21 March 2024, Council hosted an event to acknowledge International Day for the Elimination of Racial Discrimination.

There was a formal Welcome to Country from Uncle Colin Hunter Jnr, and then two guest speakers and a panel discussion.

The guest speakers were from Victoria University and Women's Health East and they provided the preliminary outcomes from two locally delivered projects on racial discrimination.

The panel members were representatives from these projects and reflected many community intersections such as different ages, gender, education and cultural backgrounds.

Over 60 members of the local community came together to pause and consider how we can build a fairer and more inclusive community.

At the conclusion of the event an online survey was sent to registered attendees to hear what they see as the priority areas and important next steps in tackling racism.

The information from the online surveys will be considered by Council and the Manningham Multicultural Communities Advisory Committee to help plan our way forward in tackling racism.

7.8 Dr B El-Behesy, Doncaster East

- Q1 Can I get a better understanding why the Mayor decided to vote no to the motion raised by Cr Lightbody last council meeting, when she could have instead requested an amendment to the part of the motion she did not agree with?

The Mayor, Cr Carli Lange thanked Mr Dr El-Behesy for his question and responded that she had listened to the broad range of views, the debate on the night and remained open-minded. The Mayor stated that she would continue to support the community on this incredibly difficult issue and ensure that residents are heard and supported through times of crisis.

In relation to moving an amendment, the Mayor advised that any Councillor is entitled to move an amendment on an item before the Council. This did not occur on the night.

7.9 S Ranjbar, Doncaster East

- Q1 What Manningham community can do in solidarity with the residents who are affected by Gaza conflict. From both sides? (not only in mosque and synagogues)

The Mayor, Cr Carli Lange thanked Ms Ranjbar for her question and responded that Council continues to keep the lines of communication open with the community and provide ongoing support through:

- *Fortnightly meetings with local community leaders;*
- *Offers of counselling services to impacted residents;*
- *Supporting the provision of food services through local providers;*
- *Addressing and condemning any signs of discrimination in our community;*
- *Continuing to facilitate events run by the local community to address the suffering they and their loved ones are experiencing.*

- Q2 How can local government echo the voice of the community to the state government?

The Mayor, Cr Lange responded that Manningham Council has a strong functional relationship with all local members of parliament and the State Government.

Council also work with a number of State Government bodies such as VicHealth, in exploring the local experience and working towards better health and wellbeing outcomes. These are pro-active initiatives with statutory organisations that feed into the greater insight of the community's experience.

Council also encourages all residents to speak directly with their own State member to advocate for their own views.

8 ADMISSION OF URGENT BUSINESS

COUNCIL RESOLUTION

MOVED: CR MICHELLE KLEINERT
SECONDED: CR LAURA MAYNE

That Council admits for consideration the following urgent business report at item 15 of this meeting, Item 15.1 Documents for Sealing.

CARRIED UNANIMOUSLY

9 PLANNING PERMIT APPLICATIONS

There were no Planning Permit Applications requiring a decision of Council this month.

10 CITY PLANNING

10.1 Manningham Residential Discussion Paper - Residential Strategy (for Community Consultation)

File Number:	IN24/143
Responsible Director:	Director City Planning
Attachments:	<ol style="list-style-type: none">1 Attachment 1 - Manningham Residential Discussion Paper March 2024 ↓2 Attachment 2 - Draft Neighbourhood Character Precinct Map ↓3 Attachment 3 - Draft Manningham Neighbourhood Character Study (February 2024) ↓4 Attachment 4 - Manningham Housing Demand Report (January 2024) ↓

PURPOSE OF REPORT

To consider the endorsement of the Manningham Residential Discussion Paper by Council for the purposes of community consultation.

EXECUTIVE SUMMARY

Council's Liveable City Strategy 2040 (2022) and the Manningham Planning Scheme Review 2022 identified the need to prepare a revised Residential Strategy to provide a plan for how Manningham will accommodate projected population growth and housing needs up to 2036.

Stage 1 of this project involves seeking Council's endorsement on the Manningham Residential Discussion Paper for the purposes of community engagement (to occur in April & May 2024). The core objective is to seek community feedback via a survey on a range of housing matters, which includes seeking feedback on existing and future housing needs of the Manningham community. This feedback will help inform the preparation of a new Residential Strategy (Stage 2).

This phase of the Residential Strategy project is not seeking to introduce any changes to current planning controls or policy, or as they currently apply to residential land across Manningham.

Stage 2 of the project will involve identifying areas for housing growth based on the identification of preferred neighbourhood character precincts and the housing demand and capacity analysis. This will also consider the community feedback on the Discussion Paper. As part of Stage 2, officers will develop the new Manningham Residential Strategy (in early 2025).

A key finding of the technical analysis is that the existing Manningham Residential Strategy (2012) and existing planning controls have been successful in directing housing growth to the desired locations.

It is considered that the technical analysis underpinning the preparation of the revised Manningham Residential Strategy, places Council in a good position to be able to respond to the future release of any State Government housing initiatives (including housing targets).

COUNCIL RESOLUTION

MOVED: CR GEOFF GOUGH
SECONDED: CR TOMAS LIGHTBODY

That Council:

- A. Endorse the *Manningham Residential Discussion Paper (March 2024)* for the purpose of community consultation (Attachment 1).
- B. Note the two technical reports that have informed the preparation of the *Manningham Residential Discussion Paper (March 2024)*, including:
- *Draft Manningham Neighbourhood Character Study (February 2024)* (Attachment 3); and
 - *Manningham Housing Demand Report (January 2024)* (Attachment 4).
- C. Note that community consultation will occur between 8 April – 19 May 2024, as outlined in Section 6 of this report.

CARRIED UNANIMOUSLY

2. BACKGROUND

- 2.1 The existing Manningham Residential Strategy, prepared in 2012 and associated planning controls have been generally successful in meeting the housing growth objectives for the municipality. In particular, the strategy has been instrumental in directing higher density housing into the preferred locations, namely along main roads and surrounding activity centres.
- 2.2 Whilst the existing 2012 Strategy was prepared to provide guidance up to 2030, residential zone reforms and policy settings at the State Government level have come into effect which have resulted in several inconsistencies between the State and Manningham's planning policies. In addition, the Manningham Liveable City Strategy 2040 (LCS) was adopted by Council in 2022 as a key municipal-wide document and includes strategic directions on residential development. It is now considered appropriate to revise the 2012 Strategy to have regard for these planning directions.
- 2.3 The first phase in the review and preparation of the new Residential Strategy involves community engagement on a Manningham Residential Discussion Paper.
- 2.4 The draft Discussion Paper has been informed by two pieces of technical work:
- *Draft Manningham Neighbourhood Character Study (February 2024)*; and
 - *Manningham Housing Demand Report (January 2024)*.
- 2.5 The draft Discussion Paper summarises the demographic and housing profile of the municipality, identifies different neighbourhood character precincts, as well as a range of other residential issues for strategic consideration (Refer Attachment 1).
- 2.6 A survey has also been prepared as part of the engagement activities. This includes seeking community feedback on:

- current and future housing needs; and
 - the existing neighbourhood character precincts.
- 2.7 Following consultation on the Discussion Paper, Stage 2 of the project will identify preferred neighbourhood character precincts. In addition, the demand and capacity analysis will identify appropriate areas for growth and housing change. This stage will also consider the community feedback on the Discussion Paper. As part of Stage 2, officers will develop the new Manningham Residential Strategy.

Interaction with Victoria's *Housing Statement 2023-2034*

- 2.8 On 20 September 2023, the State Government released Victoria's Housing Statement 2023 – 2034 (the Statement) which seeks to facilitate the construction of 800,000 homes in Victoria over the next decade.
- 2.9 Following consideration by Council on the implications of the Statement, several letters have been sent to the Minister and the Department of Transport and Planning (DTP) raising concerns about the lack of community consultation and the potential impact on the Residential Strategy project work currently being progressed by Council.

Future Homes

- 2.10 The Future Homes program is a State Government initiative coming out of the Housing Statement that was released in 2023. This initiative aims to make it easier to build and obtain permits for pre-designed 3 storey (11m) apartment buildings on sites that meet set criteria. The main criteria applying to Manningham are being within 800m of a Neighbourhood Activity Centre or a Major Activity Centre and being located in a General Residential Zone.
- 2.11 This initiative will potentially have height and neighbourhood character implications which will need to be considered in the context of the preparation of Stage 2 of the Neighbourhood Character Study and the Housing Demand and Capacity Analysis which will then inform the new Manningham Residential Strategy.
- 2.12 The technical analysis underpinning the preparation of the revised Manningham Residential Strategy, places Council in a good position to be able to respond to the future release of any State Government housing initiatives (including housing targets).

Activity Centre Design Guidelines

- 2.13 The preparation of the revised Manningham Residential Strategy is strongly aligned with the preparation of Activity Centre Design Guidelines which will provide built form guidance for development in Manningham's Neighbourhood Activity Centres. The Housing Demand and Capacity Analysis will forecast growth and housing needs across the municipality, some of which will be accommodated in the Neighbourhood Activity Centres.
- 2.14 The revised Manningham Residential Strategy will provide design guidance for land affected by residential zones, whilst the Activity Centre Design Guidelines will be complimentary in providing guidance for development in the Commercial 1 Zone (C1Z) areas. These guidelines will be subject to a separate Council report.

3. DISCUSSION / ISSUE

Preliminary Findings from the Technical Reports

3.1 The draft Neighbourhood Character Study and the Manningham Housing Demand Report for Stage 1 of this project have been prepared by subject matter experts (external consultants).

3.2 The key findings that have informed the draft Discussion Paper, are as follows:

Draft Neighbourhood Character Study

3.3 The purpose of the draft Neighbourhood Character Study is to identify and describe the various elements that together contribute to the key features of an area.

3.4 The draft Neighbourhood Character Study involved a site survey of Manningham to identify the existing key attributes of precincts across the municipality and to map the boundaries of each proposed neighbourhood character precinct.

3.5 Attributes considered to be integral to the designation of the neighbourhood character precinct boundaries in Manningham include an assessment of the following:

- Extent of landscaping and vegetation in the public and private realm;
- Topography;
- Patterns of development within the neighbourhood;
- Built form and scale of development;
- Architectural and roof styles; and
- Details of the street and footpaths.

3.6 Nine (9) neighbourhood character areas were identified and listed in the table below. The location of these precincts are mapped in Attachment 2.

PRECINCT	SUBURB (S)
Garden Court 1	Doncaster East, Templestowe Lower and Wonga Park (south)
Garden Court 2	Matthew's subdivision, Tindals Road Donvale
Garden Suburban	Bulleen, Doncaster, Doncaster East and Lower Templestowe
Infill/Contemporary	Main roads – Doncaster Road, Manningham Road, Williamsons Road
Remnant Bush Low Density	Donvale, Park Orchards, Wonga Park, Warrandyte, Templestowe
Exotic Bush Low Density	Wembley Gardens, Donvale
Templestowe Low Density	Templestowe, Lower Templestowe
Warrandyte Bush Garden	Warrandyte
Rural Lifestyle	Warrandyte South, Donvale, Park Orchards, Wonga Park (Isolated pockets in Templestowe and Lower Templestowe)

- 3.7 Summary statements describing each of these neighbourhoods have been represented in the draft Neighbourhood Character Map (see Attachment 2). Whilst the map identifies nine distinct character precincts, it is important to note that a number of these appear in multiple locations across the municipality. This is also generally consistent with the current Manningham residential character map that was informed by previous neighbourhood character studies.
- 3.8 For now, the existing planning controls in the Manningham Planning Scheme will continue to apply in the consideration of permit applications for residential development across Manningham. In a later stage of this project, these existing planning provisions will be reviewed as part of determining how our planning controls need to be improved to reflect objectives of the new Manningham Residential Strategy and Neighbourhood Character Study.
- 3.9 The aim of any changes to the controls in the Manningham Planning Scheme would be to provide clearer directions to both developers and Council, resulting in improved decision making on planning applications, including improved VCAT outcomes.
- 3.10 Any amendment to the Manningham Planning Scheme would be subject to a resolution of Council and the proposed changes to the planning controls would also be subject to community consultation. This would form part of separate reports to Council.

Manningham Housing Demand Report

- 3.11 The Manningham Housing Demand Report has:
- evaluated the demographic characteristics of Manningham and provided an assessment of the existing housing stock;
 - assessed the performance of the Manningham Residential Framework Plan which promotes growth along main roads and surrounding activity centres; and
 - proposed a population projection to 2036 with a correlating figure for housing demand.
- 3.12 In summary, the findings of the report reflect the following:
- Manningham is an ageing community that will continue to age as the populations grows;
 - Numbers of lone person and couples without children households are expected to grow;
 - Population and residential growth is expected to continue in the west (urbanised area) of the municipality;
 - The Manningham Residential Framework Plan has been successful in directing housing growth and diversity of housing choice to Manningham's growth areas;
 - Manningham has limited opportunities for low-income households to purchase and rent a home in Manningham;
 - It is expected that by 2036, there will be around 18,000 new residents living in Manningham in an additional 8,200 new dwellings.

Themes underpinning the Residential Discussion Paper

3.13 The draft Residential Discussion Paper has identified four (4) themes for the purposes of engagement with the community. These themes have been informed from previous community feedback engagements conducted by Council including, the review of existing planning policies and the technical analysis from the draft Neighbourhood Character Study and the Manningham Housing Demand Report. The four themes are:

- **Housing Location and Connectedness** – where to locate different densities of housing;
- **Housing design** – built form and internal design that results in sustainable housing outcomes;
- **Neighbourhood character** – built form and landscaping appearance and character of different parts of the municipality that can be defined as a distinct neighbourhood; and
- **Housing diversity and affordability** – providing a large range of housing typologies to meet the existing and future needs of the population as part of providing affordable housing options.

4. COUNCIL PLAN / STRATEGY

4.1 The Manningham Residential Strategy project supports the following action areas of the Council Plan:

4.2 Goal 1.2 Connected and Inclusive community:

- Improve housing choice to meet community needs by reviewing the Affordable Housing Policy and Manningham Planning Scheme.

4.3 Goal 2.1 Inviting places and spaces:

- *Develop a preferred neighbourhood character to make sure our neighbourhoods are well designed as part of the Liveable City Strategy 2040.*
- *Plan for development in a way that protects our environment and green open spaces;*
- *Maintain a balance of city and country;*
- *Neighbourhoods retain their distinct character and improved access to local services.*

4.4 Objective 3.2 of the Liveable City Strategy seeks to:

4.5 *‘To increase the supply of affordable housing to ensure a diverse community and sustainable economy.’*

4.6 Recommendation 10 of the Manningham Planning Scheme Review 2022 states:

4.7 *“Progress the preparation of a Housing Strategy and Neighbourhood Character Study to identify preferred character precincts to guide residential growth and development across the municipality (recommendation 10).”*

5. IMPACTS AND IMPLICATIONS

- 5.1 It is acknowledged that there is a benefit in Council being proactive in responding to the Minister for Planning requirements to address a number of inconsistencies and gaps in our planning controls to address a number of conflicts and gaps as a result of changes to zone provisions.
- 5.2 It is expected that translation of key objectives of the revised Manningham Residential Strategy and Neighbourhood Character Study into the Manningham Planning Scheme will result in providing clearer directions to both developers and council officers, resulting in improved decision making on planning applications, including improved VCAT outcomes.
- 5.3 The technical analysis will also place Council in a good position to be able to respond to the future release of any housing initiatives, including housing targets.
- 5.4 The progression of this project will be closely aligned with consideration for requirements and opportunities for infrastructure development and upgrades, as well as accessibility to public transport.
- 5.5 The progression of this project will be closely aligned with consideration for requirements and opportunities for infrastructure improvements, and in particular accessibility to public transport.

Finance / Resource Implications

- 5.6 The activities associated with the preparation of the revised Manningham Residential Strategy will be undertaken by Integrated Planning in collaboration with other internal Service Units.
- 5.7 The project, including the Communications and Engagement Plan activities will be funded through the existing Integrated Planning operational budget for 2023/24 and 2024/25.

6. IMPLEMENTATION

Communication and Engagement

Is engagement required?	Yes
Stakeholder Groups	1. Community 2. Councillors 3. Businesses 4. Feedback from various Advisory Committees
Where does it sit on the IAP2 spectrum?	Inform and Collaborate
Approach	Communication material (letter drops, website info, signs, social medial posts etc) Survey, Pop ups Submissions Focus Groups

- 6.1 A Communication and Engagement plan has been prepared in collaboration with the Engaged Communities Service Unit. Engagement activities will occur over two stages as part of the preparation of the Manningham Residential Strategy. Stage 1 consultation on the Residential Discussion Paper is proposed for a six-week period from 8 April 2024 to 19 May 2024. The consultation period has been extended to 6 weeks to take into account the school holidays.
- 6.2 During this time, a community survey that will accompany the Residential Discussion Paper will be made available on Your Say Manningham to seek views on residential matters based on the four themes. There will also be an industry survey circulated to key users of the planning system in Manningham.
- 6.3 The purpose of the survey is tailored to hear from the Manningham community. In particular, the survey aims to understand about where people live and why they live in these locations and if they may choose to live elsewhere in the future if alternative housing choices were available. It also seeks to understand what the community values about their neighbourhood character.
- 6.4 The consultation will commence with an article in *Manningham Matters* calling for action with regard to the Residential Discussion Paper and the community survey.
- 6.5 Other community engagement actions will include:
- Pop up stalls at various locations, including activity centres and markets.
 - Focus groups for interested community members;
 - Workshopping this item at the following Advisory Committees:
 - Gender Equality and LGBTQIA+;
 - Liveable Places and Spaces;
 - Disability;
 - Manningham Youth;
 - Healthy Ageing; and
 - Multicultural Communities.
 - FAQs to be included on the Your Say Manningham information page;
 - Media releases and social media
- 6.6 Figure 2 below provides an overview of the proposed project timeline.

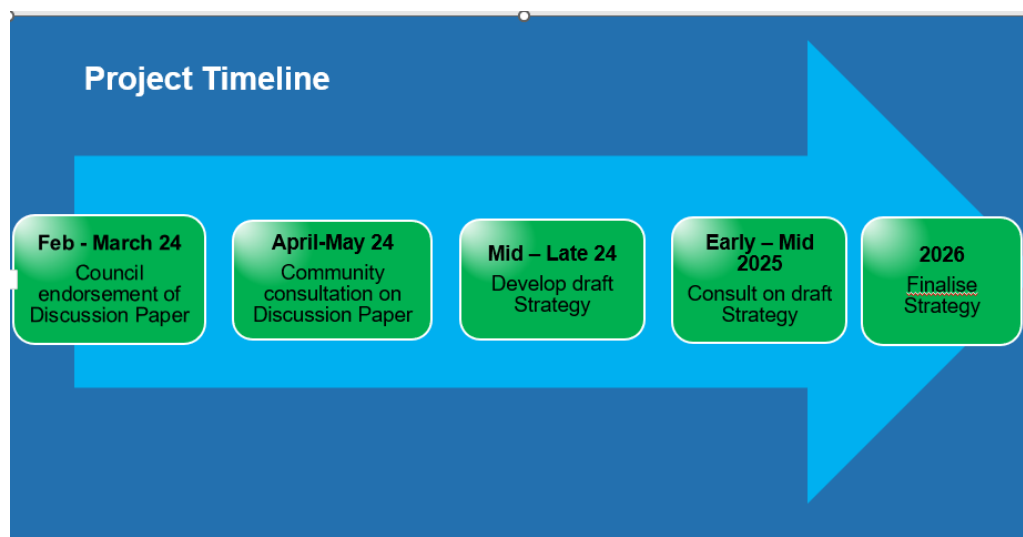


Figure 2: Revised Manningham Residential Strategy - Project timeline

- 6.7 In line with current directions from the State Government, the Residential Strategy will be developed to provide guidance up to 2036. It is considered that this is a reasonable timeframe for providing guidance in addressing current and emerging housing needs and State Government policy settings. This timeline also aligns with the forecast population and household data available up to 2036.
- 6.8 Implementation of the relevant planning provisions into the Manningham Planning Scheme will require an amendment to the scheme. This will be the subject of a separate report and resolution of Council.

Project Implementation

- 6.9 Subject to Council endorsement of the revised Manningham Residential Strategy, a further phase of the project will involve the translation of the key objectives and strategies into relevant planning provisions in the Manningham Planning Scheme. This will be the subject of a separate report and resolution of Council.

Gender equality

- 6.10 A gender impact assessment has commenced for the project. This will be further progressed as part of the project.
- 6.11 For this current stage of the project, the Communications and Engagement Plan activities have been developed to encourage the active participation of woman and people of other lived experiences during the consultation period. This will allow council to hear about the housing needs of these groups.

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.



Manningham Residential Discussion Paper

March 2024



Interpreter service
9840 9355

普通话 | 廣東話 | Ελληνικά
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Acknowledgement

Manningham Council acknowledges the Wurundjeri Woi-wurrung people as the Traditional Owners of the land and waterways now known as Manningham. Council pays respect to Elders past, present and emerging, and values the ongoing contribution to enrich and appreciate the cultural heritage of Manningham. Council acknowledges and respects Australia’s First Peoples as Traditional Owners of lands and waterways across Country, and encourages reconciliation between all.

Manningham Council also values the contribution made to Manningham over the years by people of diverse backgrounds and cultures.



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Executive summary

Here in Manningham, we're lucky to have a unique range of urban and leafy suburbs, rural lifestyle areas and vibrant activity centres.

Our community is also growing. Over the next 12 years the population is expected to increase by more than 18,000 people. This means more than 8,000 new homes will be required.

Today, most of the population in Manningham live in single detached homes. As the community changes, we need to plan for a range of homes that cater for different needs and life stages.

The location of future housing also needs to be carefully planned to support the affordability, sustainability and character of Manningham's suburbs.

That's why we're updating our *Manningham Residential Strategy*.

The first stage in developing the new *Residential Strategy* is the preparation of the *Manningham Residential Discussion Paper* (Discussion Paper) – this paper.

The Discussion Paper identifies four themes to underpin our housing future:

1. Location and connectedness
2. Housing design quality
3. Neighbourhood character
4. Housing choice, diversity and affordability

These themes will set the foundation for how we manage growth and work together as a Council and community to achieve desired outcomes for all.

Feedback on the topics raised in the Discussion Paper will help inform the new *Manningham Residential Strategy* (*Residential Strategy*).

1 Introduction

This Discussion Paper provides an opportunity for Manningham residents to consider issues relating to residential development in Manningham and to identify additional housing matters.

The Discussion Paper:

- provides context on Manningham's existing demographic and residential development
- identifies future housing demand across Manningham
- describes the character of our neighbourhoods
- considers previous community feedback from the following projects and engagement activities:
 - *Manningham Liveable City Strategy, 2040*
 - *Imagine Manningham, 2040*
 - *Manningham Planning Scheme Review, 2022*
- seeks community views on the issues relating to facilitating Manningham's future growth.

Feedback on the topics raised in the Discussion Paper will help inform the new *Manningham Residential Strategy (Residential Strategy)*.

The new Manningham Residential Strategy is anticipated to be completed in late 2025 / early 2026.

1.1 State Government's Plan Melbourne 2017-2050

Plan Melbourne 2017-2050 (Plan Melbourne) is the Victorian Government's metropolitan planning strategy, which defines the future shape of Melbourne and Victoria for the next 25 years. Planning for housing growth and change in Manningham must be consistent with the *Plan Melbourne* guiding principles.

Plan Melbourne states that new housing needs to be well planned and affordable, be in the right places and close to jobs and services. It proposes there will be more housing choices for people in their local areas so they can downsize or upsize, without having to leave behind neighbourhoods and community. More specifically, *Plan Melbourne* proposes to manage the supply of new housing in the right locations to meet population growth and create a sustainable city.

Victoria's Housing Statement 2024-2034

On 20 September 2023, the State Government released Victoria's Housing Statement 2024-2034 (the Statement), which specifically seeks to facilitate the construction of 800,000 homes in Victoria over the next decade.

The initiatives and reforms announced in the Statement will have significant implications for Manningham, including how:

- planning decisions are made
- Manningham plans for housing growth
- the community participates in the planning process.

It is expected that specific housing targets for each Local Government Area will be announced, as part of the rewrite of the *Plan Melbourne 2017-50 Strategy*.

In the preparation of the new *Residential Strategy*, Council will need to consider the directions contained in the Statement. It is likely that the *Residential Strategy* will need to be informed by the increased housing targets.

Council has advocated to the Minister on several matters relating to the Statement, including community engagement. We have requested that the Minister commit to engaging Council on major planning reforms and consider community participation in the planning process.

1.2 What is a residential strategy?

A residential strategy is a key Council document underpinning the long-term plan to manage housing growth and change.

It defines how residential development can be managed to best meet ongoing and emerging community needs and protect a municipality's valued and unique attributes.

A residential strategy identifies locations for new development and informs how Council applies planning controls in its residential areas. This helps guide the location, intensity and form of new housing development.

1.3 What is Council's role in housing?

The State Government sets the policy direction for housing growth and change through its *Plan Melbourne 2017-2050*. At the local level, Council can facilitate state policy through their management of the planning system. Council has an important role in planning for the community's future housing needs by influencing the location and diversity of housing and guiding new development to sustainable locations with access to services, transport and facilities.

By preparing a Residential Strategy, Council can identify where new housing should be located.

Manningham currently directs its growth to preferred strategic locations. This includes activity centres and along main roads, which have good access to commercial, community and recreational facilities. This is further outlined in the existing *Manningham Residential Framework Plan (Residential Strategy 2012)* – refer Figure 2.

This plan identifies residential areas for growth, by designating areas for substantial change, incremental change, and minimal change. This direction will continue, however it will be updated based on recent strategic work and analysis.

Recent State Government reforms to planning controls give Council the ability to include more Manningham specific controls in the planning scheme. This will help achieve a better balance between planning for residential need and protecting neighbourhood character.

Based on the updated strategic directions in the new *Residential Strategy*, Council can influence the zoning of land to encourage higher density housing in certain locations. It can also encourage different types of housing (e.g. apartments and town houses) through planning controls such as building heights, provision of open space and building setbacks.

1.4 Why do we need a new residential strategy?

Manningham's population is growing. It's expected that an additional 8,282 dwellings will be needed to accommodate an additional 18,261 people by 2036 (*Victoria in Future, December 2023*).

New housing needs to also consider more affordable and diverse options for Manningham's changing community.

Our current *Residential Strategy* was prepared in 2012. It was informed by the *Neighbourhood Character Guidelines*, also prepared in 2012. (Refer Figure 1 for a map showing Manningham's Residential Character Areas).

Since then, the State Government has implemented several new city shaping infrastructure projects across Melbourne and a revised metropolitan housing policy (*Plan Melbourne*). This sets the broader context for the *Residential Strategy*.

We also need to address emerging needs resulting from population and household change, as well as continued community feedback regarding housing growth in Manningham.

Another fundamental objective of the *Residential Strategy* is to guide the design and placement of new development, to ensure it respects and protects Manningham's valued neighbourhood character.

Manningham's residential character areas February 2024

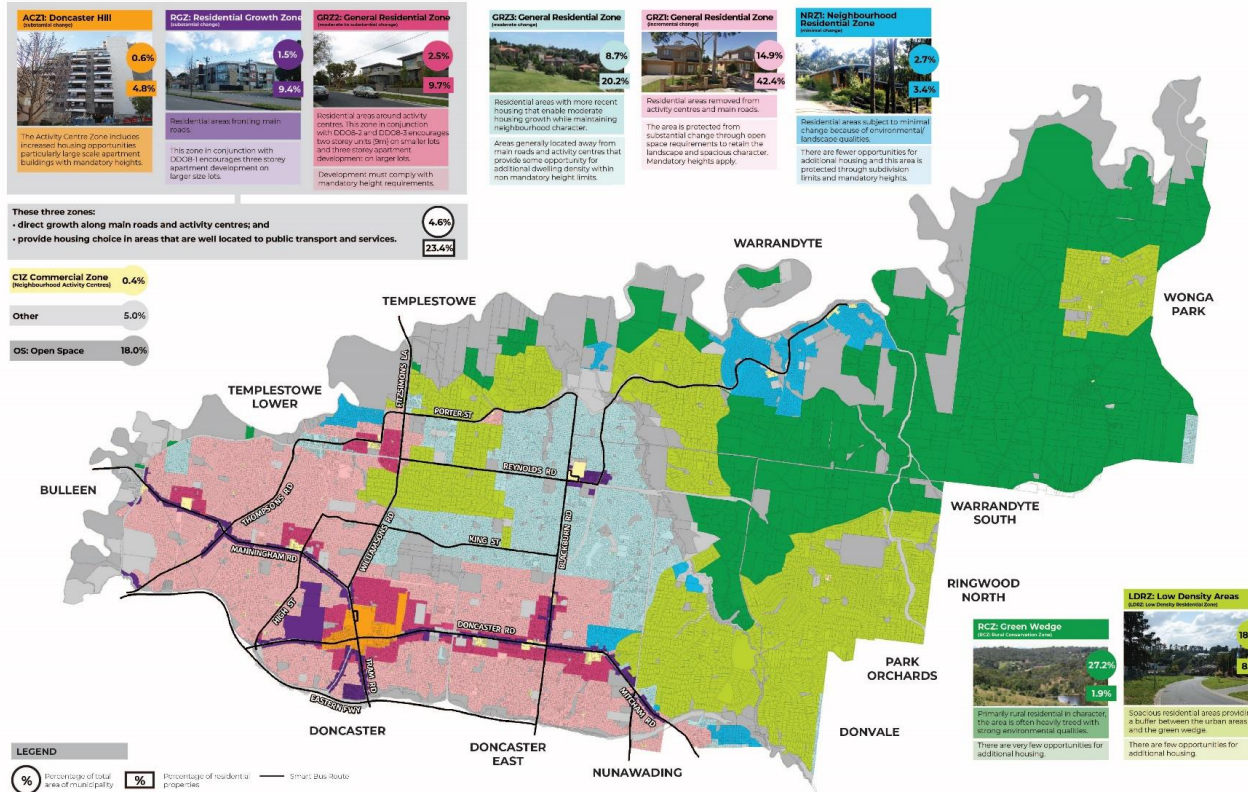


Figure 1: Manningham's residential character areas



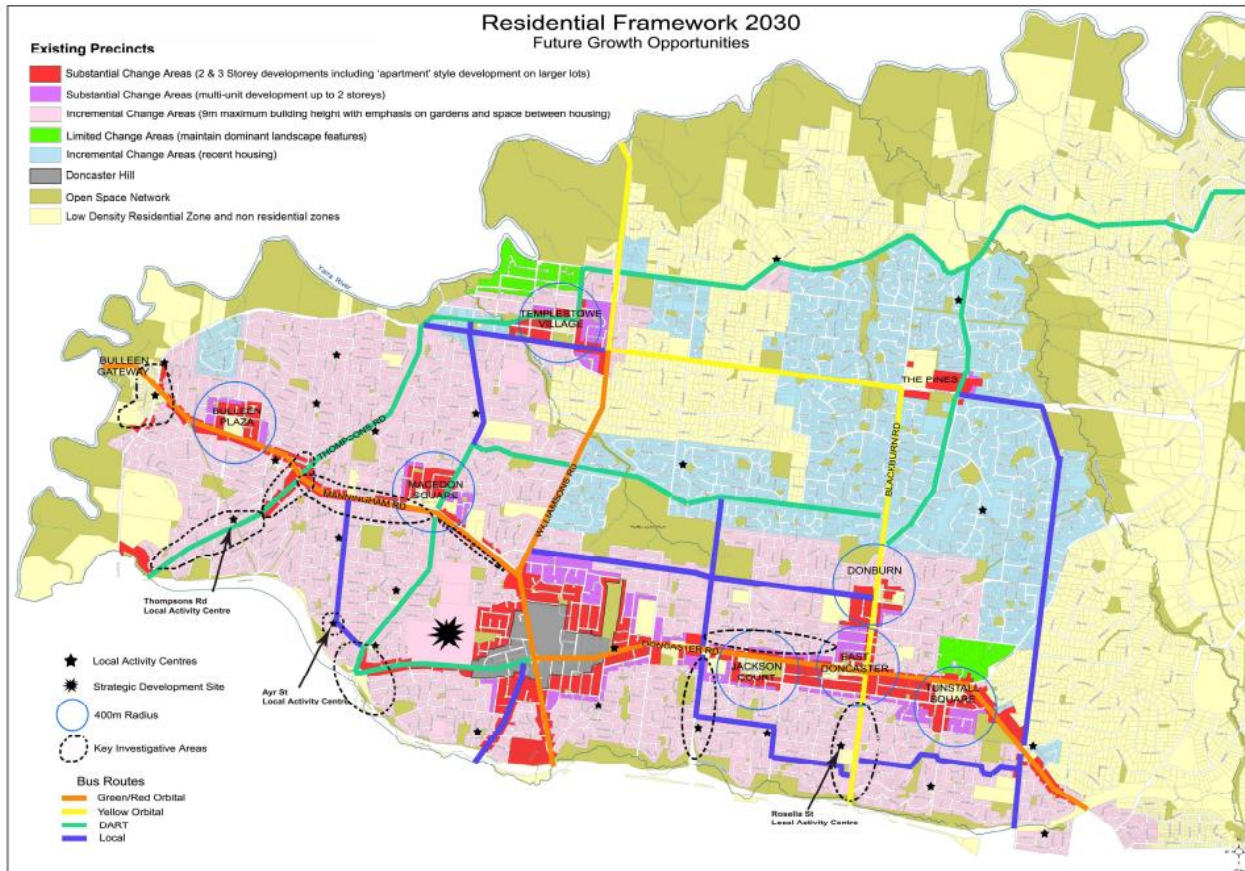


Figure 2: Manningham Residential Framework Plan (Residential Strategy 2012)

1.5 What will the Residential Strategy address?

The *Residential Strategy* will provide a plan for how Manningham will accommodate projected population growth and housing needs up to 2036.

It will deliver clear strategic direction on the spatial distribution of residential growth with consideration of the housing needs of our growing and changing community.

The *Residential Strategy* will:

- ensure the supply of residential land is maintained up to 2036 based on an analysis of housing capacity
- ensure the valued neighbourhood character of Manningham is protected and respected
- improve housing diversity outcomes
- address housing affordability
- ensure areas for growth are well planned and deliver sustainable outcomes
- map and review the housing change areas (minimal, incremental and substantial change areas) on an updated *Manningham Residential Framework Plan* to provide a visual representation of the change areas
- provide certainty for the community and developers about the housing growth expected in various areas in Manningham
- identify areas most suitable for accommodating projected growth
- set clear criteria for how change areas have been identified and how they will guide and direct housing growth
- provide preferred neighbourhood character statements based on the character analysis. These will be used as the basis for planning controls in the Manningham Planning Scheme that control certain aspects of residential development
- use updated change area designations and preferred character statements as the basis for determining the spatial application of residential zones across Manningham.

1.6 What does Manningham's community and housing look like today?

To assist in planning for Manningham's housing future, it is important to understand the existing profile of the community and the makeup of Manningham's current housing stock.

About us

- Our population is expected to grow by 18,261 people between 2022 to 2036.
- We have an ageing community, which will continue to age as the population grows. We have high numbers of 55+ year old residents.
- Couples with children are the biggest household type in Manningham.

- We have around 50,000 dwellings with detached houses, accounting for the majority of dwellings in Manningham – Refer Figure 3.
- Separate houses are predominantly occupied by couple families with children, followed by older couples without children.
- The main occupiers of townhouses are also couples with children, followed by lone persons, who are also the main occupiers of apartments.
- The second largest group of apartment occupiers are couples without children.
- Apartments comprised the greatest number of new dwellings built in Manningham between 2016-2021. Around twice as many apartments were added during this time, than additional houses and townhouses combined.
- We have a high rate of fully owned dwellings, with less households that have a mortgage or are renting.
- Retirement village accommodation and nursing homes for seniors (age 65+ years old) in Manningham is roughly on par with that of Greater Melbourne overall.

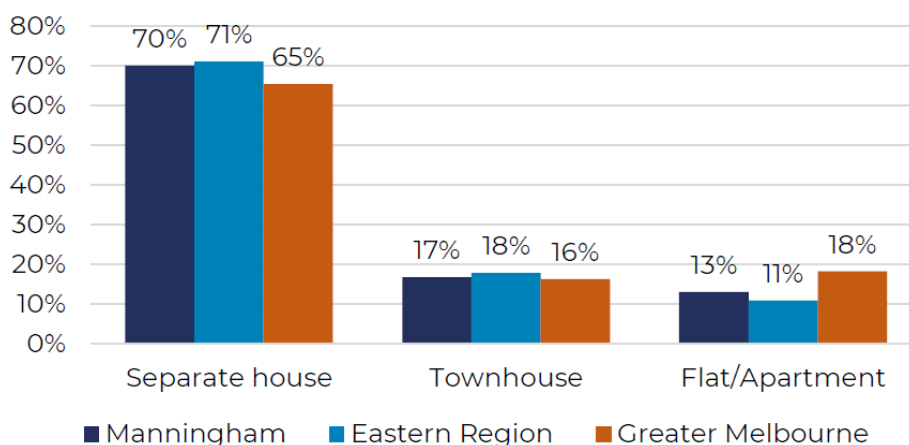


Figure 3: Percentage of dwelling type, 2021

Figure 4 below illustrates the types of dwellings by suburb (2023). The highest percentage of detached houses are east of Mullum Mullum Creek, with townhouses being the most prevalent in Doncaster East and Doncaster. Doncaster Hill is predominantly made up of apartments.

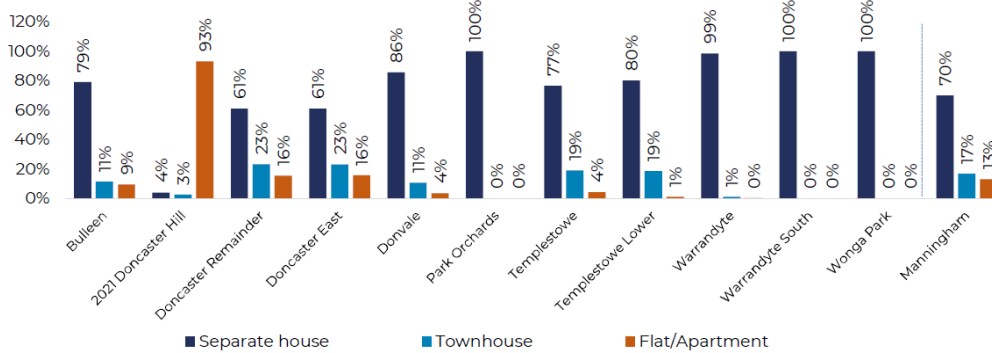


Figure 4: Types of dwellings by suburb (2023)

1.7 What will Manningham’s community and housing look like in the future?

The *Manningham Residential Framework Plan* will guide the location of different types of housing. To help inform the preparation of the plan, we need to consider future population and household structure, as well as the types of housing that will be required.

It is expected that by 2036, there will be around 18,000 new residents living in Manningham across 8,200 new dwellings.

- The population is expected to grow to 144,155 people by 2036.
- Expected household growth will comprise increasing numbers of lone person and couples without children households, followed by couples with children, one parent families and lone persons – refer Figure 5 below. Between them, the increasing demand for townhouses and apartments is expected to continue.
- Changing dwelling preferences, which reflect the local market, point to a reduction in the number of detached houses over 2021–2036. Refer Figure 6 below.
- Growing numbers of persons aged 65-years-old and over will require more age specific accommodation, including retirement village accommodation and nursing home beds.
- Based on housing development trends over the past 10 years, new housing demand is expected to be accommodated through the development of apartments and townhouses.

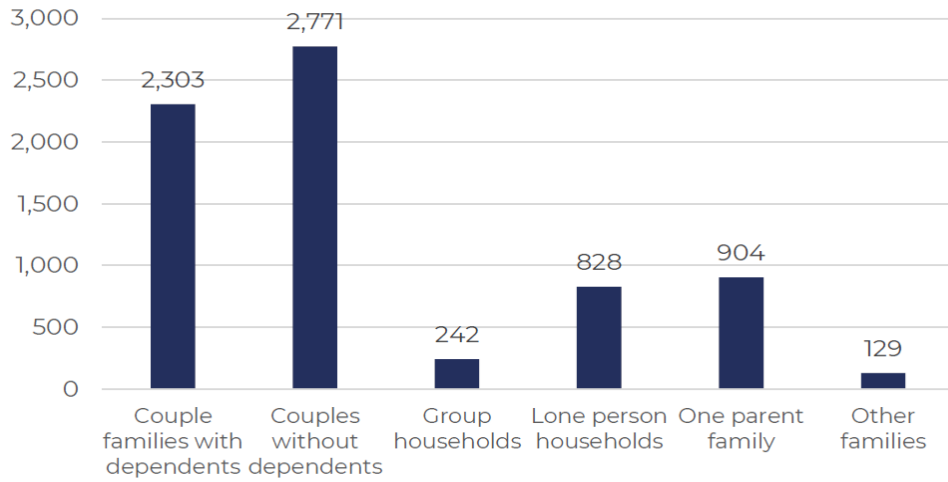


Figure 5: Projected increase in households over 2021-2036 by household type

Dwelling type	2021	2026	2031	2036	2021-2036	2021-2036 (p.a.)
Houses	35,201	34,588	33,604	32,489	-2,713	-181
Townhouses	8,451	10,182	12,011	13,997	5,546	370
Apartments	6,265	7,880	9,736	11,714	5,449	363
Total	49,918	52,650	55,350	58,200	8,282	552
5-yr growth		2,732	2,700	2,850		

Figure 6: Projected dwelling demand by dwelling type

2 Residential themes

2.1 How have the residential themes been derived?

Four housing related themes have emerged from our recent technical analysis, review of existing policies and previous community feedback. These themes form the basis of this *Discussion Paper*.

1. Location and connectedness – new homes in the right places
2. Housing design quality – environmental sustainability and built form
3. Neighbourhood character and what makes it special
4. Housing choice, diversity and affordability

Council has worked on several complimentary projects in recent years, including the *Manningham Liveable City Strategy 2040* and the *Manningham Planning Scheme Review*. We also conducted an extensive community engagement project, *Imagine 2040*, which captured insights from across a wide range of our diverse and varied community.

Through these projects and their associated community engagement activities, we have gathered insights to identify the key themes to underpin our housing future. These themes are the foundation for change and how we commit to working together as a Council and community to achieve the desired outcomes for all.

The residential issues have also been informed through recent technical analysis and data collection undertaken through preparation of the draft *Manningham Neighbourhood Character Study* and the *Manningham Housing Demand Report*. Both of these studies are critical in understanding the existing neighbourhood character in Manningham and the housing needs of Manningham's future population. The Stage 1 reports for these projects can be found on Your Say Manningham at yoursay.manningham.vic.gov.au/residential-strategy

2.2 Location and connectedness – new homes in the right places

This theme considers the location of different densities of housing in relation to services, facilities, and transport routes. It also identifies opportunities for social and community interaction and connectivity.

What we know

- Directing growth and change to the preferable locations (close to shops and services) as outlined in *Plan Melbourne* and *Manningham's Residential Framework Plan (2012)*, promotes:
 - residential growth and diversity in and around activity centres and public transport
 - employment nodes, while protecting existing low density areas in the east.
- *Plan Melbourne* encourages the concept of the *20-minute neighbourhood*. This gives people the ability to have most of their everyday needs met within a 20-minute round trip of their home.

- *Manningham’s Residential Framework Plan (2012)* is successfully directing growth to activity centres and main roads. More than 50% of housing growth has occurred along main roads and in and around activity centres – refer Figure 7 below.
- There has been very limited change in low density areas as per the existing *Residential Strategy’s* strategic objectives.
- In 2023, total housing stock in and around activity centres comprised 20% of housing. Manningham is therefore close to achieving its goal of 24% of housing in and around activity centres by 2030.
- Manningham is not always easy to walk due to topography, particularly in the east. There is generally a preference to drive.
- Housing in Manningham’s east comprises large lots, often on undulating sites. As our community ages, options for aging in place are likely to be limited without a clear policy direction in the planning scheme. This would encourage the provision of a diversity of housing choice.
- Doncaster and Doncaster East are Manningham’s epicentre of growth. More than 85% of population growth and 80% of housing growth has occurred in the suburbs of Doncaster and Doncaster East.
- The suburbs to the east of Springvale Road (Wonga Park, Park Orchards, Donvale, Warrandyte) are low growth suburbs – adding minimal net new dwellings with a reduction in population or gaining only a small number of households.
- Options for ageing in place are likely to be limited in areas east of Springvale Road.

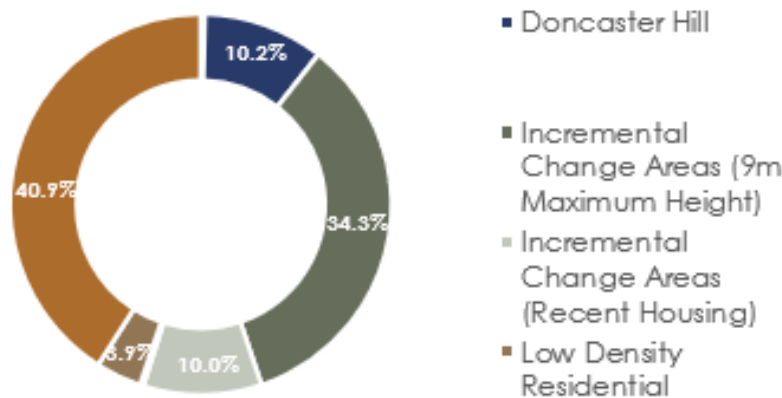


Figure 7: Manningham housing growth by change area 2023

Figure 8 demonstrates that the location of permits issued for residential development has occurred along major transport routes and in around activity centres. It also shows that significant numbers of higher density dwellings are largely focused in strategic areas supported for substantial change. Permits for smaller unit development are evident throughout incremental change areas, particularly in the General Residential Zone.

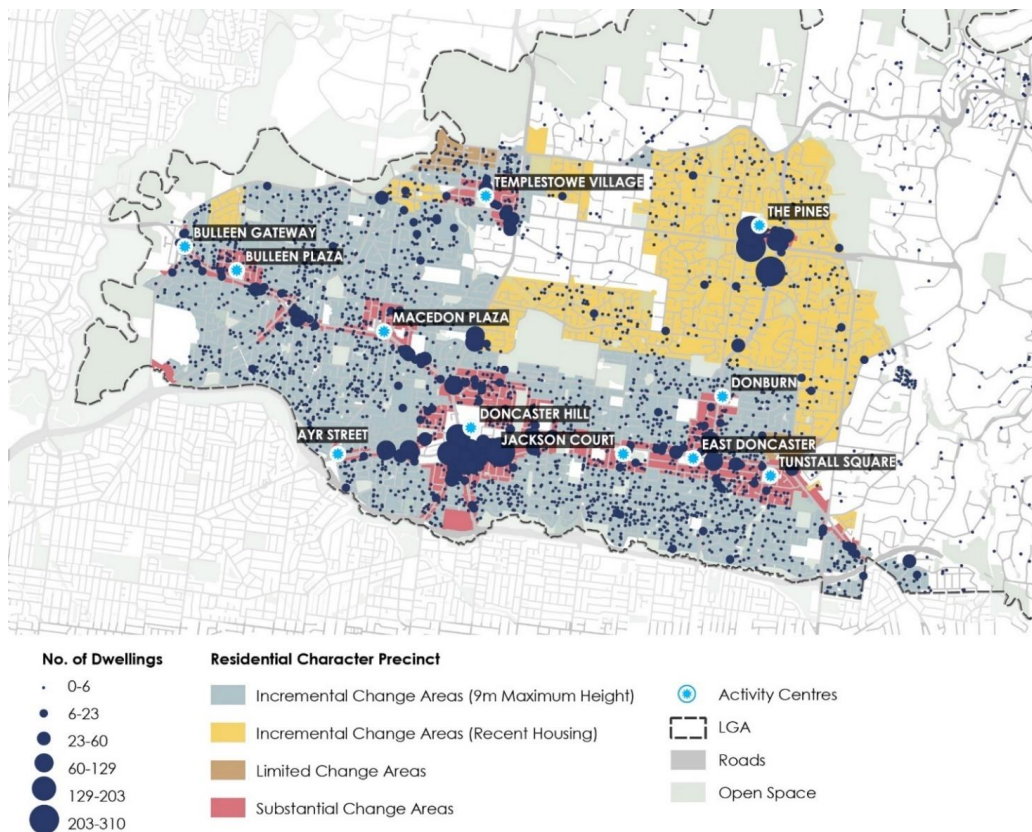


Figure 8: Dwelling permits issued 2012 to 2023 (September)

What we've heard

"Templestowe is quite an isolated suburb in terms of public transport choice and geography. The hills and arterial roads make it difficult to travel by foot." (Source: Liveable City Strategy 2040)

"Low density living should be protected in the green wedge. Full stop." (Source: Liveable City Strategy 2040)

"Concerned that some areas are increasingly cut off from key parkland and local shops by busy arterial roads and will become less liveable than other areas which have good pedestrian/cycle access to these amenities." (Source: Liveable City Strategy 2040)

“We love the community atmosphere, great local businesses, fantastic restaurants and cafes, dog friendly off-leash park.” (Source: Planning Scheme Review 2022)

“Help us to age in place – it’s too hilly to walk to the bus stops.” (Source: Planning Scheme Review 2022)

2.3 Housing design quality – environmental sustainability and built form

This theme considers built form. This includes the internal design of buildings for amenity, as well as materials and finishes used in construction that result in sustainable housing design outcomes.

What we know

- A well-designed house is:
 - aesthetically pleasing in the street and neighbourhood
 - provides a high-level of amenity for its occupants
 - is passively designed to minimise living costs
 - is a site responsive design that has regard for the slope and other physical features of a site and the potential impacts on adjoining houses or other properties.
- Apartments and townhouses are a growing housing typology in Manningham. It is important that they are well-designed, liveable and provide a high level of internal and external amenity to achieve improved health, wellbeing and overall quality of life outcomes.
- Passive house design that is based on the principles of environmental sustainability will result in energy efficient homes.
- There are a range of design considerations that Council can directly influence through the *Manningham Residential Strategy* and *Manningham Planning Scheme*. These include standards affecting building layout, setbacks, materials, landscaping, amount and location of open space and number of carparks. These considerations can influence the liveability of a dwelling and its contribution to neighbourhood character.

What we’ve heard

“If you’re going to build more high-density housing, please be environmentally sustainable and make the housing environmentally sustainable (water tanks, solar panels, batteries, abundance of green spaces, etc).” (Liveable City Strategy 2040)

“I would love to see Manningham continue to develop in ways that protect our natural environment and incorporate green and carbon-conscious decisions in all aspects of planning and development.” (Liveable City Strategy 2040)

“More consideration needs to be made regarding the style of homes being built so they suit the environment/blend in rather than standing out.” (Planning Scheme Review 2022)

2.4 Neighbourhood character and what makes it special

This theme considers the visual characteristics of a residential area, including key attributes from both the public and private areas.

What we know

- Several attributes are considered to contribute to the neighbourhood character of an area. Importantly, it is the combination of these valued attributes that define the neighbourhood character of Manningham, such as:
 - house design and patterns of development within the neighbourhood
 - architectural and roof styles
 - siting
 - setbacks
 - front gardens
 - landscaping
 - local street layouts and footpaths
 - topography.
- All residential neighbourhoods have a character.
- Neighbourhood character is not a measure of value or intended to weigh the appeal of one residential area over another.
- The purpose of neighbourhood character is to identify all relevant attributes of a residential area to ensure that future development either respects or enhances these attributes.
- New development should be designed to respond to the valued attributes of the area it will be located. This may be achieved by designing a building to match the rhythm of an existing streetscape, by selecting building materials and colours that are appropriate to the area, or by retaining and planting vegetation.
- respecting neighbourhood character does not mean preventing new development or limiting innovative architectural design. It is not the role of a Neighbourhood Character Study alone to determine where new development does or does not occur within a neighbourhood.

Manningham neighbourhood character areas

We have identified nine existing neighbourhood character areas that apply to residential land across Manningham. Each character area has a distinct look and feel that the *Residential Strategy* will seek to enhance through detailed design guidelines for new development.

As part of the study, we have undertaken a review of Manningham's neighbourhood character.

This involved a site survey of Manningham, where key attributes of residential areas were identified and recorded. Once the collected data was analysed, we identified nine existing neighbourhood character areas and boundaries across Manningham. Refer Figure 9. These are:

Precinct	Suburb(s)
Garden Court 1	Doncaster East, Templestowe Lower and Wonga Park (south)
Garden Court 2	Matthew's subdivision, Tindals Road Donvale
Garden Suburban	Bulleen, Doncaster, Doncaster East and Lower Templestowe
Infill/Contemporary	Main roads – Doncaster Road, Manningham Road, Williamsons Road
Remnant Bush Low Density	Donvale, Park Orchards, Wonga Park, Warrandyte, Templestowe
Exotic Bush Low Density	Wembley Gardens, Donvale
Templestowe Low Density	Templestowe, Lower Templestowe
Warrandyte Bush Garden	Warrandyte
Rural Lifestyle	Warrandyte South, Donvale, Park Orchards, Wonga Park (Isolated pocket in Templestowe and Lower Templestowe)

Short descriptions and images of the above character areas are included in Attachment 1: Neighbourhood Character Study Executive Summary (Feb 2024) to the Discussion Paper. In addition, the location and boundaries of these areas are detailed in the Neighbourhood Character Areas map at Figure 9 on the next page.

For details of the Neighbourhood Character Study and associated background analysis, refer to the draft Manningham Neighbourhood Character Study (2024) report at yoursay.manningham.vic.gov.au/residential-strategy.

What we've heard

"Trees and green areas are super important in med-high density areas - while the green wedge is fantastic, it's good to see green and be able to walk there and not have to drive." (Liveable City Strategy 2022)

"Definitely maintain a height limit on housing and other controls to maintain the village atmosphere. Otherwise it will be gone!" (Liveable City Strategy 2022)

"Strongly support measures to ensure low-impact development and preserve existing greenery." (Liveable City Strategy 2022)

"Sufficient weight need to be attributed to the existing neighbourhood character and this needs to be clearly articulated in the planning scheme to avoid any ambiguity. The term "visually bulking" is also not clearly defined in the planning standard. It would be very helpful to provide examples in the planning scheme for such subjective terms." (Planning Scheme Review 2022)

"There needs to be a serious review of the houses being built and tree clearing in Warrandyte. The massive houses being built are not within the character of Warrandyte." (Planning Scheme Review 2022)

How will Neighbourhood Character influence the *Residential Strategy*?

The *Residential Strategy* will help ensure that the valued character of each area is respected, whilst also appropriately accommodating growth within Manningham.

For each neighbourhood character precinct, the *Residential Strategy* will outline:

- the existing character
- key attributes
- threats, issues and opportunities.

Based on this information, a preferred neighbourhood character statement will be developed.

This will outline how new development can contribute to the preferred character of an area.

It will be accompanied by associated design guidelines that provide detailed guidance for the design of new dwellings.

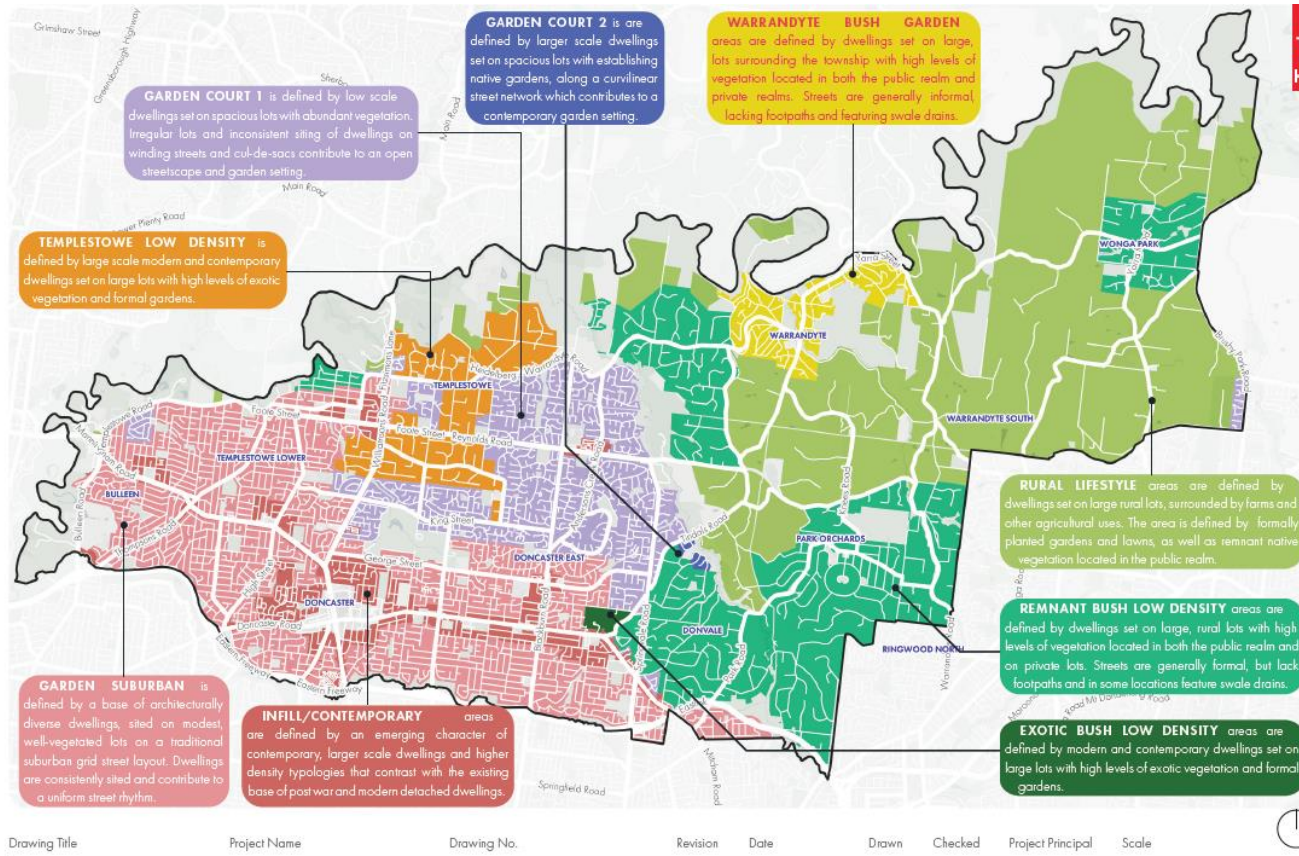


Figure 9: Existing neighbourhood Character precincts – draft Manningham Neighbourhood Character Study (February 2024)

2.5 Housing choice, diversity and affordability

This theme considers the range of housing typologies and design responses. It aims to meet the existing and emerging needs of Manningham's diverse residential population, as part of encouraging more affordable housing options.

What we know

- Detached dwellings on separate lots account for around half the existing housing in Manningham.
- As a result of recent population and housing growth, Doncaster East and Doncaster are now our most diverse demographic and housing locations.
- Manningham's housing is not affordable to low income earners. For households on very low and low incomes, there are very limited opportunities to purchase in Manningham – refer Figure 10.
- There is a limited supply of dwellings that are affordable for renters on very low and low incomes.
- A lack of affordable housing options means that people may need to move out of the municipality, away from their family and friendship networks to access housing that they can afford.
- The recent slowdown in dwelling growth (between 2012 to 2023), as illustrated by Figure 11 below, will impact housing supply and diversity in the short to medium term by placing stress on Manningham's housing market.
- Ageing in place allows older people to live in accommodation that meets their needs and allows them to live in their established community and close to support networks.
- New accommodation for older people should ideally be located in and around activity centres to allow residents easy access to services and transport.
- Manningham needs to continue to grow its dwelling supply to support the needs of new residents and the housing needs of our existing young households and downsizers.
- Based on housing development trends over the past 10 years, new housing demand is expected to be accommodated through the development of apartments and townhouses.
- A significant proportion of dwelling growth is expected to come from the redevelopment of separate detached houses.

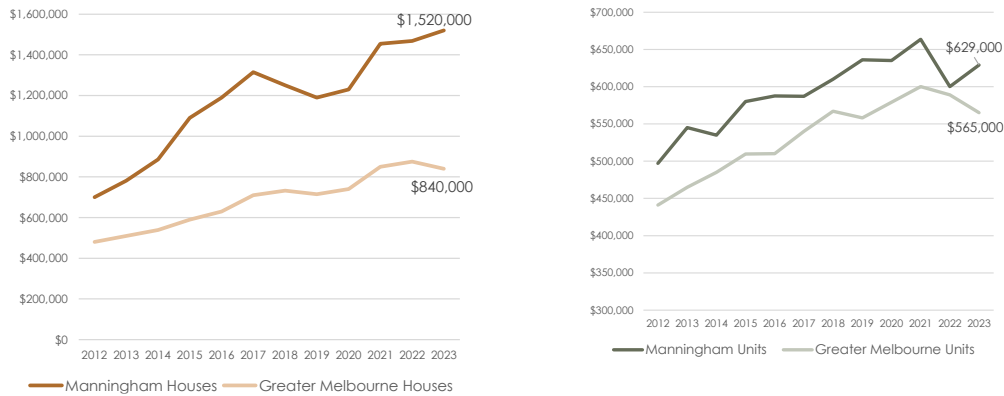


Figure 10: Comparison of cost of housing in Manningham compared to Greater Melbourne

Figure 10 (above) shows that Manningham’s median house price in the June quarter 2023 was \$1.53 million. This is 66 per cent above the Greater Melbourne median house price of \$920,000. The Manningham median unit price of \$793,000 is 32 per cent higher than the Greater Melbourne median of \$600,000. Over the past 10 years, the average annual growth rate of house prices was 6.9 per cent, for units the rate of growth was slower at 1.4 per cent.

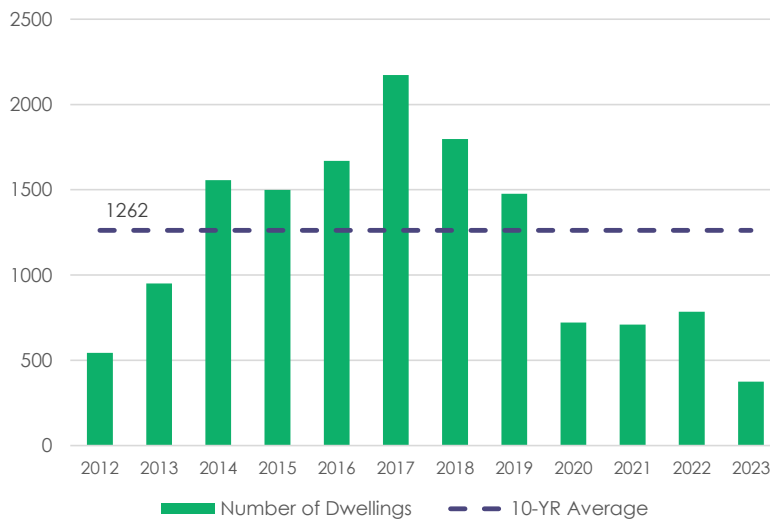


Figure 11: Dwelling permits issued 2012-2023 (September)



What we've heard

"A need for limited unit development for aged residents only so elderly can remain in community they have spent much of their life in." (Liveable City Strategy 2040)

"We need more housing sites so more affordable housing can be built. There is too much under-utilised land in prime locations near activities and transport hubs. For example, Donvale, Warrandyte and Templestowe." (Planning Scheme Review 2022)

"I think that any new large housing/apartment development should include at least 10 per cent social housing/low rent options." (Planning Scheme Review 2022)

3 Next steps

Stage 1: Consultation on Residential Discussion Paper

Community engagement for the Discussion Paper will take place from 8 April 2024 to 19 May 2024. The community will be invited to complete a community survey and/or attend a community forum session.

Information relating to the engagement will be shared via the following communications channels:

- Your Say Manningham
- Manningham Council's corporate website
- Manningham Matters
- eNews
- Activations/pop up events (Westfield, Templestowe Village, Warrandyte Riverside Market, Tunstall Square market)
- Advisory Committees
- Media Releases
- Social media

Complete the survey at yoursay.manningham.vic.gov.au/residential-strategy.

Survey closes 19 May 2024.

In addition, developers, real estate agents, community organisations and other groups will be invited to complete an industry survey.

Stage 2: Consultation on draft Manningham Residential Strategy

The feedback we receive on this Discussion Paper will help inform the development of the draft *Manningham Residential Strategy*.

We hope to consult on the draft strategy in 2025.

Further details will be provided about this consultation closer to the date.

Subscribe to receive project updates and be informed about community engagement opportunities at yoursay.manningham.vic.gov.au/residential-strategy.



Next Steps

Once the final *Manningham Residential Strategy* is prepared, Council will consider adopting the Strategy at a future Council meeting (date yet to be determined).

At the meeting, Council will decide whether to proceed with implementing the changes recommended in the Strategy into the Manningham Planning Scheme through a planning scheme amendment process.

This process involves statutory notification, as per the requirements of the *Planning and Environment Act 1987*, to all affected property owners and providing further opportunities for input.

We will continue to report back on what we hear and how your feedback has informed the project.



4 Glossary

Activity centre

Activity centres are vibrant places where people shop, work, connect with family and friends as well as live. They range in size, from local neighbourhood shopping strips to centres that include major regional shopping malls.

Affordable housing

Affordable housing refers to housing that is appropriate for the needs of a range of very low to moderate income households. It is priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs.

Housing affordability

Housing affordability typically refers to the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes (Thomas and Hall, 2016).

Housing density

The number of dwellings on an area of land.

Low density

Separate houses that are structurally independent of surrounding dwellings.

Medium density

Units, townhouses and low-rise apartments (generally between two to five storeys).

High density

Apartment buildings of five storeys or more.

Manningham

The municipality of Manningham, including all of its suburbs.

Housing capacity

The total number of potential new dwellings that can be accommodated within Manningham, informed by planning scheme controls, land availability and other constraints.

Housing diversity

Housing that is suitable for people of varying ages, abilities and life stages.

Residential strategy

A high-level strategic document that seeks to facilitate and guide housing growth across a municipality for a specified period (10 plus years).

Housing typology

Housing typology refers to a specific type of dwelling. Examples of different housing typologies include single houses, townhouses, units or apartments.

Neighbourhood character

Neighbourhood character refers to the visual characteristics of a residential area, consisting of key attributes from both the public and private realms.

Preferred neighbourhood character

Preferred neighbourhood character is either:

- the existing character of an area; or
- an identified future neighbourhood character different from the existing character of an area.

Plan Melbourne 2017-2050

The Victorian Government's overarching strategic document, which guides the growth of metropolitan Melbourne up to 2050. It sets the strategy for supporting jobs, housing and transport, while building on Melbourne's legacy of distinctiveness, liveability and sustainability.

Principal Public Transport Network

The Principal Public Transport Network (PPTN) reflects the routes where high-quality public transport services are or will be provided. The PPTN includes trains, trams and buses across metropolitan Melbourne.

Housing stress

Housing stress is experienced when an individual must forgo basic goods and services in order to pay for housing related costs.

Manningham Planning Scheme

The Manningham Planning Scheme contains the policies and provisions that control land use and development across all private and public land in the municipality.

Small second dwelling

A small second dwelling is a building with a gross floor area of 60 square metres or less, on the same lot as an existing dwelling and used as a self-contained residence. Small second dwellings are often referred to as 'Granny Flats' and include living, eating, sleeping and cooking areas that allow for independent living.

Residential Framework Plan

A Residential Framework Plan identifies areas for housing change areas. It broadly provides for three levels of change to allow for different types of housing to occur in the most sustainable locations. This provides certainty for the community and the development sector about where to expect residential change in Manningham.

It also provides the basis for the application of requirements through zones and overlays to give effect to desired planning outcomes.

Minimal change area

Minimal change areas have characteristics that are unique to a municipality, metropolitan Melbourne or Victoria. They should be protected because of their special neighbourhood, heritage, environmental or landscape characteristics. Minimal change areas can also be areas that are constrained by planning considerations such as the physical capability of the land to safely accommodate more residential development.

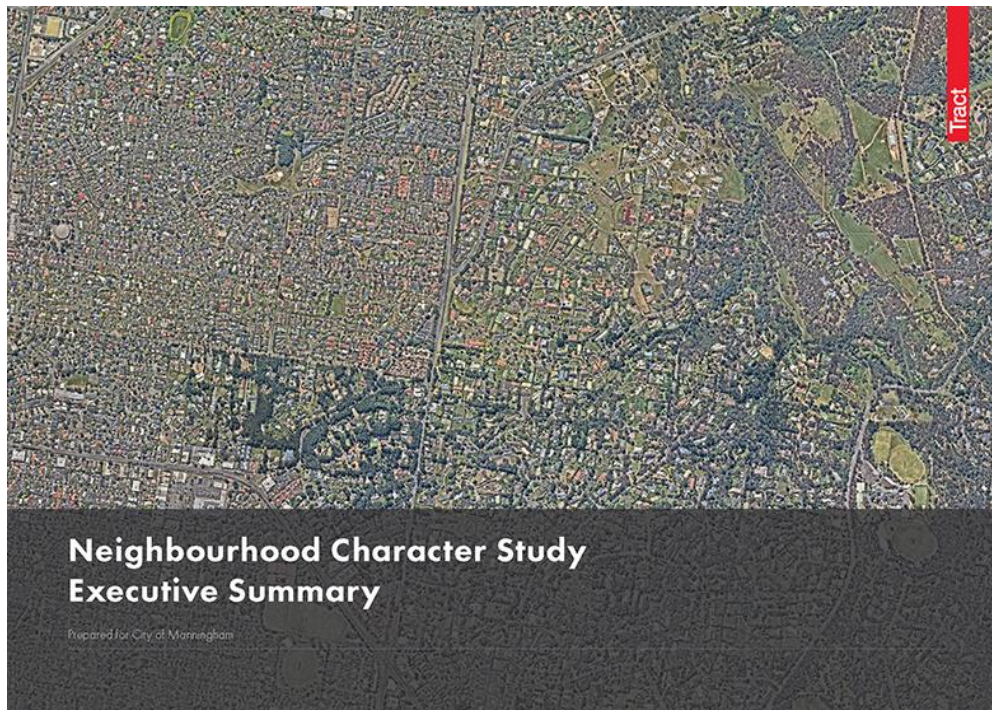
**Incremental change area**

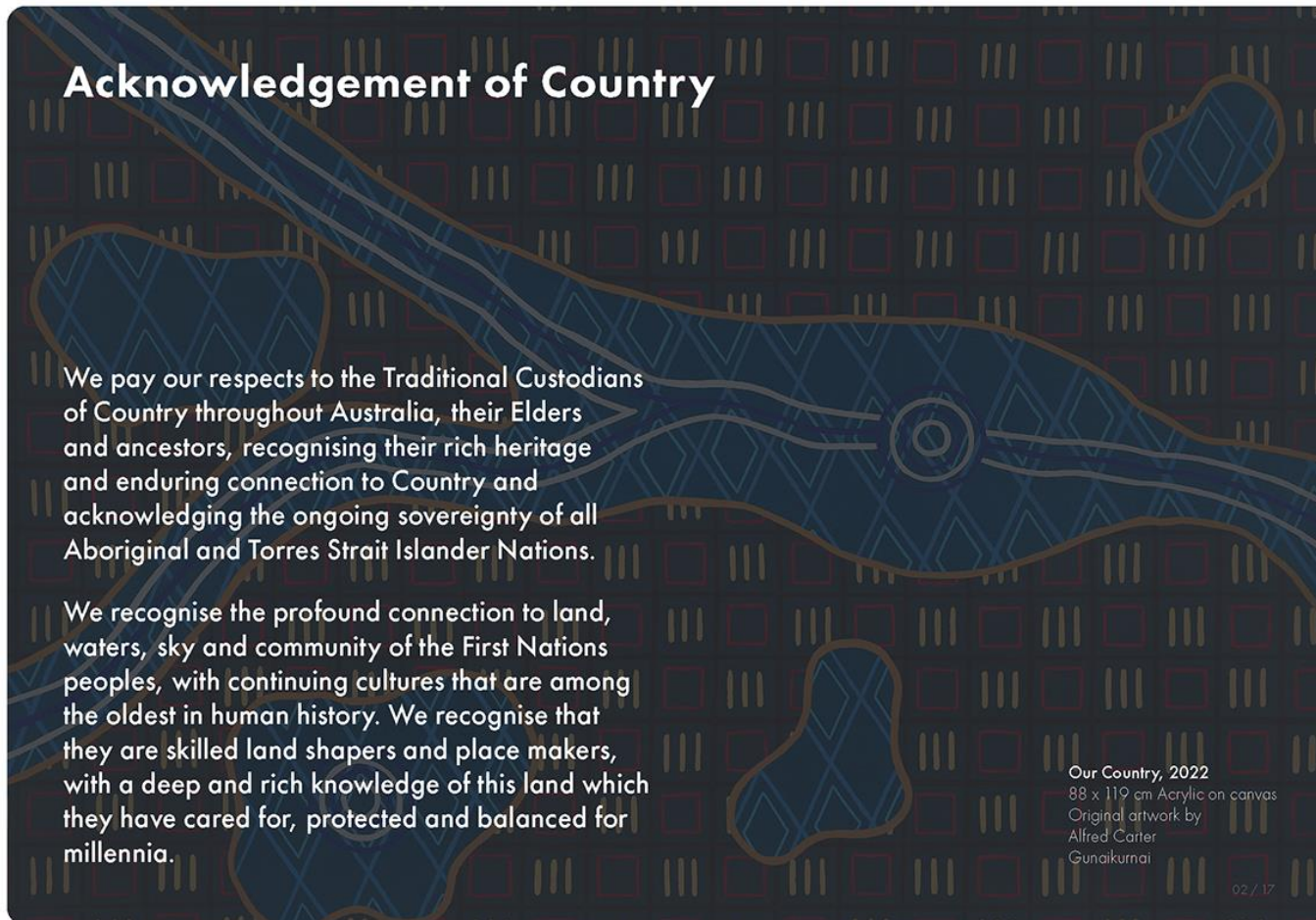
Incremental change areas are where housing growth occurs within the context of existing or preferred neighbourhood character. The built form context of incremental change areas can vary widely. For example, incremental change in an inner urban area can represent a very different scale of development from an incremental change area in an outer suburban area, or a regional town or city.

Substantial change area

Substantial change areas are where housing intensification will occur that results in a substantially different scale and intensity of housing compared to other areas of a municipality. This may include areas in and around activity centres, along public transport corridors and strategic development sites.

5 Attachment 1: Neighbourhood Character Study Executive Summary (Feb 2024)







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Project Overview	05
Strategic Context	07
What is Neighbourhood Character?	10
Manningham’s Neighbourhood Character Areas	12

Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
00	30/01/24	Executive Summary	HN	CS	MN

Tract

Executive Summary_Final

26 February 2024

03 / 17





Project Overview

The Manningham Neighbourhood Character Study forms part of Council's Residential Strategy project, ('the Project') and has been prepared to provide an updated understanding of the evolving nature of neighbourhood character across the City of Manningham.

The findings of the Neighbourhood Character Study will be used to inform the later stages of the Project, which will ultimately result in an updated Residential Development Framework (RDF) that will guide housing growth across the municipality. These stages are shown opposite at Figure 1.

Following the completion of the Project, a statutory implementation framework will be prepared that details the proposed changes to the Manningham Planning Scheme.

The study area for this project consists of residential and rural land, both inside and outside the Urban Growth Boundary. This includes the Low Density Residential Zone (LDRZ), Mixed Use Zone (MUZ), Residential Growth Zone (RGZ) and General Residential Zone (GRZ) and Neighbourhood Residential Zone (NRZ).

In addition, the project also includes land within the Rural Conservation Zone (RCZ) in recognition of its strong environmental and landscape characteristics.

The project study area is shown at Figure 2.



Figure 1. Residential Strategy Refresh Project Stages



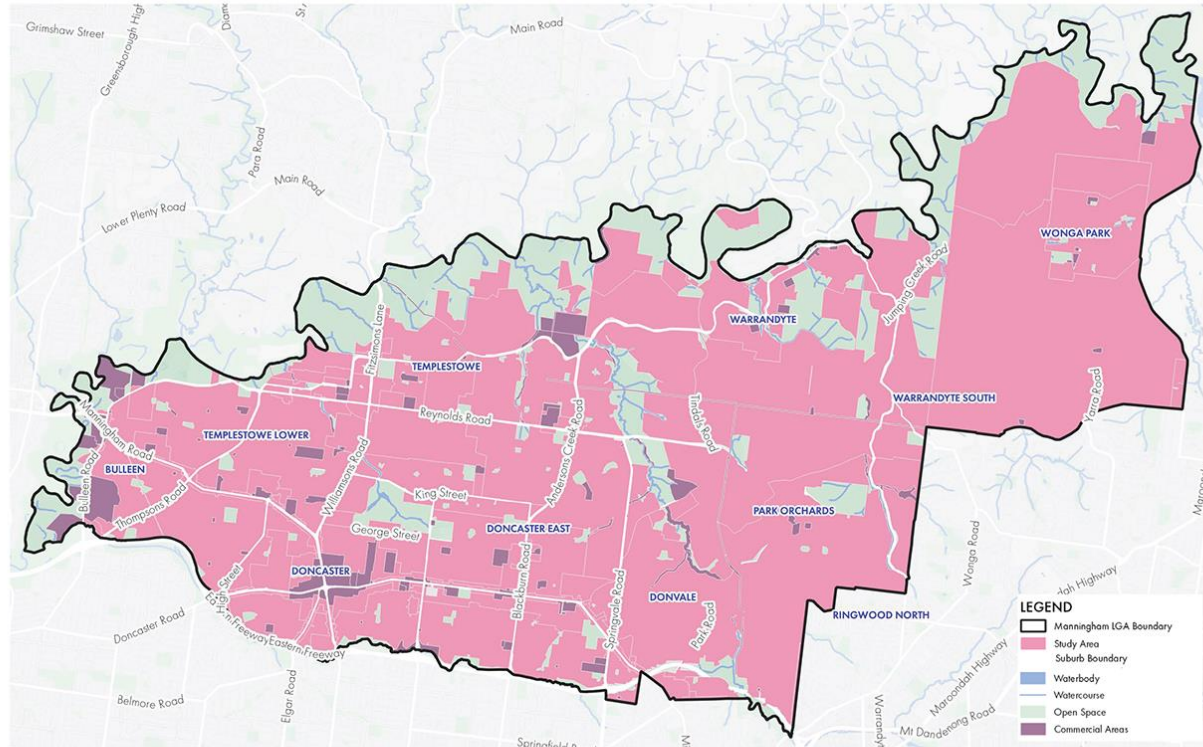


Figure 2. Study Area Map

Tract

Executive Summary_Final

26 February 2024

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Strategic Context

Manningham Overview

Manningham is expected to undergo population growth which will need to be accommodated largely within established urban areas, closer to activity centres and main roads. This will allow for new housing close to transport and services and potentially reduce development pressure on sensitive areas of the municipality, including areas with large spacious lots, dense vegetation and dramatic topography.

This direction aligns with state planning policy which further reiterates the need accommodate increased housing in established urban areas while protecting environmental and landscape assets and features. This includes significant landscapes, bushland character and green wedge areas.

It also seeks to protect neighbourhood character, cultural identity and sense of place, further directing that development should respect existing neighbourhood character or contribute to a preferred neighbourhood character.

This project will seek to provide strategies and objectives to deliver increased housing growth in urban areas, while respecting the existing urban structure and natural landscape.



Figure 3. Manningham's diverse residential area attributes including dense vegetation (top left), modest houses on large garden lots (top right), suburban dwellings and subdivision patterns (bottom left) and high rise residential living in activity centres (bottom right).



What is Neighbourhood Character?

Neighbourhood Character refers to the visual characteristics of a residential area, consisting of key attributes from both the public and private realms. This means that valued attributes of houses, front gardens, and local streets are all considered to make a contribution to the neighbourhood character of an area.

Importantly, it is the combination of these valued attributes that define neighbourhood character. For example, a particular style of house, or a high level of tree coverage do not alone define the character of an area. Rather, it is the relationship between these two characteristics, as well as any other key attribute of the neighbourhood, that are considered to define the neighbourhood character of an area.

Do all Neighbourhoods have Character?

All residential neighbourhoods have a character.

Neighbourhood character is not a measure of value, nor is it intended to weigh the appeal of one residential area over another. The purpose of documenting neighbourhood character is to ensure that future development either enhances or respects these relevant attributes of a residential area.

In some cases, a community may seek to improve or enhance the identified character of an area, for example, by increasing vegetation coverage or encouraging a

greater diversity of architectural styles. In other cases, a high level of vegetation coverage may already exist, and a community may therefore seek to ensure that this attribute is respected by new development.

Understanding these attributes, and the impact on them from new development, will provide a basis for understanding which of Manningham's residential areas are best placed to accommodate increased housing growth.

Attributes considered to be integral to the neighbourhood character of Manningham include:

- Landscaping and vegetation in the public and private realms
- Topography
- Patterns of development within the neighbourhood
- Built form and scale
- Architectural and roof styles
- Details of the street and footpaths



Figure 6. Double storey dwelling on vegetated lot



Figure 7. Contemporary dwelling with native landscaping

What Does Respecting Character Mean?

In order to respect existing neighbourhood character, new development should be designed to respond to the valued attributes of the area in which it is to be located. This may be achieved by designing a building to match the rhythm of an existing streetscape, by using materials that are prominent within the area, or by retaining and planting vegetation depending on which attributes of the area have been identified as having value.

Importantly, respecting neighbourhood character does not mean preventing new development or limiting innovative architectural design, and it is not the role of a Neighbourhood Character Study alone to determine where new development does or does not occur within a neighbourhood.

Are Heritage and Amenity considered as part of Neighbourhood Character?

It is easy to think of heritage and amenity as being key components of a neighbourhood's character. However, there are distinct differences between these concepts that require them to be considered as separate issues.

Heritage significance is recognised separately by criteria that is set by Commonwealth, State and Local agencies; underpinned by the principles and procedures of *The Burra Charter* (1999). As such, determining the heritage significance of a place or building is a separate process to that of neighbourhood character, particularly given that heritage does not always relate to age alone, and can include cultural or environmental significance. As such, separate planning controls including the Heritage Overlay are the most appropriate planning tools when it comes to preserving places of heritage significance.

Amenity is typically a measure of how well a building functions. Basic standards of amenity are expected of all developments, regardless of character and are already prescribed in the planning scheme. These include overlooking, solar access, overshadowing and provision of open space, among other things. In contrast, neighbourhood character seeks to determine key values of an area at a much larger scale. While amenity standards can often overlap with valued neighbourhood character attributes, the two concepts must be treated separately.



Figure 8. Residential lots with canopy tree planting

Manningham’s Neighbourhood Character Areas

Overview of Neighbourhood Character Areas

Neighbourhood character areas for Manningham’s residential areas have been prepared based on desktop analysis and street surveys to establish existing character attributes.

These neighbourhood character areas are listed below, and shown at Figure 9 opposite.

- Garden Court 1
- Garden Court 2
- Garden Suburban
- Infill/Contemporary
- Remnant Bush Low Density
- Exotic Bush Low Density
- Templestowe Low Density
- Warrandyte Bush Garden
- Rural Lifestyle

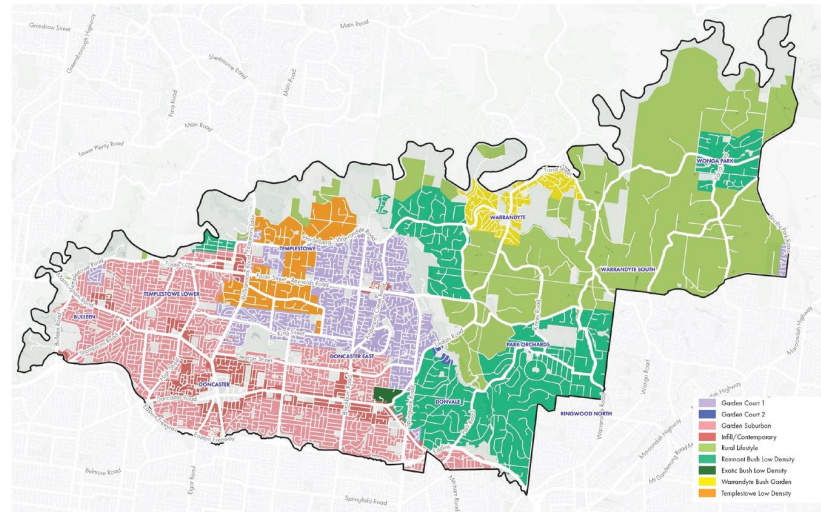


Figure 9. Manningham’s Neighbourhood Character Areas



Neighbourhood Character Areas, Values and Compatibility with Housing Growth

Garden Court 1

Garden Court 1 areas are defined by low scale dwellings set on spacious lots with abundant vegetation, along curvilinear streets and cul-de-sacs. Irregular lots and inconsistent siting of dwellings on winding streets and cul-de-sacs contribute to an open streetscape and garden setting.

Diversity of dwelling stock in this area means that new development could be accommodated without impacting existing neighbourhood character values, provided that the key values of this area are maintained. For example, dual occupancies and townhouse style developments could be accommodated on existing lots with limited impact on existing character if supported by meaningful landscaping and appropriate setbacks.



Garden Court 2

Garden Court 2 areas are defined by larger scale dwellings set on spacious lots with establishing native gardens, along a curvilinear street network which contributes to a contemporary garden setting.

This area comprises a relatively recent residential subdivision, and all dwellings are contemporary. The spatial distribution of this area is also relatively small when compared to other character areas. While housing growth could technically be accommodated in this precinct, it is considered unlikely given how recently it has been developed.





Garden Suburban

Garden Suburban areas are defined by a base of architecturally diverse dwellings, sited on modest, well-vegetated lots on a traditional suburban grid street layout which feature footpaths on both sides and formal kerb and channel drainage. Dwellings are consistently sited and contribute to a uniform street rhythm.

These suburban locations are already experiencing a degree of housing change, resulting in a diverse mix of building stock. In addition, the presence of smaller lots and higher site coverage, in these areas lend themselves to additional residential growth. New dwellings such as townhouses, unit developments and small apartment buildings would likely be capable of retaining the modest setbacks and front gardens that are characteristic of the area.



Infill/Contemporary

Infill/Contemporary areas are defined by an emerging character of contemporary, larger scale dwellings and higher density typologies that contrast with the existing base of post war and modern detached dwellings.

Like the Garden Suburban character area, these locations are already experiencing change but to a higher degree. These existing transitional areas are appropriate locations for higher density development, including apartments, provided that interfaces with existing dwellings are treated appropriately through setbacks at ground and upper levels, and meaningful landscaping and vegetation planting.





Remnant Bush Low Density

Remnant Bush Low Density areas are defined by dwellings set on large, rural lots with high levels of vegetation located in both the public realm and on private lots. Streets are generally formal, but lack footpaths and in some locations feature swale drains.

Housing growth in these locations, particularly townhouses and unit developments that would increase building coverage would have a significant impact on the spacious and well vegetated character of these areas. For this reason, it is considered that a limited amount of growth could be accommodated in these areas.



Exotic Bush Low Density

Exotic Bush Low Density areas are defined by modern and contemporary dwellings set on large lots with high levels of exotic vegetation and formal gardens.

While this area is well located, the predominant character of large lots and dense vegetation would be threatened by new development, particularly where subdivision or an increased number of dwellings on a lot were proposed. A limited amount of growth could be accommodated in these areas.





Templestowe Low Density

Templestowe Low Density areas are defined by large scale modern and contemporary dwellings set on large lots with high levels of exotic vegetation and formal gardens.

Housing growth in these locations, particularly townhouses and unit developments that would increase building coverage would have a significant impact on the spacious character of this area. For this reason, it is considered that a limited amount of growth could be accommodated in these areas.



Warrandyte Bush Garden

Warrandyte Bush Garden areas are defined by dwellings set on large, lots surrounding the township with high levels of vegetation located in both the public realm and private realms. Streets are generally informal, lacking footpaths and featuring swale drains.

Housing growth in these locations, particularly townhouses and unit developments that would increase building coverage would have a significant impact on the spacious and well vegetated character of this area. The dramatic topography may also limit the extent of development that could be accommodated.



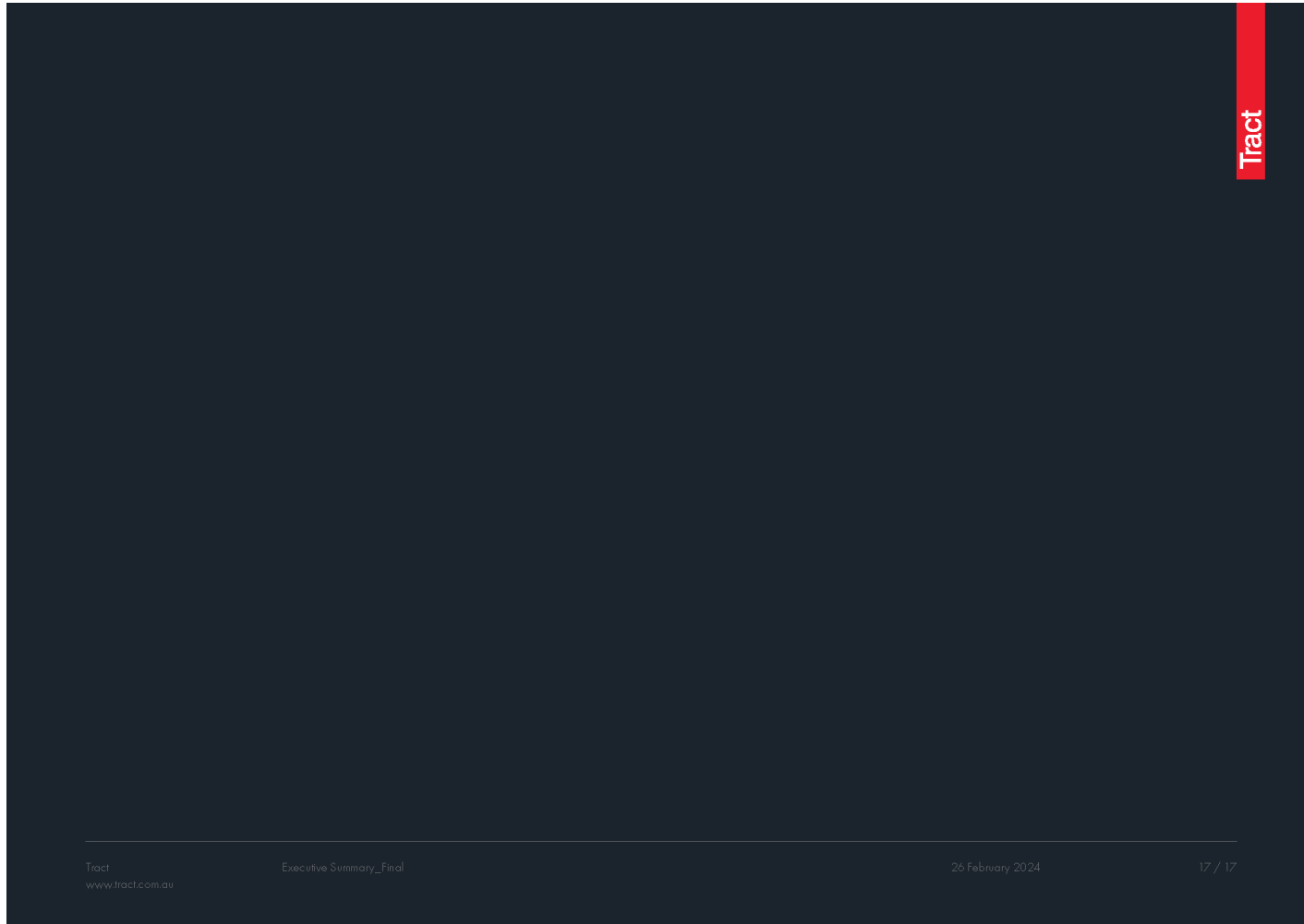


Rural Lifestyle

Rural Lifestyle areas are defined by dwellings set on large rural lots, formally planted gardens and lawns, as well as remnant native vegetation located in the public realm.

These locations are generally far from existing urban areas and would not be suitable for increased development. Increased housing development would have a significant impact on the spacious and well vegetated character of this area.





45 | MANNINGHAM RESIDENTIAL DISCUSSION PAPER





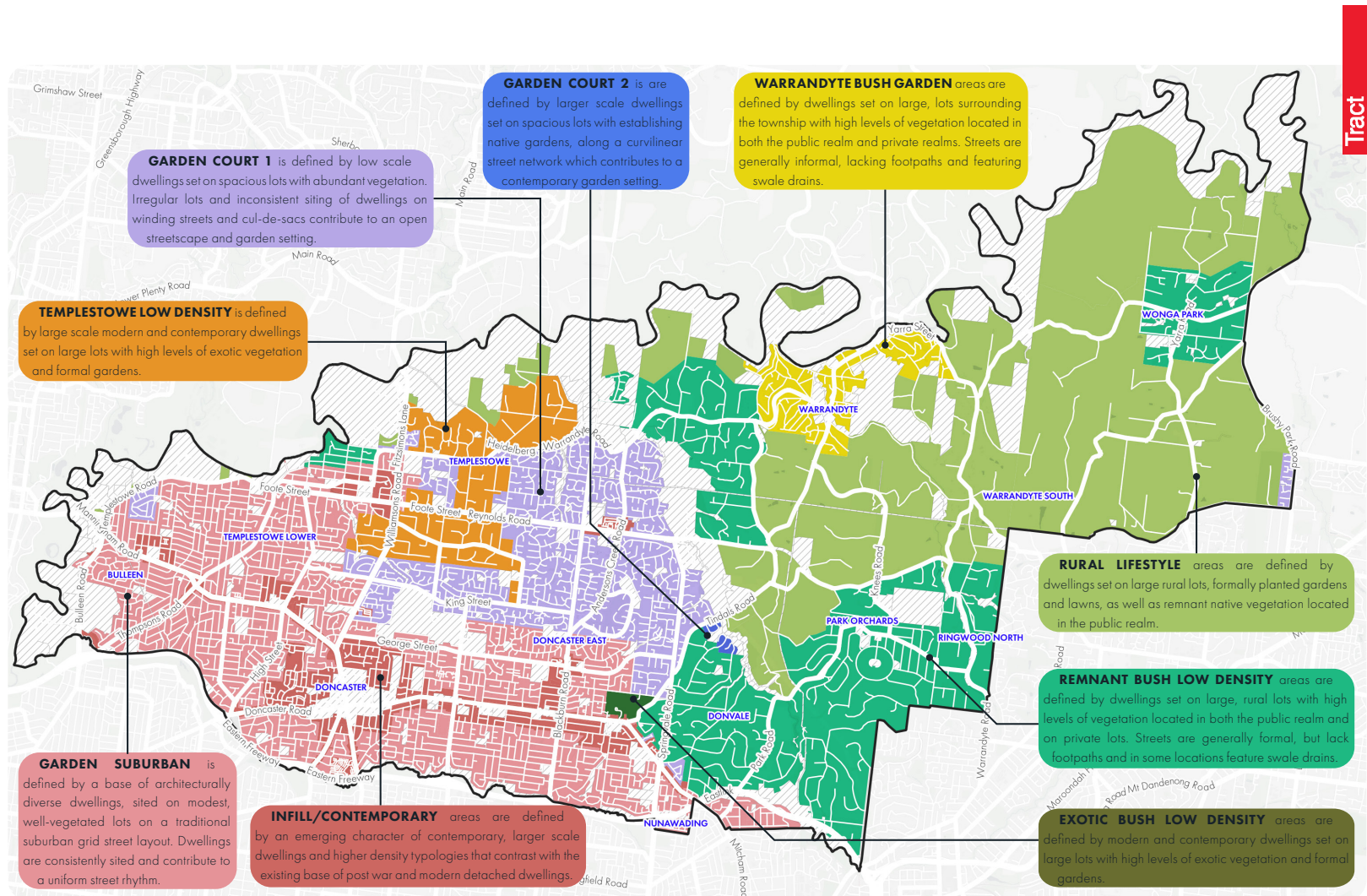
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Tract

Drawing Title	Project Name	Drawing No.	Revision	Date	Drawn	Checked	Project Principal	Scale
Character Precinct Map	Manningham Neighbourhood Character Study	323.0337.00.U02	01	07.03.2024	KXS	MN	MN	1:10,000 (A4) 0 100 200 400



Draft Neighbourhood Character Study

Prepared for City of Manningham

01 / 108

Acknowledgement of Country

We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

Our Country, 2022
88 x 119 cm Acrylic on canvas
Original artwork by
Alfred Carter
Gunaikurnai

02 / 108

Quality Assurance

Draft Neighbourhood Character Study

Prepared for
City of Manningham

Project Number
323-0337-00

Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
00	18.Dec.2023	Draft Report	KXS/HN/IV	CS	MN
01	20.Feb.2024	Draft Report	KXS/HN/IV	CS	MN
02	07.Mar.2024	Draft Report	KXS/HN/IV	CS	MN

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Glossary and abbreviations

Amenity

The pleasant or satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors. It may include access to services and well-designed public spaces.

Activity centres

Activity centres are community hubs where people shop, work, meet, relax and often live. They range in size, from local neighbourhood shopping strips to centres that include universities and major regional shopping malls. Metropolitan Melbourne has a network of activity centres. This network is defined within Plan Melbourne and is classified into 3 main types – Metropolitan activity centres, Major activity centres and Neighbourhood activity centres.

Building height

The vertical distance from natural ground level to the roof or parapet at any point.

Built form

The combination of features of a building, including its style, façade treatments, height and site coverage.

Council

A body of people elected to make decisions for the community of a particular area – there are 79 councils in Victoria, collectively these are often referred to as local government. This document relates to Manningham City Council.

Cul-de-sac

A street with only one inlet/outlet connected to the wider street network.

Curvilinear

This term is used to describe residential street patterns that are curved, often consisting of loops and cul-de-sacs.

Density

The number of dwellings in an urban area divided by the area of the residential land they occupy, commonly expressed as dwellings per hectare. In this report, areas are referred to as either “low” or “high” density.

Grid

This term is used to describe residential street patterns that form a grid layout.

Infill

The development of new dwellings on vacant, under-utilised or lower density land in existing urban areas.

Exotic vegetation

Exotic plants are plants that are not native to an area but which can survive and reproduce there.

Frontage

The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces.

Township centre

Township centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population by walking, cycling and by local bus services and public transport links to one or more principal or major town centres. They should be of sufficient size to accommodate a supermarket.

Open space

Land that provides outdoor recreation, leisure and/or environmental benefits and/or visual amenity.

Native vegetation

Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

Neighbourhood character

Neighbourhood character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.

Residential Zones

Land that is suitable primarily for residential purposes is generally included in one of these residential zones – the Neighbourhood Residential Zone, the General Residential Zone, the Residential Growth Zone or the Low Density Residential Zone.

Setback

The minimum distance from any allotment boundary to a building.

Siting

The positioning of a building on a parcel of land.

Subdivision

A subdivision is when a plot of land is divided into two or more parcels. This process is often used to create multiple residences or properties.

Topography

The forms and features of natural and artificial land surfaces.

Urban growth boundary (UGB)

The metropolitan strategy released in 2002 known as Melbourne 2030 established an urban growth boundary (UGB) around Melbourne to better manage outward expansion in a coordinated manner. The purpose of the UGB is to direct urban growth to areas best able to be supplied with appropriate infrastructure and services and protect other valuable peri-urban land (and environmental features) from urban development pressures.

1

Introduction

1 Introduction

1.1 Project Overview

The Manningham Neighbourhood Character Study will inform Council’s *Residential Strategy* project (‘the Project’) and has been prepared to provide an updated understanding of the evolving nature of neighbourhood character across the City of Manningham.

The findings of this study will be used to inform the later stages of the Project, which will ultimately result in an updated Residential Development Framework (RDF) that will guide housing growth across the municipality.

Following the completion of the Project, a statutory implementation framework will be prepared that details the proposed changes to the Manningham Planning Scheme.

1.2 Purpose of this Report

This Neighbourhood Character Study seeks to provide an up-to-date review of the character of Manningham’s residential neighbourhoods.

The revised neighbourhood character areas detailed within this report will be tested with the Manningham community during planned community engagement sessions, as part of the Residential Discussion Paper which will be prepared by Council.

Later stages of the Project will involve the development of preferred neighbourhood character statements and design guidelines.

Key elements of this study include the:

- Review of existing planning context including strategic documents and Victorian Civil and Administrative Tribunal (VCAT) cases
- Review of existing neighbourhood character areas from the Manningham Residential Character Guidelines (2012)
- Detailed desktop analysis at a municipal scale, to identify and document the key attributes that contribute to the neighbourhood character of Manningham.
- Site-surveys to ground truth the desktop analysis, and to photograph and document residential streets of Manningham.
- Establish revised neighbourhood character area boundaries, supported by key attributes identified through GIS mapping.
- Preparation of revised neighbourhood character areas and Precinct Profiles, including existing character descriptions, photos, detailed attributes, key threats to character.



1.3 Study Area

The City of Manningham is located in the north-eastern region of metropolitan Melbourne, approximately 30 kilometres from the Melbourne Central Business District at its furthest point. The municipality encompasses major, neighbourhood and local activity centres, as well as a range of high and lower scale residential areas, and rural land outside of the Urban Growth Boundary (UGB). Manningham’s suburbs include:

- Bulleen
- Templestowe and Templestowe Lower
- Doncaster and Doncaster East
- Donvale
- Nunawading
- Park Orchards
- Ringwood North
- Warrandyte and Warrandyte South
- Wonga Park

The study area consists of residential and rural land, both inside and outside the UGB.

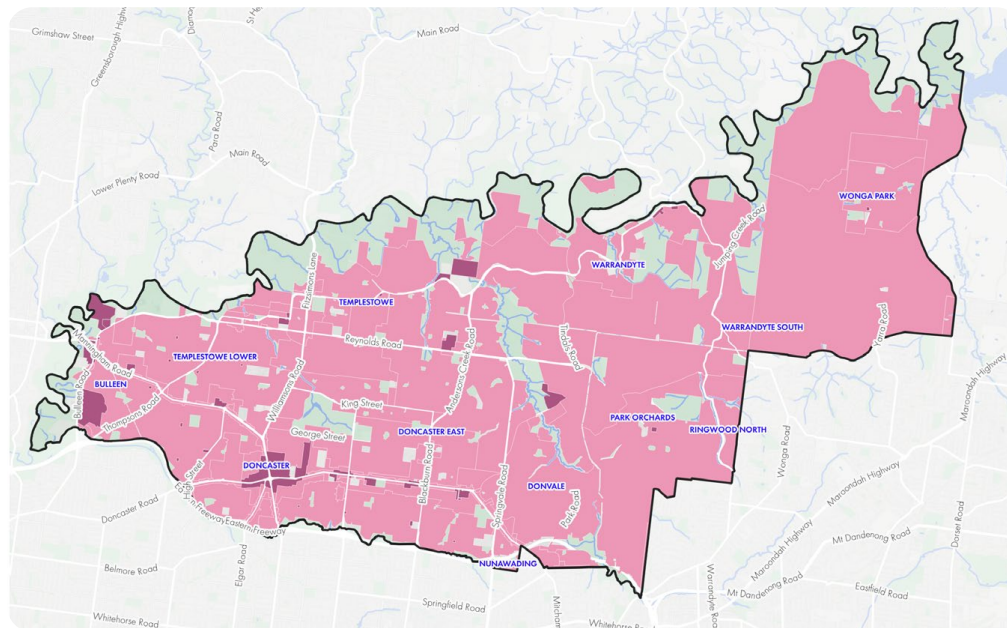


Figure 1. Study Area Map



Manningham is divided by the Mullum Mullum Creek into two distinct topographic and land use areas. An urban area to the west of the municipality, which accommodates most of the City's population and a low density buffer area that separates Manningham's urban areas from the green wedge land to the east.

Further east of the buffer area is the green wedge which features primarily rural residential land. It features significant environmental and landscape features which are highly valued and protected. Land in this location is included in the Rural Conservation Zone.

To the north of the municipality is the Yarra River Corridor, which interfaces with the urban, low density and green wedge areas. While the corridor does not form part of the study area, it forms an integral part of Manningham's environmental and landscape values.

1.4 Metropolitan Context

The City of Manningham covers an area of about 113 square kilometres from Bulleen in the west, to Wonga Park in the east. Manningham is bound by the City of Banyule and the Shire of Nillumbik to the north, the City of Maroondah, Whitehorse and Boroondara to the south, and the Shire of Yarra Ranges to the east.

Manningham is connected to the Melbourne CBD and other metropolitan activity centres by the existing road network. Public transport connections include metropolitan smart bus and local bus networks.

Planning has begun for the Suburban Rail Loop which is expected to deliver Manningham’s first passenger rail service at Doncaster by the mid 2050’s.

The municipality is split almost in half by Melbourne’s UGB, which results in a diverse built form and landscape character comprising of urban activity centres and suburbs, as well as rural-residential allotments.

Land within the UGB is supported by a network of activity centres including Doncaster Hill and The Pines (major activity centres) as well as over 10 neighbourhood and 27 local level activity centres throughout the municipality. Townships outside of the UGB include Warrandyte and Wonga Park. There are no metro train stations or tram lines within the City.

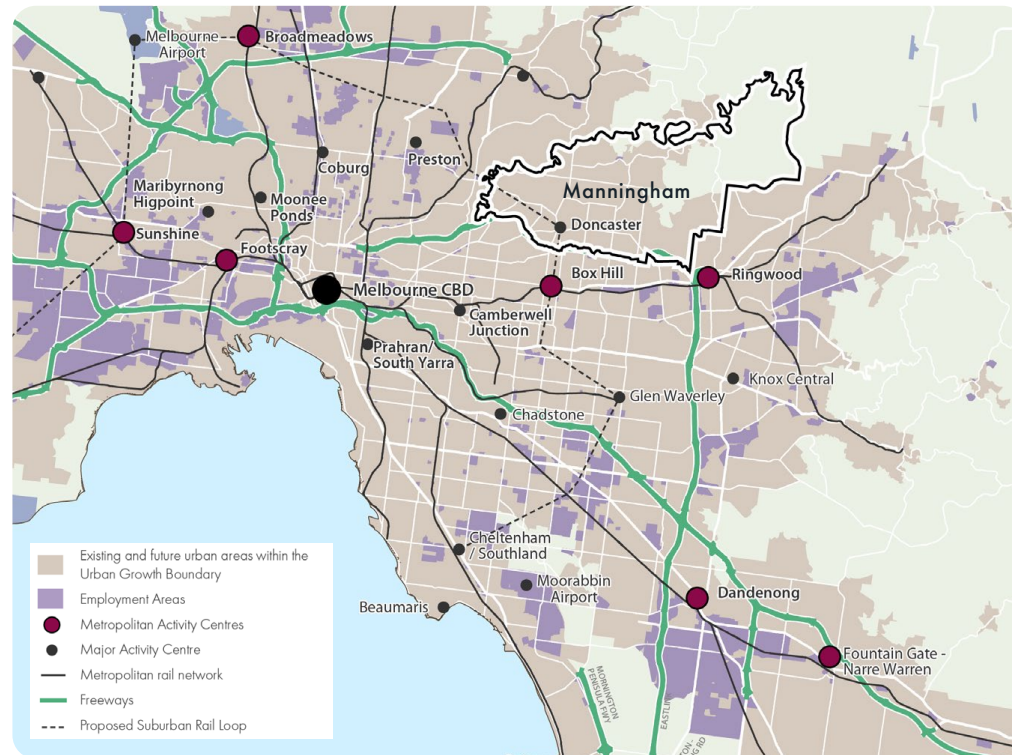


Figure 2. Metropolitan Context Map

2

Strategic Context and Statutory Framework

2 Strategic Context and Statutory Framework

This section provides an overview of the strategic context and statutory framework that relates to neighbourhood character in Manningham.

It includes a review of the:

- Relevant provisions of the Manningham Planning Scheme
- Strategic documents at state, regional and local level that inform the current strategic context and direction for Manningham
- Decisions from the Victorian Civil and Administrative Tribunal (VCAT) that relate to neighbourhood character in Manningham
- Relevant Planning Practice Notes

2.1 Manningham Planning Scheme

Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) contained in the Manningham Planning Scheme detail the overarching strategic and detailed policy directions for land use and development in Manningham at the state, regional and local level.

The MPS identifies that Manningham is expected to undergo population growth which will need to be accommodated. It seeks to direct residential growth to established urban areas closer to activity centres and main roads in order to reduce development pressure on sensitive areas of the municipality. Emphasis is placed on retaining the existing settlement pattern and respecting the characteristic of undulating landforms with prominent ridges.

The PPF at the state and regional level looks to accommodate increased housing in established urban areas (particularly in Metropolitan Melbourne) while protecting the environment and natural assets and features. This includes significant landscapes, bushland character, green wedge and Yarra River corridor. It also seeks to protect neighbourhood character, cultural identity and sense of place. It further directs that development should respect existing neighbourhood character or contribute to a preferred neighbourhood

character. Emphasis is placed on appropriate siting of development on sloping sites which are prominent in the municipality.

Local policy in the PPF further supports the high level policy direction through Clause 15.01-5S (Neighbourhood character) which provides strategies to retain existing urban structure and respect underlying natural landscape and vegetation.

2.1.1 Zones

Residential land in Manningham is zoned as follows:

Low Density Residential Zone (LDRZ)

The LDRZ seeks to provide for low-density residential development on lots that are of a sufficient size to treat and retain wastewater in the absence of reticulated sewerage. The schedule to the zone requires 0.4ha as minimum subdivision area irrespective of whether lots are connected to reticulated sewerage.

This Zone is primarily applied to un-serviced or minimally serviced areas inside of the Urban Growth Boundary including Park Orchards, Donvale and Warrandyte. A portion of land outside of the Urban Growth Boundary in Wonga Park is located in this zone.

Mixed Use Zone (MUZ)

This Zone aims to provide for a range of residential, commercial, industrial and other uses which complement the mixed use function of the locality. The Zone intends to provide for housing at higher densities which respond to the existing or preferred neighbourhood character of the area.

The MUZ is applied to select areas of Manningham in Doncaster. Doncaster East and Templestowe Lower.

Residential Growth Zone (RGZ)

This Zone aims to provide housing at increased densities in buildings up to four storeys. The Zone seeks to encourage a diversity of housing types in locations offering convenient access to services and transport including Activity Centres and Town Centres.

The RGZ is applied to areas surrounding main roads such as Manningham Road, Doncaster Road, Mitcham Road, and Blackburn Road. Additionally, large sections of the RGZ are applied surrounding The Pines Major Activity Centre. The RGZ was applied to the Eastern Golf Course Key Redevelopment Site by way of a Development Plan Overlay (Schedule 3) to facilitate the large subdivision.

General Residential Zone (GRZ)

This Zone seeks to encourage a diversity of housing types and moderate housing growth particularly in locations offering convenient access to services and transport that respects the neighbourhood character of the area.

The majority of the western section of the municipality is located within the GRZ.

Neighbourhood Residential Zone (NRZ)

This Zone seeks to recognise areas of predominantly single and double storey residential development and ensure new development respects the existing neighbourhood character, heritage, environmental and landscape characteristics.

Specifically, the NRZ relates to residential areas with predominant landscape features or lower housing densities in the municipality. This Zone is concentrated in the northern section of Warrandyte and parts of Donvale and Templestowe.

Rural Conservation Zone (RCZ)

This Zone aims to protect the natural environment and resources and encourages development that considers sustainable land management practices, accounts for conservation values and environmental sensitivity of the area.

Within the municipality, the RCZ is generally applied to the eastern section outside of the Urban Growth Boundary.

2.1.2 Overlays

Overlays in Manningham that affect residential land relate mainly to the protection of landscape significance, built form and heritage and the mitigation of natural hazards.

Environmental Significance Overlay (ESO)

The ESO applies where the development of land may be affected by environmental constraints and aims to ensure that development is compatible with identified environmental issues.

Four schedules to the ESO are applied throughout Manningham, primarily to protect significant indigenous vegetation and sites of biological significance in low density residential and urban areas. Application of the ESO is highly concentrated to the east of Mullum Mullum Creek and Yarra River Corridor.

Significant Landscape Overlay (SLO)

This overlay applies to land that has been identified as a significant landscape, to conserve and enhance the character of that landscape.

Seven schedules of the SLO are applied throughout Manningham to the:

- Significant low density residential landscape areas
- Yarra (Birrarrung) river corridor environs
- The Domain subdivision in Templestowe
- Watercourse areas
- Low density residential significant pine and cypress tree theme areas
- Donvale/Doncaster East, Ruffey Lake Park and Zerbes Reserve pine and cypress trees areas
- Mullum Valley Estate

Heritage Overlay (HO)

The HO aims to conserve and enhance elements which contribute to the significance of heritage places and ensure that development does not adversely affect the significance of heritage places. The HO applies to places of heritage significance throughout Manningham.

Design and Development Overlay (DDO)

The DDO is applied throughout Manningham in 13 schedules each with design objectives, permit requirements and decision guidelines. Some include height, subdivision and application requirements. The schedules relate to areas such as main roads, river corridor, environmental significance areas, residential areas at prominent intersections and the North East Link Project.

The Development Plan Overlay (DPO)

The DPO identifies areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land. The four key sites to which the DPO applies to in Manningham include, large potential redevelopment sites, Veneto Club, Eastern Golf Course key redevelopment site and Westfield Doncaster.

Erosion Management Overlay (EMO)

The EMO aims to protect areas prone to erosion, landslip and other land degradation processes by ensuring development does not further contribute to land disturbance or erosion. The EMO is applied on a small scale north east of the municipality.

Bushfire Management Overlay (BMO)

The BMO applies to a large portion of the eastern section of the municipality. It aims to ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level and strengthens community resilience to bushfire.

Vegetation Protection Overlay (VPO)

The VPO is applied in a scattered manner throughout the municipality. It seeks to recognise and protect areas of significant vegetation in locations of special significance, natural beauty, interest and importance and to ensure that development minimises the loss of vegetation.

Special Building Overlay (SBO)

The SBO seeks to identify land in urban areas liable to inundation by overland flows and to ensure that development maintains free passage of water and minimises risk to life and property.

Land Subject to Inundation Overlay (LSIO)

The LSIO identifies flood prone areas in riverine area affected by the 1 in 100 year flood or any other area identified by the floodplain management authority.

2.2 Strategic Documents

This section outlines the key strategic planning documents that guide Council's decision making and planning for the future. The Neighbourhood Character Study and subsequent Residential Strategy will consider these documents to ensure alignment with the overarching vision of Manningham.

2.2.1 Guiding Documents

These documents form a base vision for future development in metropolitan Melbourne and Manningham.

Plan Melbourne 2017-2050

Plan Melbourne is the strategic planning strategy for metropolitan Melbourne. The plan outlines an overarching vision for the city and seeks to appropriately manage growth to the year 2050. Key considerations of the plan include, long term land use, infrastructure and transport planning across the metropolitan area. The plan also focuses on improving access and viability of local areas and protecting biodiversity and natural assets.

Manningham Council Plan 2021-2025

The Council Plan outlines Council's priorities and goals in the form of five themes of the community vision. These are, 'Healthy Community', 'Resilient Environment', 'Liveable Places and Spaces', 'Vibrant and Prosperous Economy' and 'Well Governed Council'. The theme 'Liveable Places and Spaces' places focus on managing responsible housing and development while maintaining the 'greening' of Manningham through provision of open spaces and landscaping requirements. The plan aims to introduce the Liveable City Strategy 2040 as the key urban design framework for development.

Liveable City Strategy 2040 (August 2022)

The Liveable City Strategy 2040 (LCS) is Manningham's 20-year plan to improve the liveability of the municipality, from the urban and suburban neighbourhoods to the rural areas – providing choice in how the community lives, works and plays.

It is Council's plan to improve the liveability of Manningham across the urban neighbourhoods to the rural areas by providing ready access to activity centres, housing choices, employment opportunities, transport choice, parks and community spaces.

Key directions and objectives were formed to address the liveability of the city. In terms of residential growth

and character the following objectives are relevant:

- Increase supply of affordable housing
- Support and manage preferred housing densities
- Provide housing diversity in areas with access to services and amenity
- Identity and strengthen the unique character of each neighbourhood
- Manage interfaces between different character areas

The strategy further outlines neighbourhood plans for six suburb/precincts and key directions to enhance liveability based on identified indicators.

The strategy as a whole and individual neighbourhood plans are important to guide the neighbourhood character study as they are clear in their vision and actions on a wider municipality scale and individual precinct scale.

2.2.2 Neighbourhood Character and Housing

Manningham Residential Strategy (March 2012)

The Manningham Residential Strategy was prepared to set new goals and priorities to manage residential growth in the municipality until 2030, with consideration of the changing demographic and emerging residential issues.

The strategy outlines the vision for future development in the municipality into three area categories including housing in urban areas, low density residential areas and non-urban areas. Each provides for varying levels of expected change in housing diversity and density based on existing levels of amenity.

Gaps in the strategy are largely due to the significant time elapsed since the development of the strategy, noting that this was developed prior to the latest iteration of Plan Melbourne.

[Manningham Residential Character Guidelines \(July 2012\)](#)

The character guidelines were prepared to ensure increasing development pressures on the municipality at the time were being appropriately managed in scale and form. The guidelines aim to protect features and characteristics that are unique to Manningham and consistent with the state policy.

Residential character was defined using the landscape qualities, continuity of landscapes and topography of

the area rather than the housing design as contributory to residential 'character'. The guidelines apply to four different precincts including:

- Residential Areas Removed from Activity Centres and Main Roads
- Residential Areas surrounding Activity Centres and along Main Roads
- Residential areas with Predominant Landscape Features
- Residential areas post 1975

Future development vision, objectives and design and siting elements were developed for each of the above precincts (and sub-precincts). Aspects of the description were translated into the three schedules of the GRZ in the Manningham Planning Scheme.

2.3 Victorian Civil and Administrative Tribunal (VCAT)

An analysis of a selection of VCAT cases (2017 onwards) within the municipality has been undertaken, with a focus on decisions where neighbourhood character was a key factor. Although the previous Neighbourhood Character Study was undertaken in 2012, decisions dating from 2017 were selected for the VCAT analysis due to the lack of decisions between 2012-2017 and the changes in planning policy direction in the intervening time. It was determined that decisions from 2017 would be more reflective of current planning practice.

A majority of the VCAT cases consider Clause 15.01-5L-02 (Neighbourhood character - Manningham) in the assessment alongside relevant planning controls which also sought neighbourhood character outcomes including the Design and Development Overlay.

Given the topographical conditions of the municipality, the DDO applies to a significant area of residential land and includes additional built form or vegetation requirements.

It is important to note that while existing and preferred character statements influenced considerations, decisions

were made by balancing all competing objectives which may have resulted in other factors having a greater impact on the final decision made.

Key themes that emerged from a review of the VCAT Decisions are outlined as follows:

Key findings

- Neighbourhood Character controls often do not have 'numerical' requirements, but rather, include requirements to 'avoid boundary to boundary developments', 'provide setbacks to at least one side setback', 'provide canopy tree planting' or 'provide a Landscape Plan with planning applications. In some of the VCAT cases the 'numerical' details were debated e.g. does a 2m versus 2.5m setback between townhouses make a significant difference in a major road setting.
- It was identified that the preference of one style of development prescribed in policy may not discourage other housing typologies from being considered.
- The Tribunal took a view that altering the existing character in relation to context of surrounding similar developments was satisfactory and while existing character was factored in, ultimately decisions were 'set aside' if only existing character was used as ground for refusal.
- It was also identified that there is limited description

provided by Council on the expectation of built form change e.g. Limited direction on how to consider development in the context of neighbourhood character in 'incremental' change areas.

- The Tribunal raised that local policy for areas characterised as 'Precinct 4 - Post 1975 Residential Areas' does not provide guidance on character elements and appropriate design response.
- With regard to the nominated character precincts, the Tribunal took a view that in areas expecting greater change (along main roads), little emphasis can be placed on protecting existing character.
- In the case of constrained sites, the Tribunal gave greater weight to Rescode compliance over meeting local character.

Site topography (slope)

- A common feature of the municipality is built form sited on sloping sites. Where sites slope upwards from the street, buildings on these sites often appear taller from the street. Emphasis was placed on placed on use of varied setbacks, materials and façade articulation to reduce bulk of built form on these sites.
- The Tribunal sought to affirm Council's decision where excessive cutting and excavation was proposed to situate built form on sloping sites.
- On the contrary, the Tribunal also put forth that a

certain level of earthworks are necessary to reduce building bulk on sloping sites, and a reduction of both excavation and building bulk may not provide a sound development outcome.

Setback and spacing

- Whether varied setbacks to the street are acceptable in a streetscape with existing varied nature of development.
- Whether setbacks that are not compliant with Rescode are consistent with preferred character is an acceptable outcome. This was prevalent in the case of development on court bowls where setbacks are generally inconsistent.
- Importance of visual permeability and spacing between buildings allowing for landscaping and whether additional spacing is required.

Building height

- It was stated that consideration should be given to the conflicting height limits between the DDO8 and the RGZ and further need to consider the guidance offered by the policies contained within the DDO8.

Other issues

- Other issues relating to neighbourhood character also included massing, materials, colours, front fence heights, roof styles and addition of new design elements to existing character.

- The Tribunal often took the view that introduction of new design elements e.g. cantilever or balcony were not intrusive on neighbourhood character if they presented a sound overall outcome.
- It was also made clear through the Tribunal's decision that existing policy respecting neighbourhood character did not warrant the prevention of change from occurring.

3

What is Neighbourhood Character?

3 What is Neighbourhood Character?

3.1 Neighbourhood Character in Practice

The following is a summary of the key Planning Practice Notes that have informed the preparation of this study.

3.1.1 Planning Practice Notes for Neighbourhood Character and Housing

Understanding Neighbourhood Character

Planning Practice Note 43: Understanding Neighbourhood Character provides guidance relating to the definition, role and features of neighbourhood character.

This guidance also identifies considerations that are outside of the scope of a neighbourhood character study, including amenity and heritage. While related to character, these considerations are dealt with through separate processes.

Consistent with PPN43, attributes considered to be integral to the neighbourhood character of Manningham include:

- Landscaping and vegetation in the public and private realms
- Topography
- Patterns of development within the neighbourhood
- Built form and scale
- Architectural and roof styles
- Details of the street and footpaths

Planning Practice Note 43 has formed the basis of this study.

At the time of writing this study, this practice note was under review by the Department of Transport and Planning.

Planning for Housing

Planning Practice Note 90: Planning for Housing provides guidance as to how best to plan for anticipated housing growth and balance this with existing neighbourhood character values (among other things). It recognises that housing change is an inevitable process, and that tensions are likely to arise between the objectives of housing change and neighbourhood character.

Importantly, respecting character does not mean preventing change. In simple terms, respect for the character of a neighbourhood means that development should be designed in response to its context.

Planning Practice Note 90 will form the basis of work undertaken at later stages of this project, to ensure that Manningham's housing needs can be met while ensuring that neighbourhood character values are enhanced.

Using the Residential Zones

Planning Practice Note 91: Using the Residential Zones provides guidance relating to the use of residential zones in implementing strategic work such as a Residential Strategy and Residential Development Framework.

Of key relevance to this project will be the requirement that housing change areas and neighbourhood character areas are to share boundaries and alignments. In practice, this should result in preferred character statements that feature tailored design guidelines responding to the objectives of both the Residential Strategy and Neighbourhood Character Study.

As with Planning Practice Note 90, this will be critical in informing the preparation of future stages of work to be undertaken by Council.

3.2 What is Neighbourhood Character?

Neighbourhood Character refers to the visual characteristics of a residential area, consisting of key attributes from both the public and private realms. This means that valued attributes of houses, front gardens, and local streets are all considered to make a contribution to the neighbourhood character of an area.

Importantly, it is the combination of these valued attributes that define neighbourhood character. For example, a particular style of house, or a high level of tree coverage do not alone define the character of an area. Rather, it is the relationship between these two characteristics, as well as any other key attribute of the neighbourhood, that are considered to define the neighbourhood character of an area.

Do all Neighbourhoods have Character?

All residential neighbourhoods have a character.

Neighbourhood character is not a measure of value, nor is it intended to weigh the appeal of one residential area over another. The purpose of documenting neighbourhood character is to ensure that future development either enhances or respects these relevant attributes of a residential area.

In some cases, a community may seek to improve or

enhance the identified character of an area, for example, by increasing vegetation coverage or encouraging a greater diversity of architectural styles. In other cases, a high level of vegetation coverage may already exist, and a community may therefore seek to ensure that this attribute is respected by new development.

What Does Respecting Character Mean?

In order to respect existing neighbourhood character, new development should be designed to respond to the valued attributes of the area in which it is to be located. This may be achieved by designing a building to match the rhythm of an existing streetscape, by using materials that are prominent within the area, or by retaining and planting vegetation.

Importantly, respecting neighbourhood character does not mean preventing new development or limiting innovative architectural design, and it is not the role of a Neighbourhood Character Study alone to determine where new development does or does not occur within a neighbourhood.

Are Heritage and Amenity considered as part of Neighbourhood Character?

It is easy to think of heritage and amenity as being key components of a neighbourhood's character. However, there are distinct differences between these concepts that

require them to be considered as separate issues.

Heritage significance is recognised separately by criteria that is set by Commonwealth, State and Local agencies; underpinned by the principles and procedures of *The Burra Charter* (1999). As such, determining the heritage significance of a place or building is a separate process to that of neighbourhood character, particularly given that heritage does not always relate to age alone, and can include cultural or environmental significance. As such, separate planning controls including the Heritage Overlay are the most appropriate planning tools when it comes to preserving places of heritage significance.

Amenity is typically a measure of how well a building functions. Basic standards of amenity are expected of all developments, regardless of character and are already prescribed in the planning scheme. These include overlooking, solar access, overshadowing and provision of open space, among other things. In contrast, neighbourhood character seeks to determine key values of an area at a much larger scale. While amenity standards can often overlap with valued neighbourhood character attributes, the two concepts must be treated separately.

3.3 Neighbourhood Character Methodology

Establishing the neighbourhood character areas for Manningham was carried out across several stages. This methodology is outlined below.

3.3.1 Desktop Analysis and Background Review

The first stage of the process involved the assessment of key neighbourhood character attributes at the municipal level.

This was achieved by generating detailed maps for each character attribute from which spatial relationships between different attributes (e.g. lot coverage and vegetation coverage) could be identified, and high level groupings of locations with similar attributes could be made.

Key attributes that were analysed as part of this review included:

- Land form
- Slope Analysis
- Tree Cover
- Ecological Vegetation Classes
- Street Patterns
- Construction Year

- Lot Size
- Lot Width
- Building Footprint Size
- Site Coverage
- Front Setback
- Side Setbacks
- Building Height
- Building Materials
- Dwelling Type

For an understanding of what each attribute means please see the detail contained in Chapter 4.

3.3.2 Site Survey

Following the completion of desktop analysis and the identification of preliminary neighbourhood character areas, a series of site surveys were undertaken to ground-truth the findings of the desktop analysis.

This involved travelling to each of the preliminary character areas to determine whether the attributes identified through the desktop analysis were present on the ground and whether they made a significant contribution to the character of the area.

Photos were also taken within each preliminary character area to assist with the documentation and further refinement of the neighbourhood character areas.

3.3.3 Mapping and preliminary character precinct profiles

After the completion of the site surveys, all information (including from the desktop analysis) was compiled and synthesised into precinct profiles that describe the revised neighbourhood character areas for Manningham.

Key components of the precinct profiles include:

- Existing character description
- Locational maps
- Site survey photos
- Attribute tables and distribution graphs
- Key threats to character

These neighbourhood character areas and associated precinct profiles may be further refined following community consultation at later stages of this project.

4

Desktop Analysis

4 Desktop Analysis

The following section provides a high level overview of the key attributes that contribute to the neighbourhood character in Manningham.

The desktop analysis in this section is presented at the municipal level, identifying key trends across all of Manningham.

This data is interrogated further in Section 5 of this report, with key character attributes identified for each neighbourhood character area.



4.1 Planning Zones

Figure 3 shows existing planning zones and the following character precincts from the 2012 Manningham Residential Character Guidelines:

- 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 - Residential areas post 1975

The map shows that all General Residential and Residential Growth Zones are included within a character precinct.

Neighbourhood Residential Zone (NRZ), Low Density Residential Zone (LDRZ) and Rural Conservation Zone (RCZ) areas were excluded from the 2012 assessment. A small sliver of General Residential Zone (GRZ) off Brushy Park Road along the Municipality's eastern boundary was also excluded from the 2012 assessment. These zones are generally located in the eastern half of the municipality with the exception of an area of LDRZ in Templestowe.

This study will seek to review the character precincts and guidelines from the 2012 guidelines and provide for a new neighbourhood character assessment of the NRZ, LDRZ and RCZ areas.

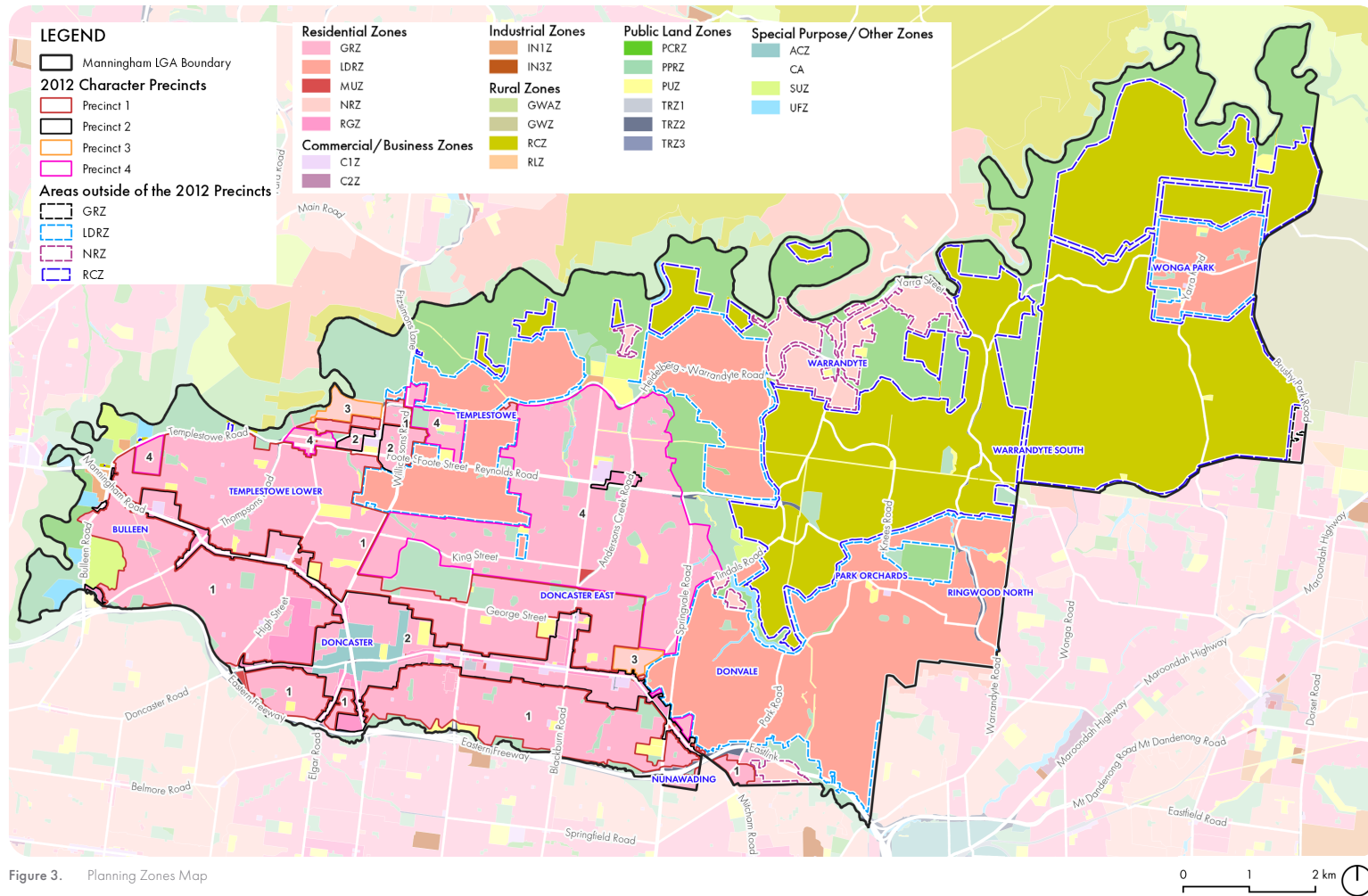


Figure 3. Planning Zones Map

4.2 Landform

Figure 4 maps the topographic elevation and waterways across Manningham.

Landform across Manningham is considerably undulating to hilly, and defined by a number of major ridgelines and incised valleys. Generally speaking, the land slopes down from south-east towards the Yarra River in the north-west.

The varied landform provides a diverse range of vistas and environments, from expansive views along road corridors to vegetated hillsides and distant mountain ranges. This creates a sense of the landscape being a dominant and containing element across Manningham.

Major waterways, including the Yarra River, Jumping Creek, Mullum Mullum Creek, Andersons Creek and Koonung Creek are key landscape elements. These waterways provide important corridors for vegetation and habitat, as well as open space focal points for the community.

The urban development response to landform is mixed.

Major roads such as Williamsons Road and Foote Street / Reynolds Road run at 90 degrees to contours, providing an undulating experience when travelling along the roads.

In other locations, streets have been designed to run parallel to the contours or follow ridgelines, such as Doncaster Road. This enables lateral views across the top of dwellings to the surrounding neighbourhoods and trees.



Undulating landform



Expansive view to the vegetated hillsides

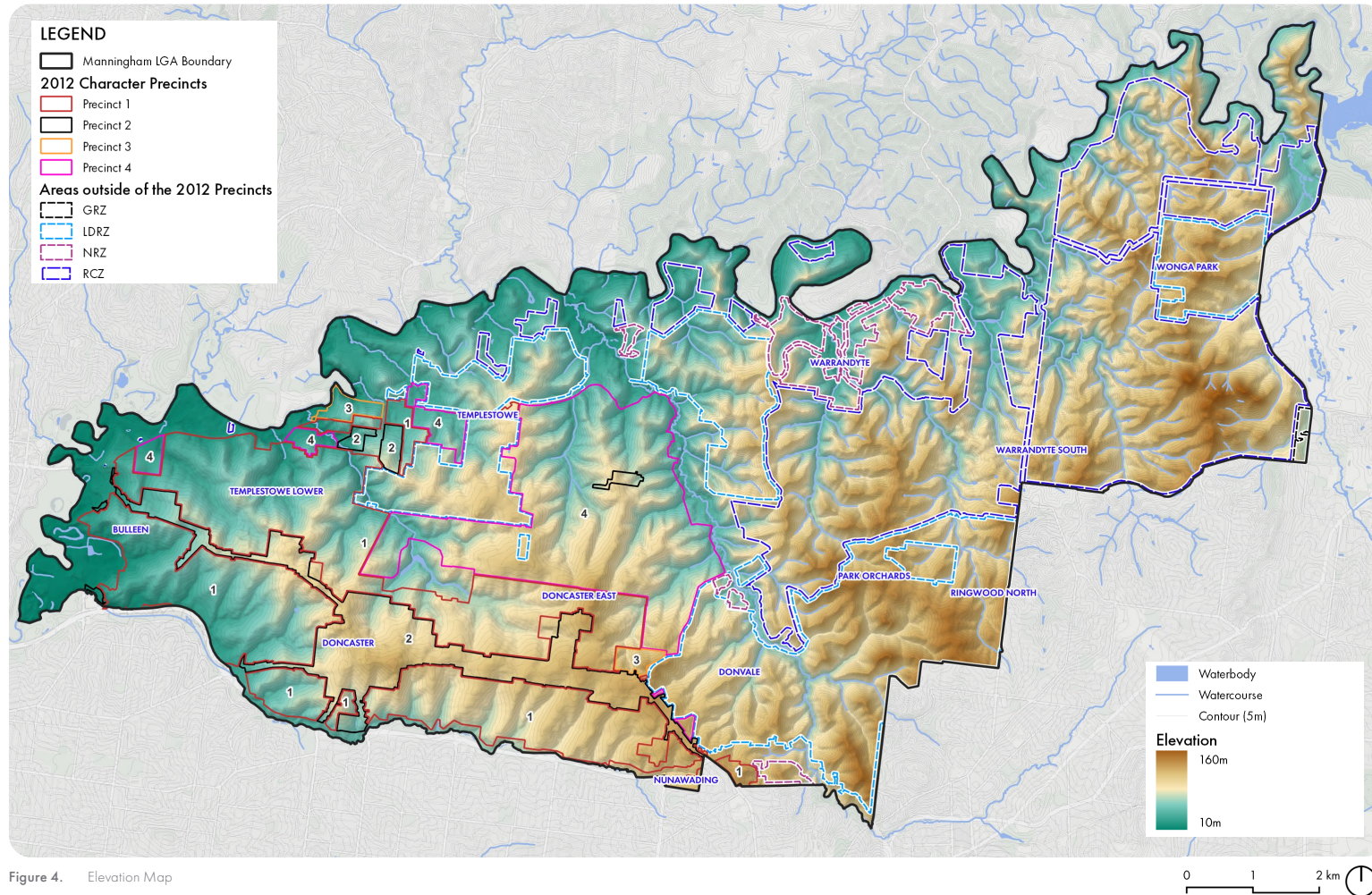


Figure 4. Elevation Map

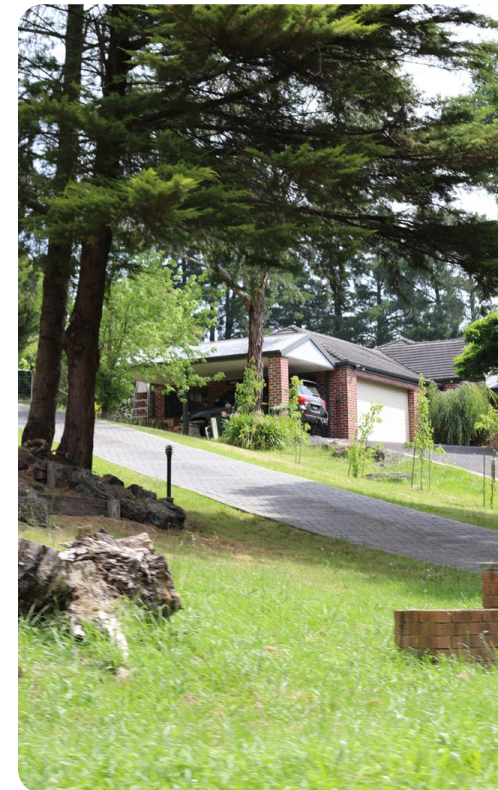
4.3 Slope Analysis

Figure 5 maps land slope by percentage across Manningham.

The topography of Manningham ranges from moderate to steeply sloping. Steeper landform (slopes greater than 15%) is generally focused in the eastern sections of the municipality within the suburbs of Warrandyte, Warrandyte South, Donvale, Wonga Park and Park Orchards, where waterways, valleys and ridges are the prominent landscape features.

The western sections of Manningham are moderately sloping, with slope generally ranging from 5% to 15%. These locations historically have also been a focus for residential development and largely align with the 2012 Residential Character Precincts.

There are limited areas in Manningham with flat landform. These areas are confined to the ridgetops and low-lying floodplains adjacent to the Yarra River, particularly towards the western boundary of the municipality near Bulleen.



House built on a steep slope in Manningham

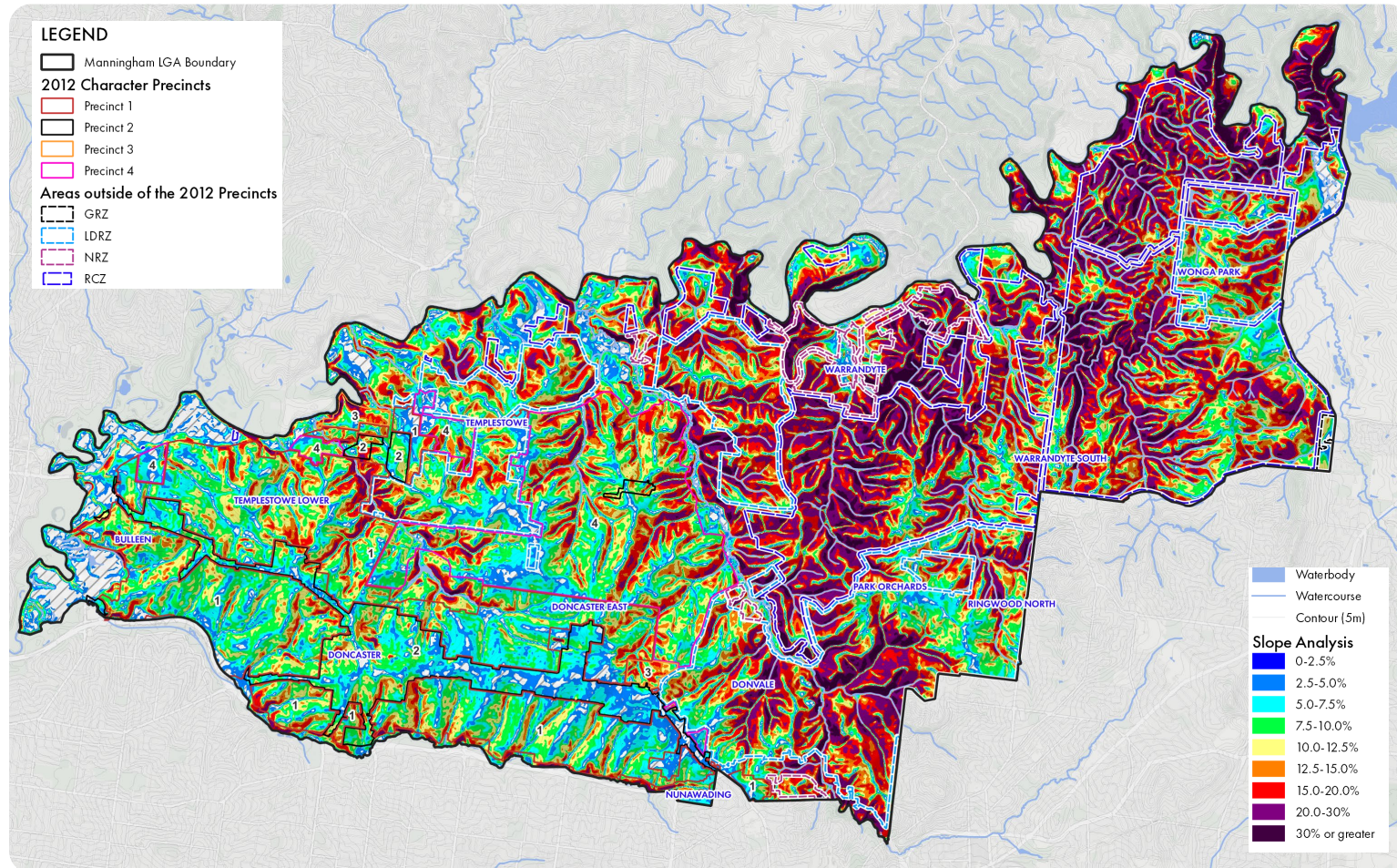


Figure 5. Slope Analysis Map



4.4 Tree Cover

Figure 6 maps tree cover across Manningham. This analysis has been developed by mapping the canopies of trees greater than 3 metres in height and then measuring the total area of these canopies against the total area of each property. The measurement has been expressed as a percentage.

Tree cover is an important character element for many neighbourhoods in Manningham, which exhibit a leafy or bushland character.

The mapping reveals a clear contrast in tree cover either side of the Mullum Mullum Creek corridor. The established suburbs of Bulleen, Doncaster, Doncaster East and Templestowe Lower have comparatively low tree cover, typically no greater than 5%.

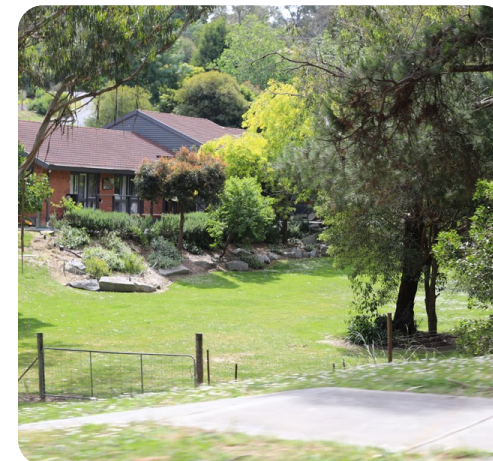
On the other hand, the lower density suburbs of Donvale, Park Orchards, Warrandyte, Warrandyte South and Wonga Park have a relatively high tree cover, typically over 25%.

The existing LDRZ neighbourhood in Templestowe and abutting character precincts to the west are an exception to the area, exhibiting higher tree cover than its surrounds, largely due to their large lot sizes and low site coverage.

This also leads to the observation in the mapping that there is a strong correlation between lot size and tree cover, with larger lots typically providing greater tree cover and standard suburban lots providing lower tree cover.



Lower tree cover in established suburbs



High tree cover in lower density suburbs

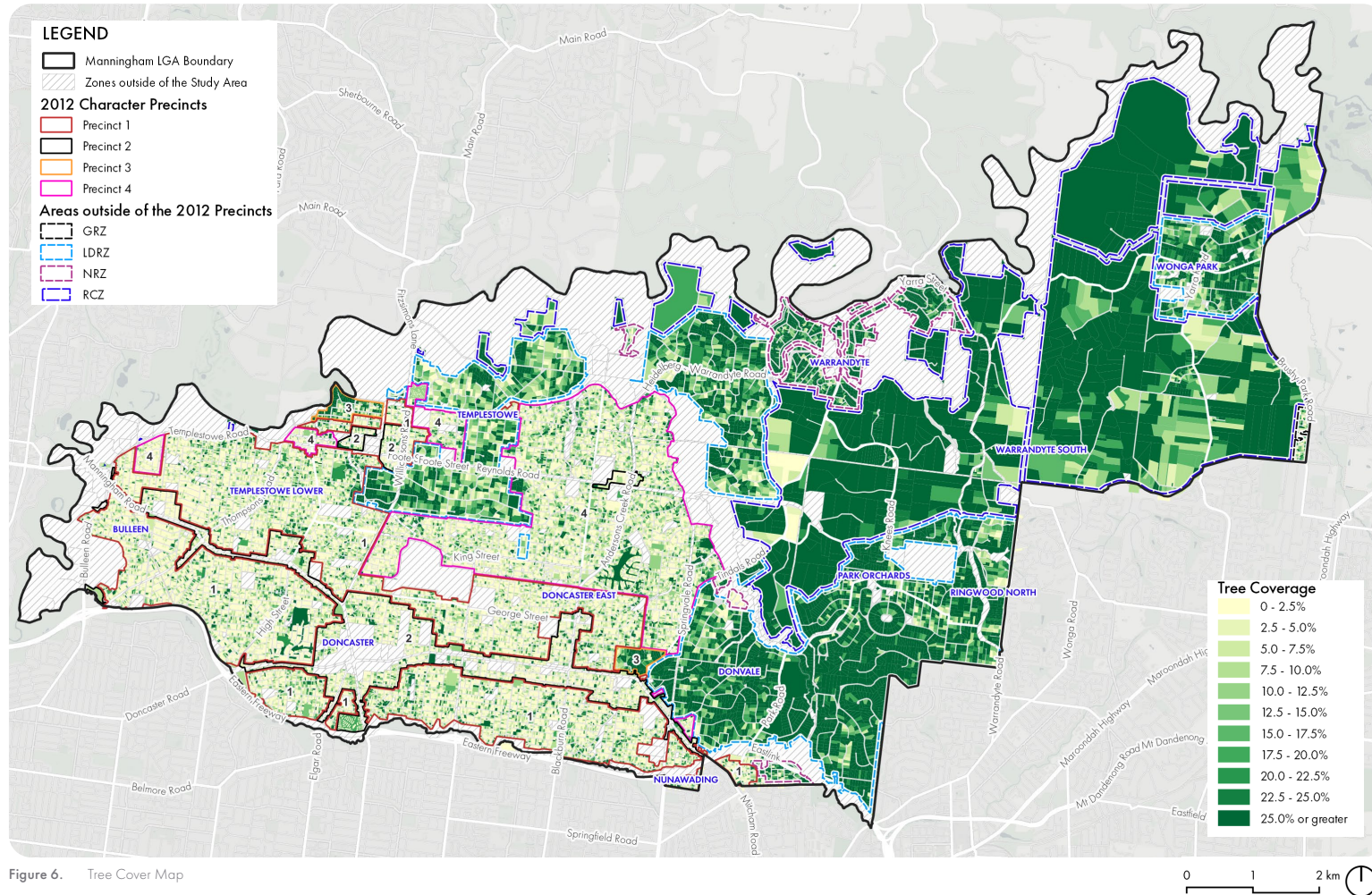


Figure 6. Tree Cover Map

4.5 Ecological Vegetation Classes (2005)

Figure 7 maps Ecological Vegetation Classes (EVC) across Manningham. EVC, a standard unit for measuring vegetation types, provides a comprehensive understanding of the bioregion’s ecological character.

The municipality is situated on the Highlands - Southern Fall bioregion. Central to eastern Victoria, this benchmark marks the southerly aspect of the Great Dividing Range. It is dominated with Shrubby Dry Forest and Damp Forest on the upper slopes, with Wet Forest ecosystems dominant in the valleys.

Based on the mapping, there is little to no native ecological vegetation left in residential areas west of Mullum Mullum Creek, generally aligned with the 2012 Residential Character Precinct areas, including Bulleen, Templestowe, Templestowe Lower, Doncaster and Doncaster East.

East of Mullum Mullum Creek and north of Templestowe show relatively well preserved native vegetation. Majority of the preserved areas are Dry Forests, with Riparian Scrubs or Swampy Scrubs and Woodlands along key waterways such as Yarra River, Mullum Mullum Creek and Jumping Creek. Other valleys or drainage corridors are dominated by Herb-rich Woodlands.



Exotic vegetation in Manningham



Dense native vegetation in Manningham

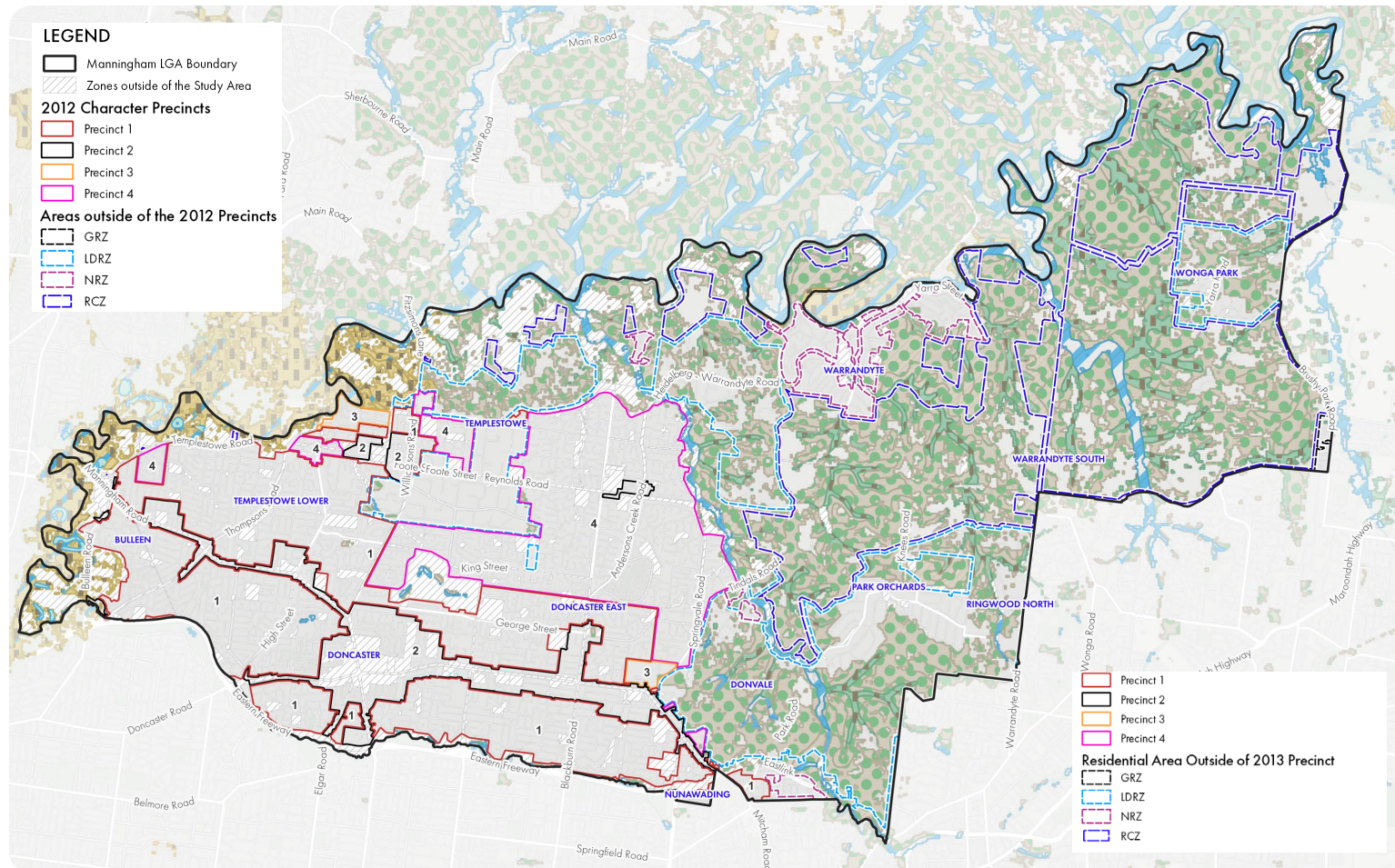
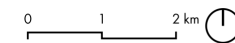


Figure 7. Ecological Vegetation Classes Map (2005)



4.6 Street Patterns

Figure 8 maps the major street patterns across Manningham.

The major roads in the western sections of the municipality are generally straight, providing direct access to surrounding destinations. This results in an undulating experience along many of these roads as they traverse the hilly landform. Major roads in the eastern part of the municipality are less direct and meander through the topographic constraints.

The western and southern sections of Manningham have generally been developed on a gridded street pattern, with a limited number of cul-de-sacs. This is a contrast to Precinct 4 in the central section of Manningham, where a curvilinear street pattern has been adopted with substantial use of cul-de-sacs, resulting a different neighbourhood characteristic.

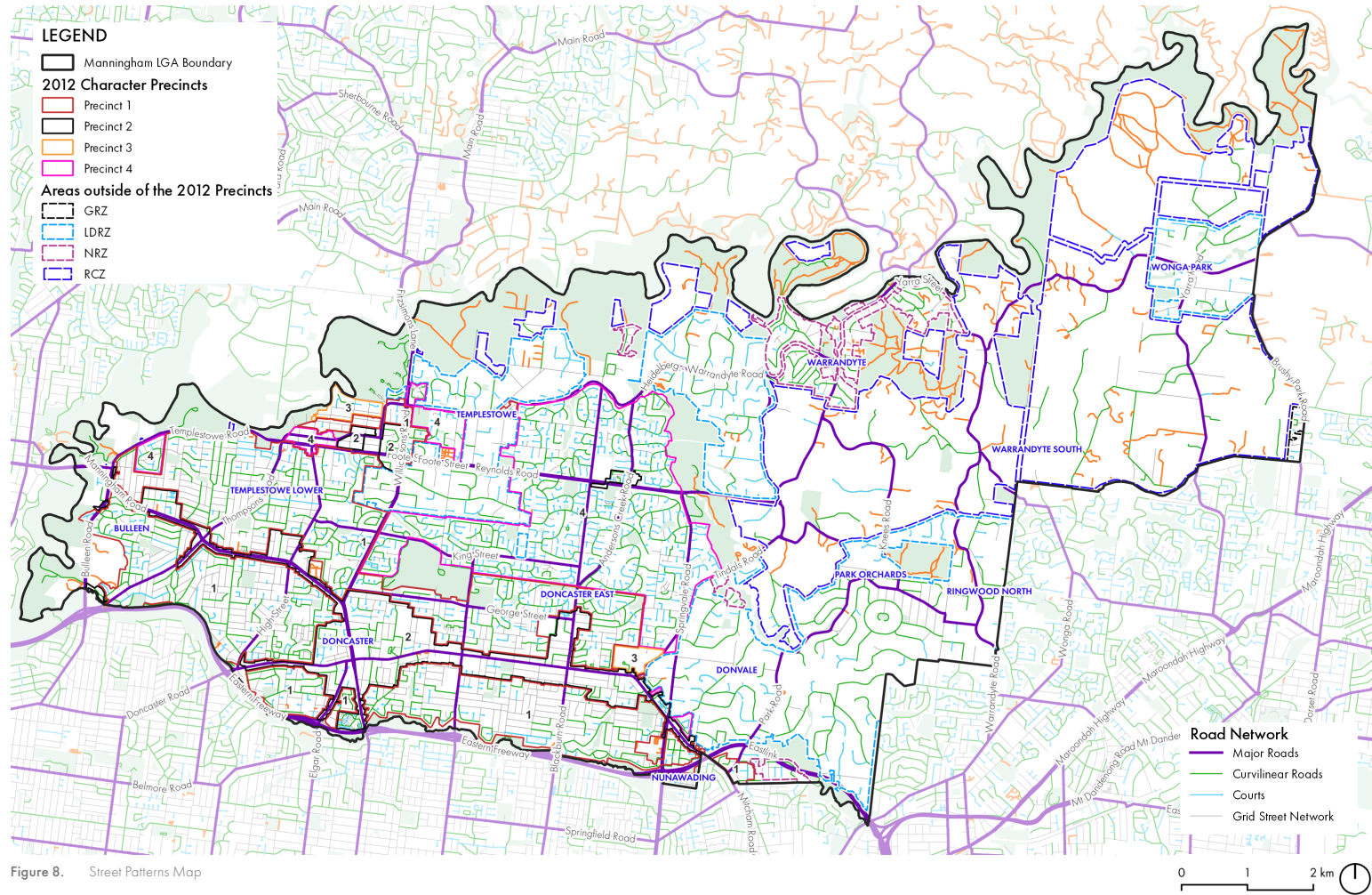
The road patterns in the eastern parts of Manningham are more organic, responding to topography and natural features. There are also a small number of unsealed roads in these areas, which contributes to the rural character.



Curvilinear streets and cul-de-sacs in Templestowe



Gridded streets in Bulleen



4.7 Construction Year

Figure 10 maps dwelling construction years across Manningham.

Construction year is a key element used to define neighbourhood character precincts. This is due to the relationship between dwelling era and other character elements such as subdivision and street patterns, building setbacks and building forms, styles and materials.

The mapping reveals the growth pattern of Manningham gradually moving from the west to east, with the majority of dwellings built between the 1960s and 1990s.

The majority of dwellings in Bulleen, Templestowe Lower, Doncaster and Doncaster East were constructed in 1960s. However there has been gradual replacement

of these buildings, which is evidenced by scatterings of dwellings built after the year 2000. There are a handful of pre-World War II dwellings remaining and some small sections of 1950s post-war dwellings in Bulleen.

Precinct 4, which encompasses a substantial part of Templestowe, includes a significant amount of dwellings constructed in the 1980s. The RCZ and LDRZ areas include dwellings from a range of years.

The variation in construction years is demonstrated in Figure 9 - Construction Year Histogram. This shows a relatively even distribution across the identified year bandings, with dwelling years peaking around 1970, before slowly decreasing. However, from 2010 onwards, new dwellings have been steadily increasing. They are mostly infill/replacement dwellings.

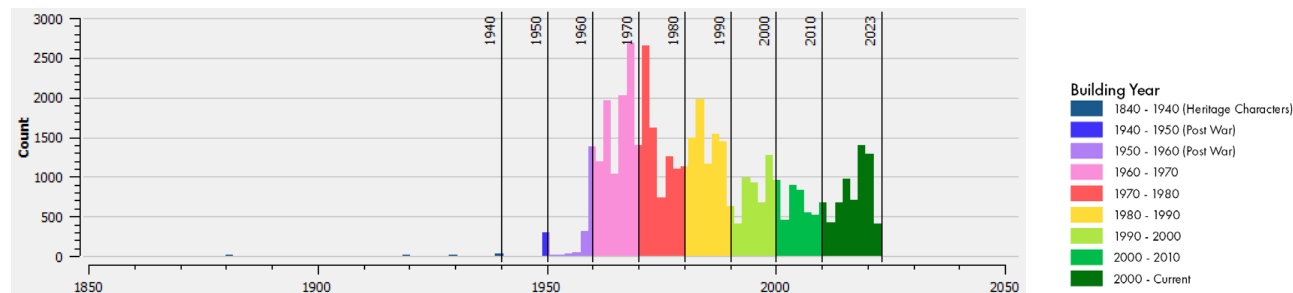


Figure 9. Construction Year Histogram

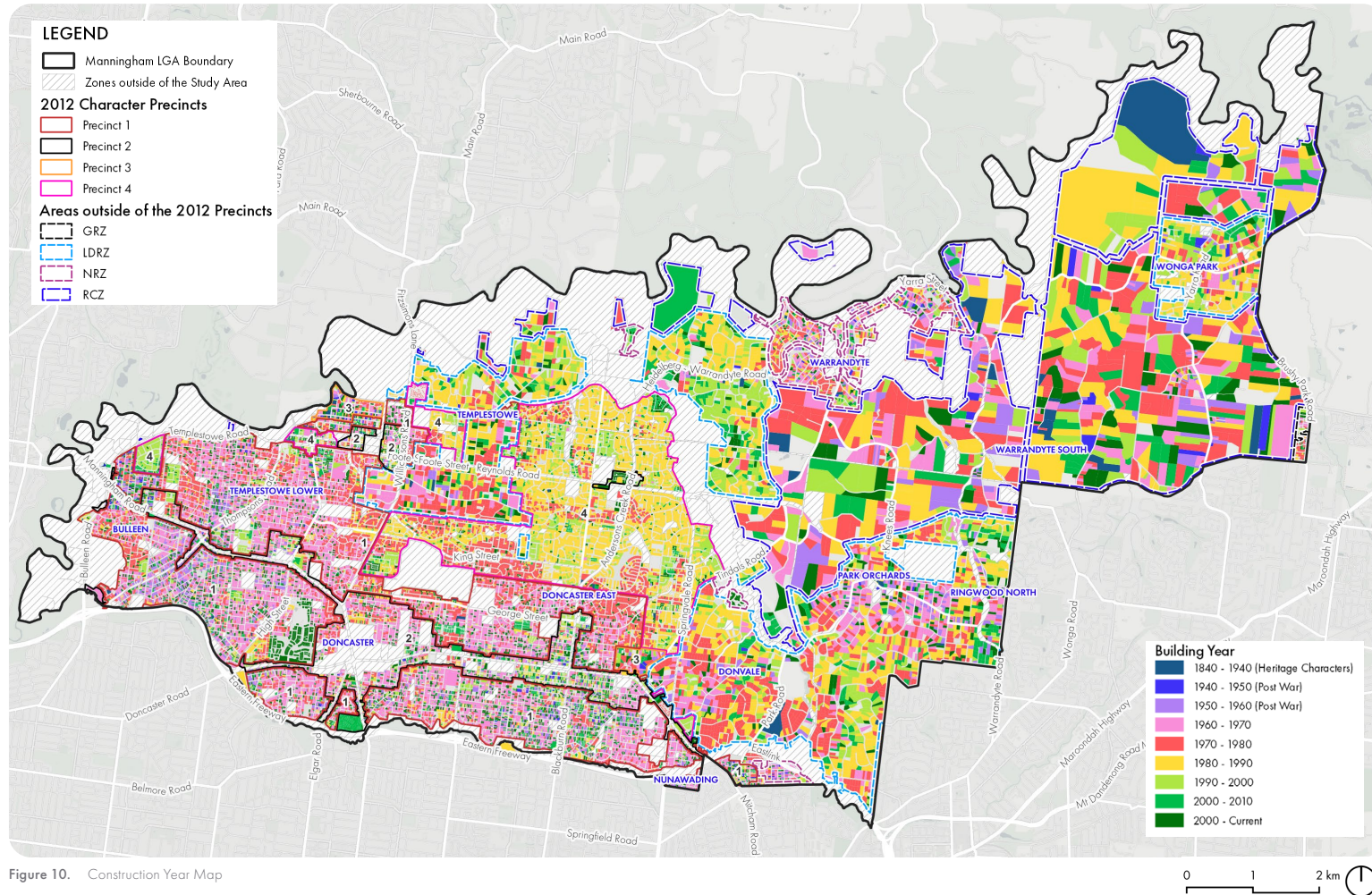


Figure 10. Construction Year Map

4.8 Lot Size

Figure 12 maps lot sizes across Manningham.

Lot size is an important character element, which can influence the sense of spaciousness within a neighbourhood.

Figure 11 shows that the majority of residential lots across the west of the municipality fall within a 600m² to 800m² range, which is typical of suburban development between the 1950s and 1970s. There is a strong presence of lots under 300m², particularly in Doncaster East and Templestowe Lower. This indicates the replacement of dwellings on original lots with villa units and townhouses.

Lots in Precinct 4 north of Doncaster East are larger, typically in the 800-1000m² range. These areas were developed from 1975 onwards with curvilinear street patterns and cul-de-sacs resulting in many irregularly shaped lots.

Lots within the LDRZ and RCZ in the eastern sections of Manningham are typically greater than 4,000m² and increase in size up to 2Ha. These areas exhibit a bushy and rural character.

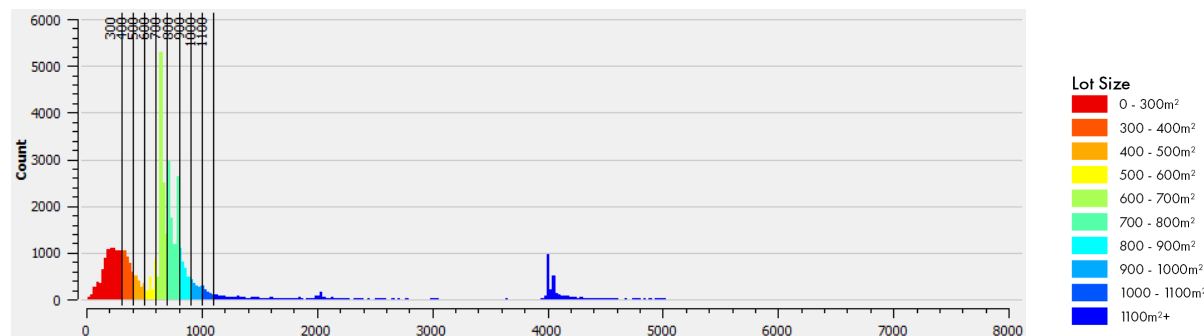


Figure 11. Lot Size Histogram

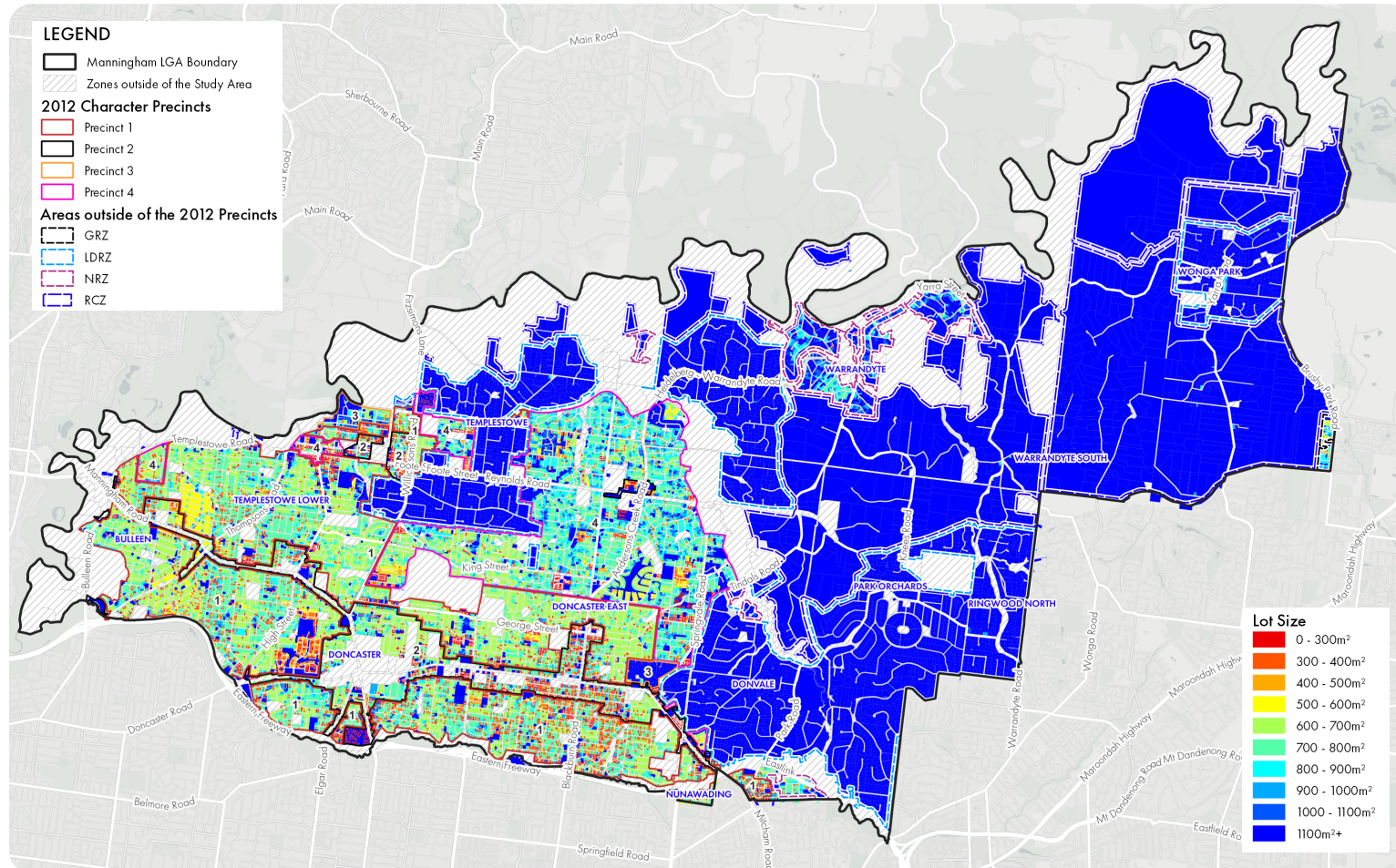


Figure 12. Lot Size Map



4.9 Lot Width

Lot widths within the LDRZ areas are typically greater than 27m in width and RCZ areas are typically greater than 54m in width.

Figure 14 maps lot width across Manningham.

Similar to lot size, lot width can influence the sense of spaciousness within a neighbourhood.

Figure 13 shows that the majority of lot widths across the western parts of the municipality fall within the 12-18m range, which is typical of 1950s to 1970s development. These lots are generally regular in shape providing for consistent spacing of dwellings within the streetscape.

Lots within Precinct 4 are typically wider, within the 18 to 27m range. This is due to the larger lot sizes and the curvilinear street patterns, which result in wider, irregular lots.

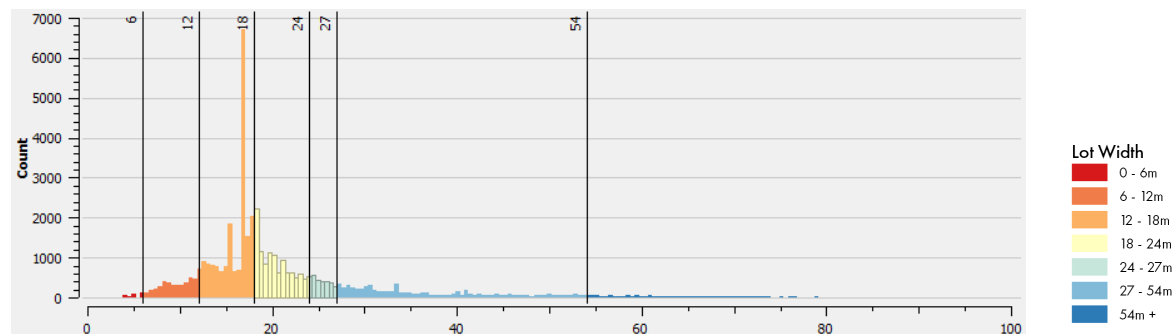
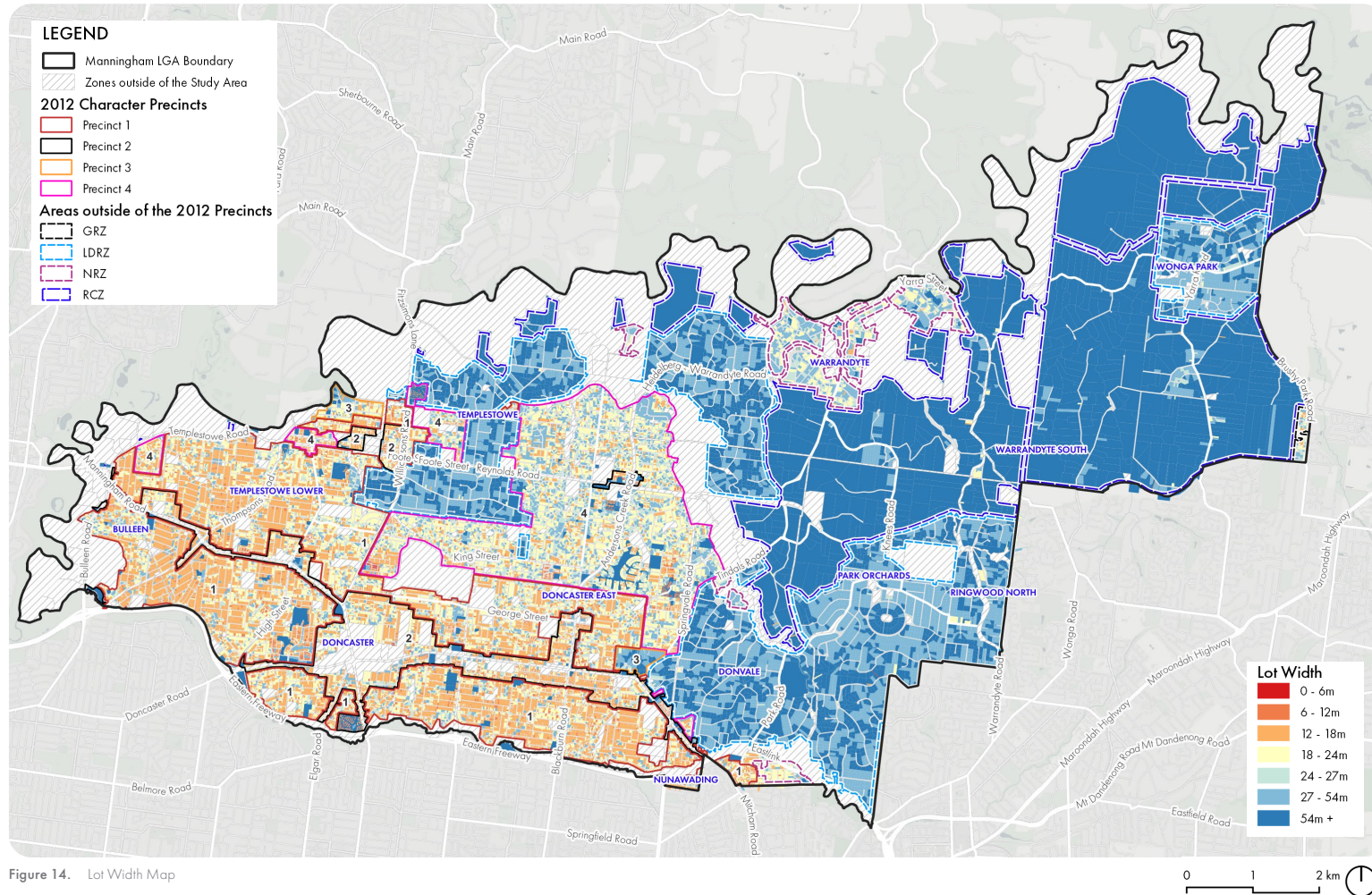


Figure 13. Lot Width Histogram



4.10 Building Footprint Size

Figure 16 maps residential building footprint sizes across the municipality.

This analysis has a strong correlation with lot sizes mapped in Figure 12 where larger lots typically have larger buildings.

As shown in Figure 16, building footprints in Bulleen, Doncaster, Doncaster East are generally smaller with many below 200m² in size. Building footprints within Precinct 4, which includes parts of Templestowe are larger, and generally greater than 200m² in size due to the presence of multi storey dwellings. Figure 15 histogram show that building footprint size peaks around 200m².

Building footprints in the LDRZ and RCZ areas are large with the majority over 300m². This is reflective of the 'ranch' style dwellings found in these locations.

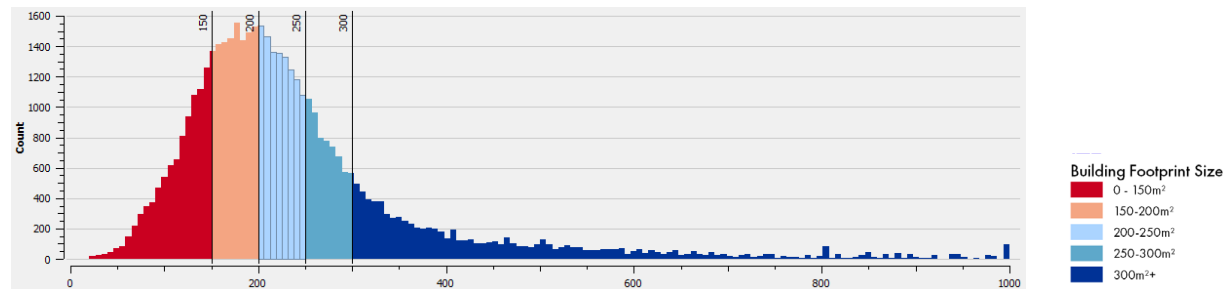


Figure 15. Building Footprint Size Histogram

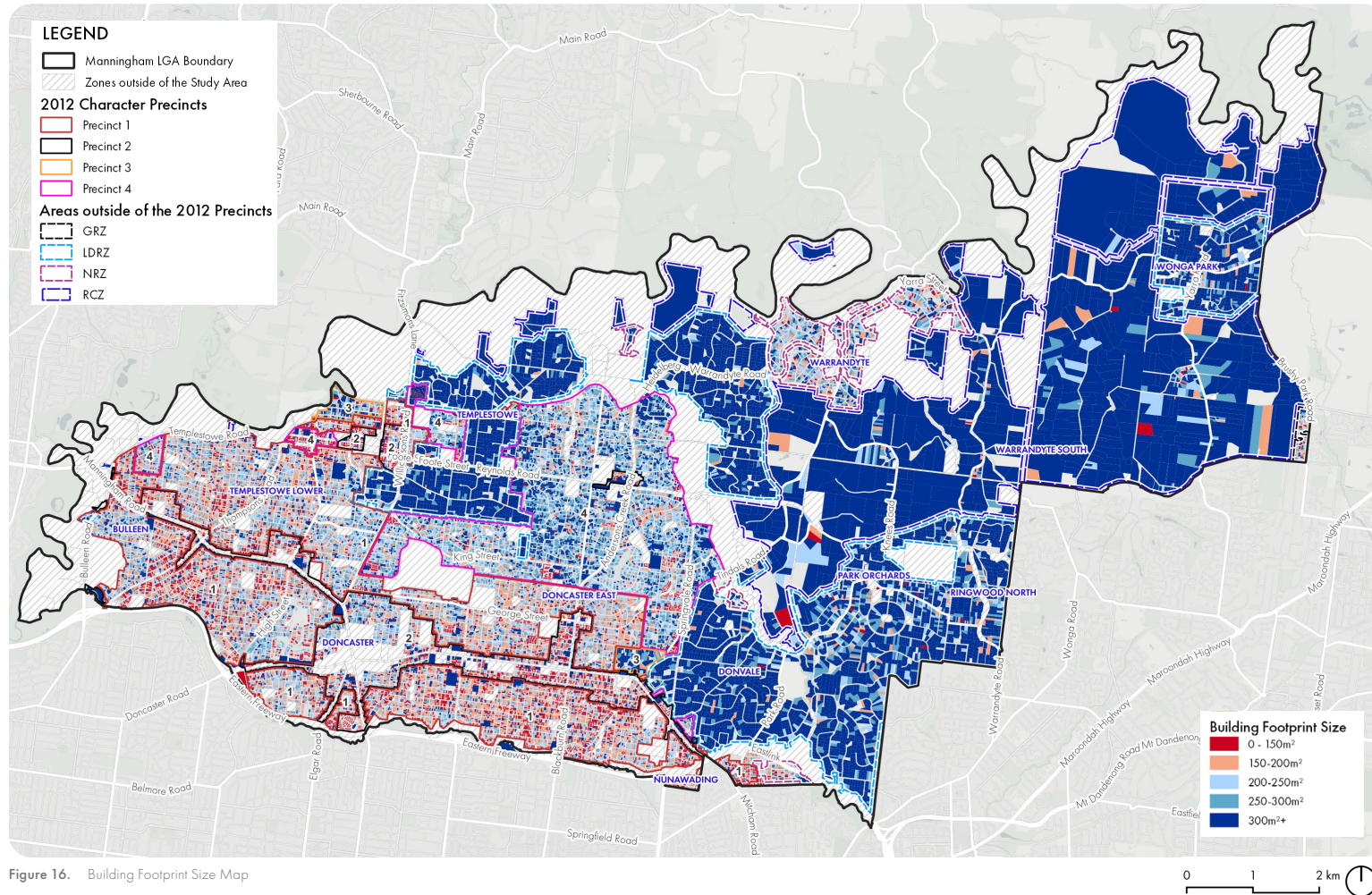


Figure 16. Building Footprint Size Map

4.11 Site Coverage

Figure 18 maps site coverage across Manningham, which represents the percentage of a site that is covered by buildings. The measurement has been expressed as a percentage.

Site coverage has a relationship to the spaciousness of a neighbourhood and tree cover. When site coverage is low, there is a greater amount of space around the dwelling available for planting and landscaping. This generally results in higher tree cover.

Site coverage within the 2012 character precincts is typically between 25% and 40%, with higher coverage lots found along major road corridors including Doncaster Road and Blackburn Road.

Despite the larger lots in Precinct 4, the site coverage is similar to areas to the west. This is due to the larger buildings constructed in the 1980s and 1990s. Such pattern is also visible in Figure 15, Building Footprint Size map.

The histogram in Figure 17 shows that the most common site coverage in Manningham is around 30%. A spike around 0% are largely due to the substantial lot sizes in LDRZ and RCZ areas.

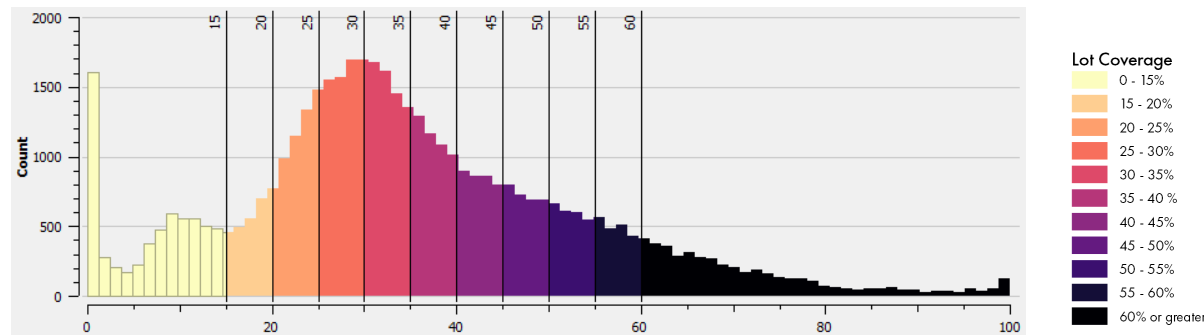
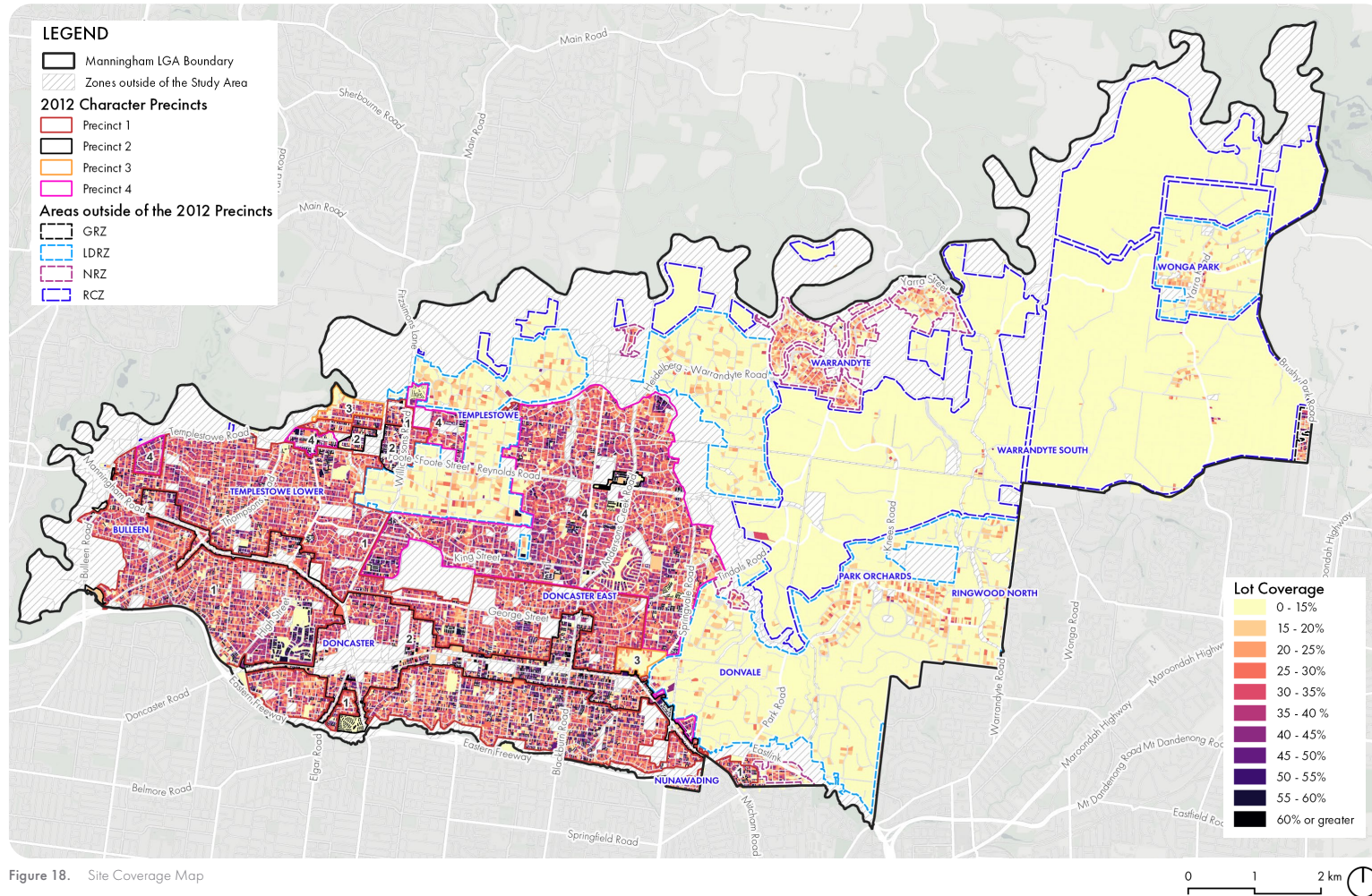


Figure 17. Site Coverage Histogram



4.12 Front Setback

Figure 20 maps front setbacks across Manningham. Front setback is measured as the distance between the front property boundary and the front of a dwelling. This data has been averaged across street blocks, to better understand patterns within streetscapes.

Front street setback makes an important contribution to the sense of spaciousness and presence of vegetation within a streetscape. Large front setbacks provide a spacious quality to the street, as well as space for canopy tree planting.

Based on Figure 20 and the histogram in Figure 19, the most common front setbacks in Manningham are 7-8m, which is typical of development between the 1950s and 1970s. There are a small number of recent subdivisions with smaller setbacks, such as Tullamore in Doncaster.

Properties within the LDRZ and RCZ areas generally have substantial setbacks. This results in dwellings either not visible from the street or partially visible behind vegetation.

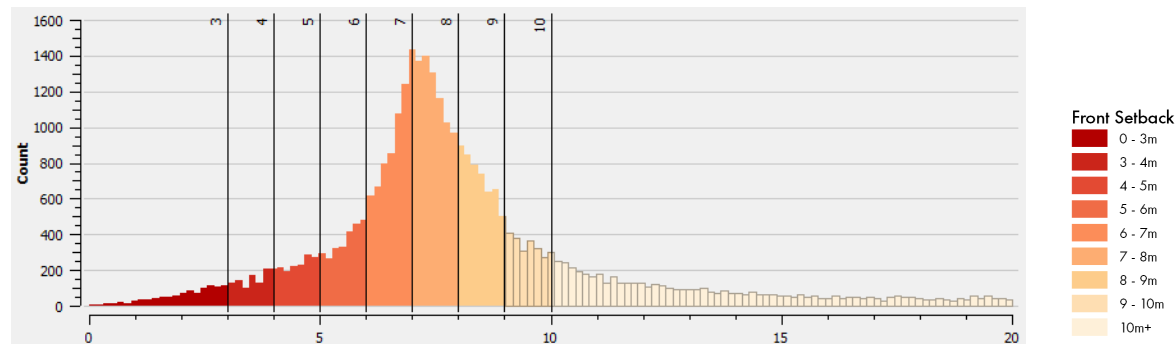
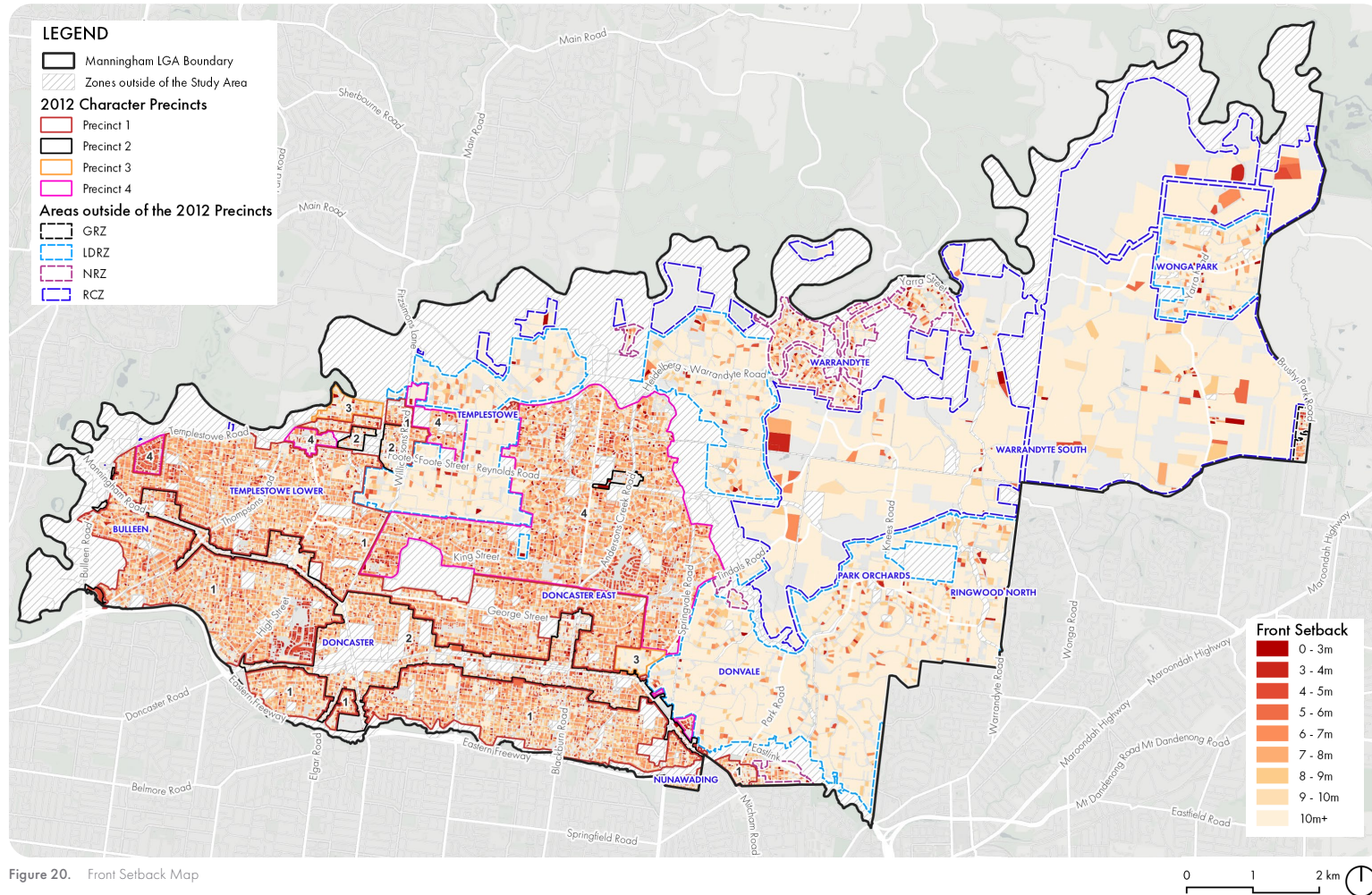


Figure 19. Front Setback Histogram



4.13 Side Setbacks

Figure 22 maps the combined side setbacks of a property in Manningham. Side setbacks of a building contributes to the overall built form rhythm from the street. Larger side setbacks enable bigger building separations, and thus tend to provide a more spacious feel to the neighbourhood, while narrow setbacks give a more compact feel.

The mapping and histogram in Figure 21 reveals that a lot of properties have 0m side setbacks, presumably driven by infill and townhouse developments and garage/carports sited on the side boundaries. Outside of that, the most common side setbacks in Manningham

are ranging from 2m to 4m, typically in the arrangement of 1m on each side, or 3m on one side and 1m on the other. Areas with curvilinear streets and cul-de-sacs, such as Doncaster East have larger side setbacks. Properties in Bulleen, Templestowe Lower, Doncaster road corridor have narrower side setbacks, showing a corresponding pattern to their construction year.

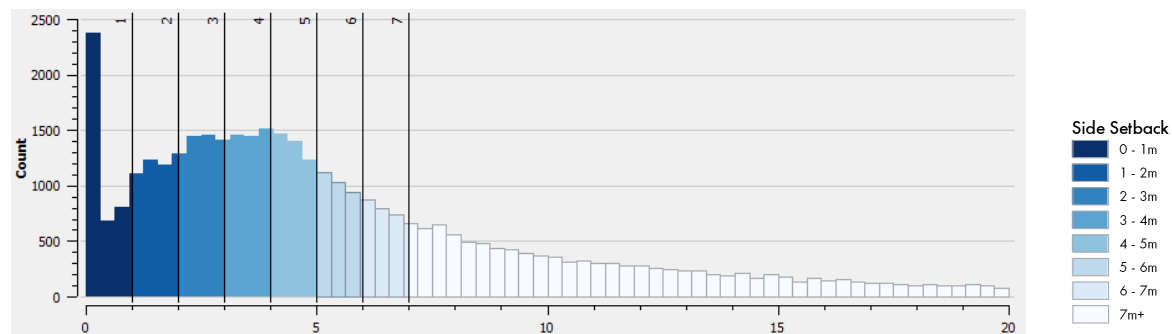


Figure 21. Side Setbacks Histogram

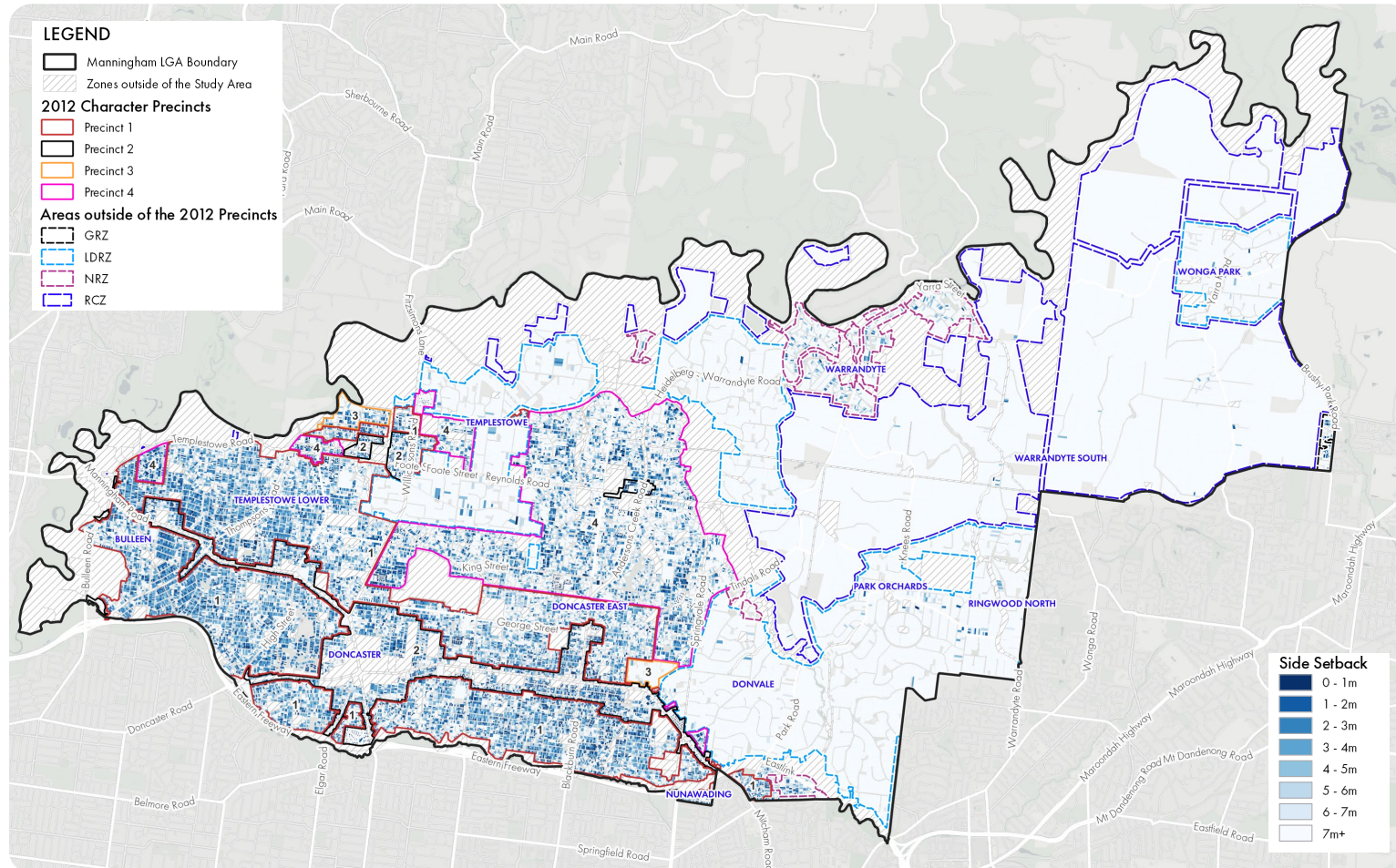


Figure 22. Side Setbacks Map

4.14 Building Height

Figure 24 maps building height across Manningham. The height ranges have been adjusted so that they approximate of the number of storeys for each dwelling.

The mapping and histogram in Figure 23 shows that the majority of buildings in the municipality are under 5.5m in height, particularly spikes around 4m. This is reflective of the high proportion of 1950s-1970s dwellings across Manningham, which are typically single storey.

The mapping and histogram also show that there is also a strong presence of dwellings between 5.5m and 9.0m in height, which represents double-storey

dwellings. Many of these dwellings are located within Precinct 4 and dispersed across Precincts 1-3 through the replacement of original dwellings.

Higher scale development of 12.0m or greater is focused along the major roads including Doncaster Road.

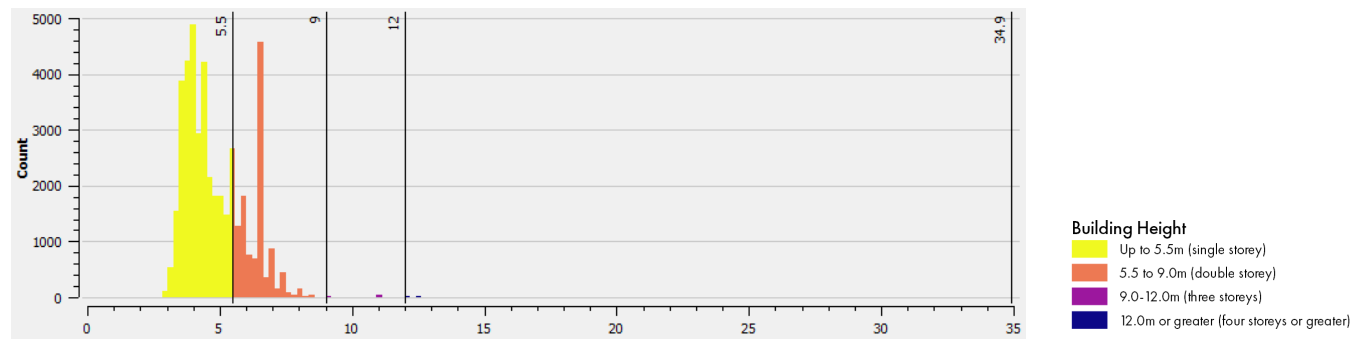


Figure 23. Building Height Histogram

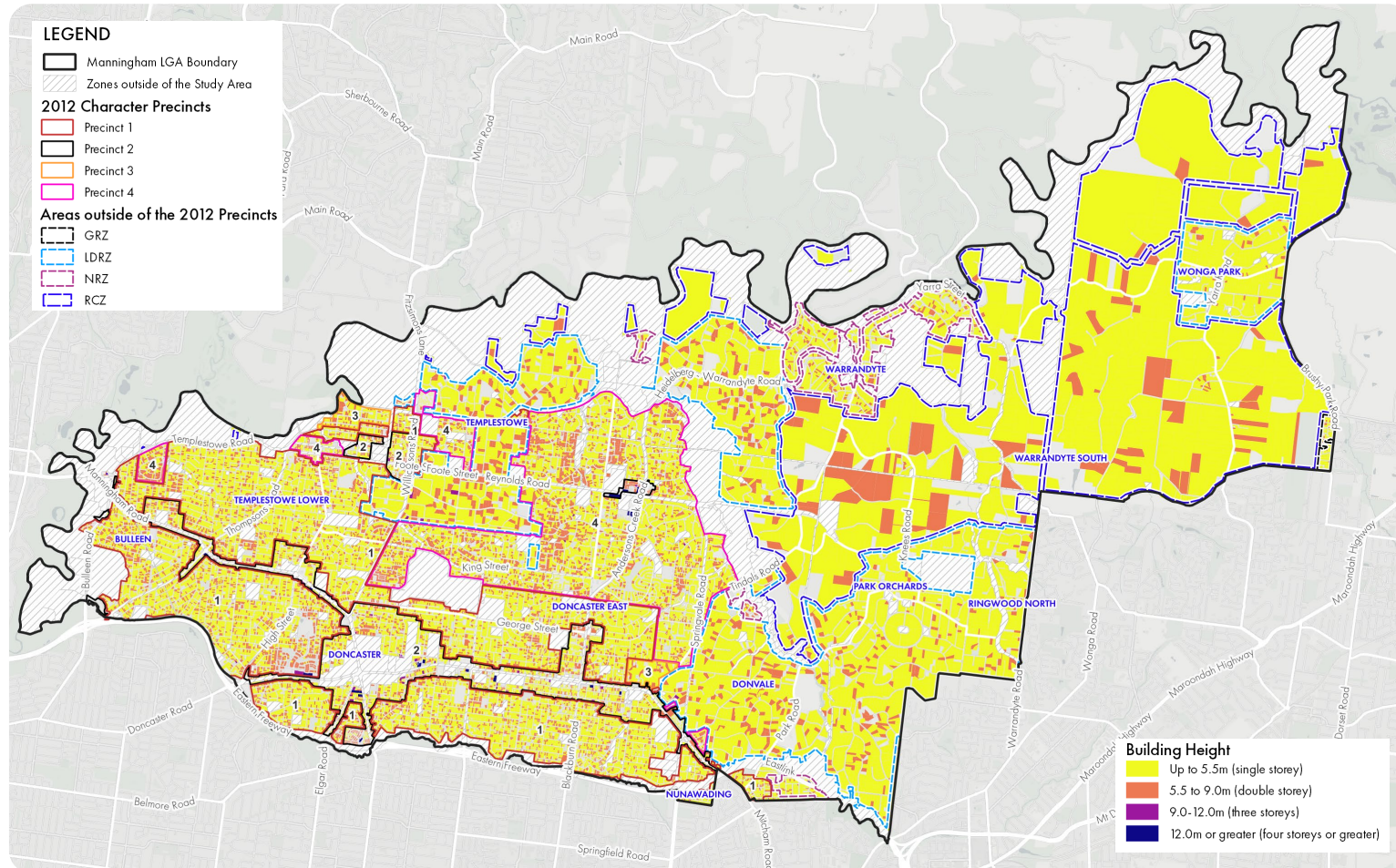


Figure 24. Building Height Map

4.15 Building Materials

Figure 26 maps building materials across Manningham, while Figure 25 pie chart visualises the percentage of each building material within the Study Area.

The mapping and chart below show that almost 90% of the dwellings in Manningham are constructed with brick materials or brick-related treatments. This is followed by concrete based materials at 6.5%.

Weatherboard is more common in the eastern/Green Wedge part of Manningham.

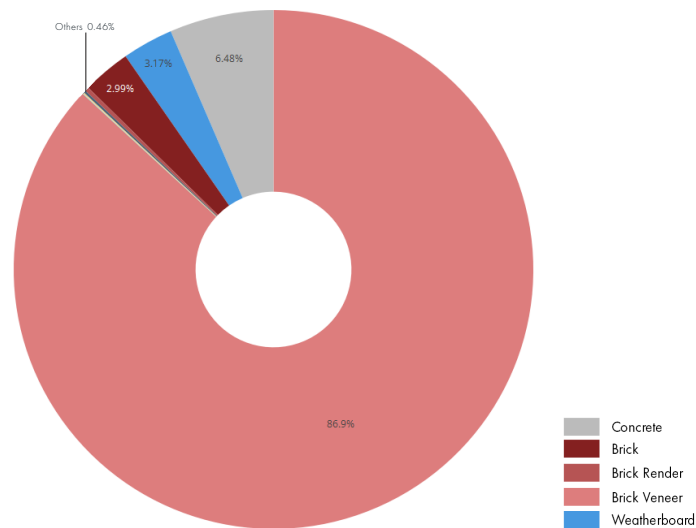
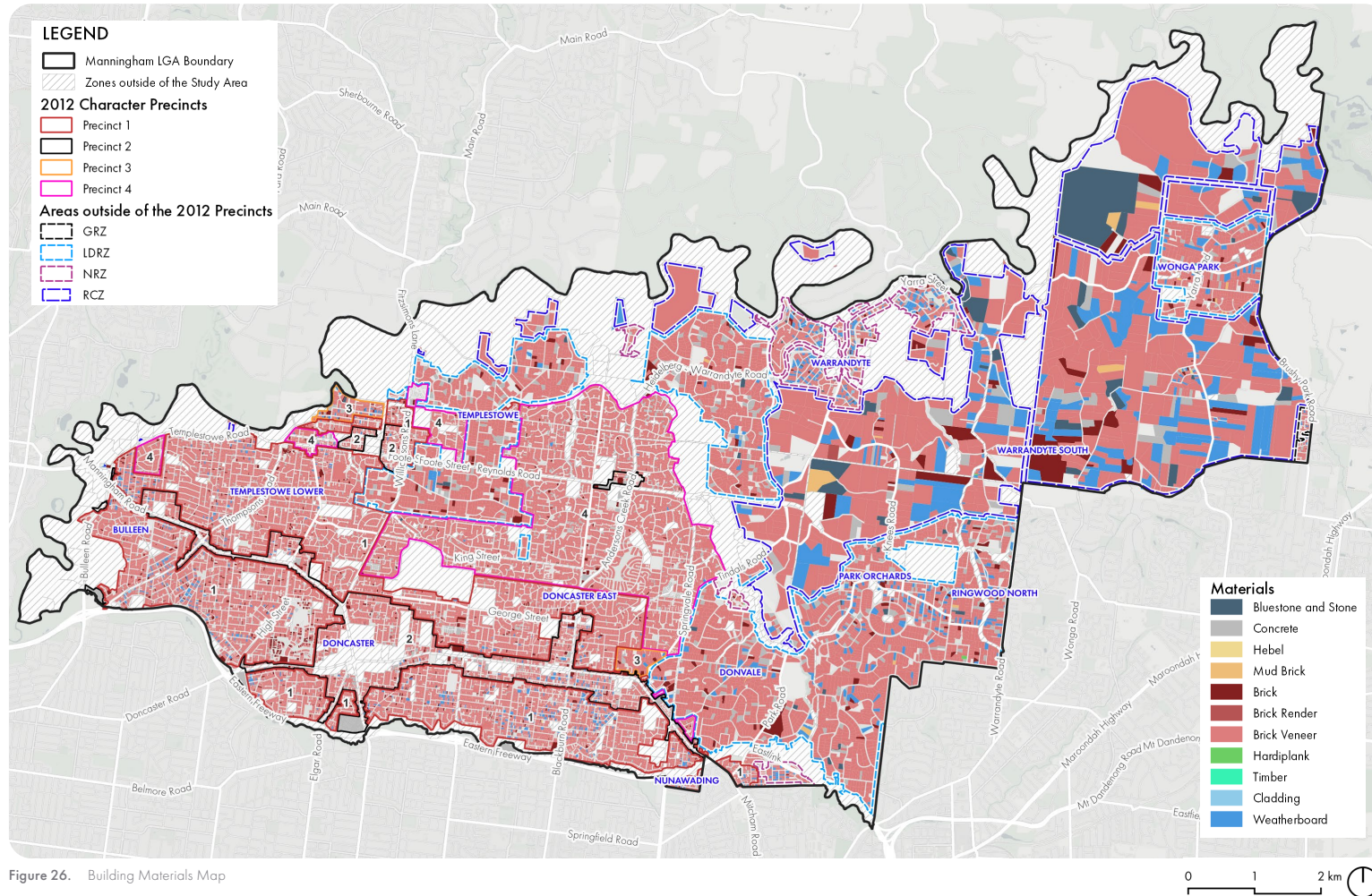


Figure 25. Building Materials Chart



4.16 Dwelling Type

Figure 28 maps dwelling types across Manningham, while Figure 27 pie chart visualises the percentage of each dwelling type within the Study Area.

The mapping and chart below shows that the majority of dwellings are classified as detached at approximately 68%, which is followed by townhouse/villa/strata unit at 24%, Retirement / Age Care / Special Care at 2.2%, and semi-detached dwellings at 2%.

The mapping reveals a concentration of townhouse/villa/strata units in Doncaster East and within Templestowe Lower at the western end of Reynolds Road.

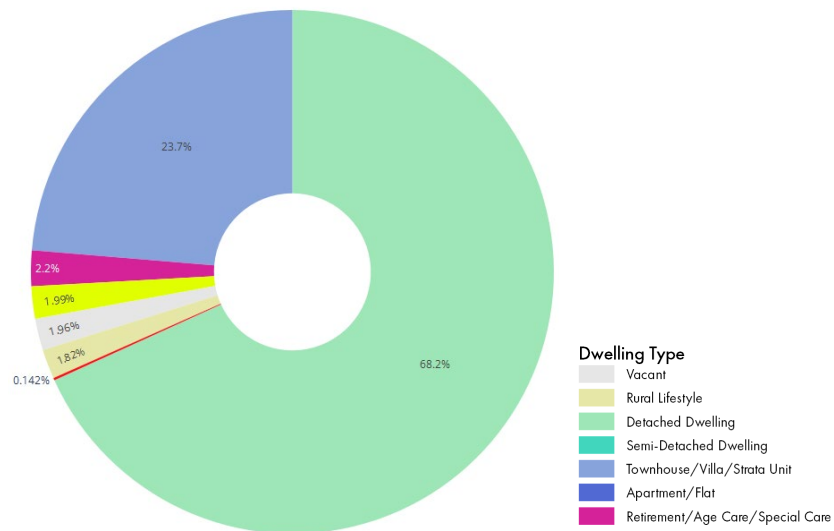
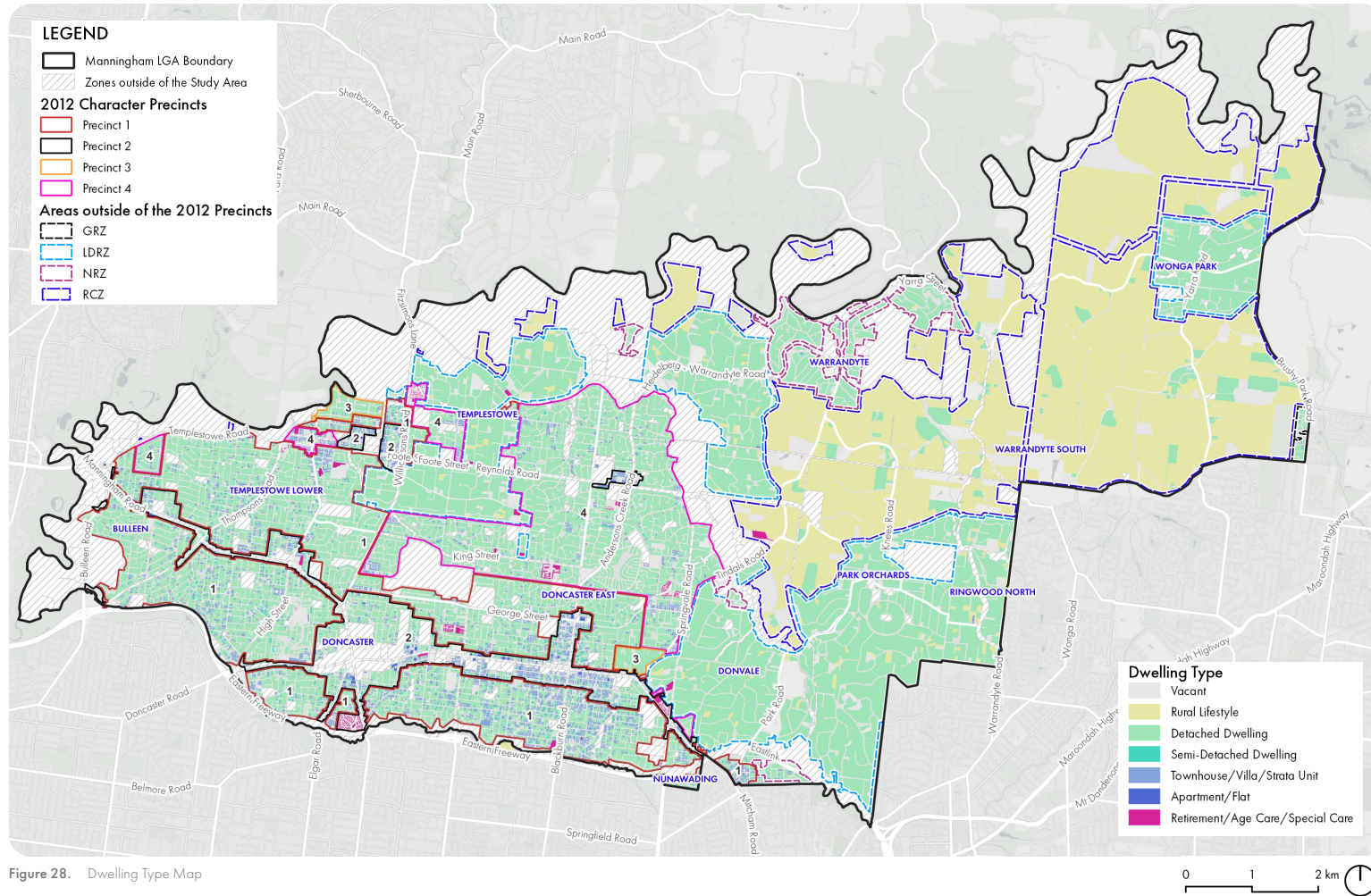


Figure 27. Dwelling Type Chart



4.17 Dwelling Permits since 2012

Figure 30 maps dwelling permits since 2012. Permits are classified according to the number of dwellings.

2012 was selected as the start date for this analysis as it reveals locations that are likely to have changed since the 2012 Neighbourhood Character Assessment was prepared.

Figure 30 shows a significant amount of single dwelling development in the western sections of Manningham.

Developments of 6 dwellings or greater are typically located along the major road corridors where the RGZ supports this type of development.

There is strong presence of planning permits for single dwellings across the municipality. This is largely due to the replacement of modest post-war dwellings with larger contemporary dwellings. Planning permits were required when lots were under 300 sqm, or when lots had applicable overlays, or there were associated vegetations requiring removal.

Scatter chart in Figure 29 shows an intensification of permits with higher dwellings between 2016 and 2020, before slowing down from 2020 onwards, presumably due to various impacts caused by COVID-19 pandemic.

Data for 2023 terminates at the end of end of September 2023, when this report was being prepared, it is not representative for the full calendar year.

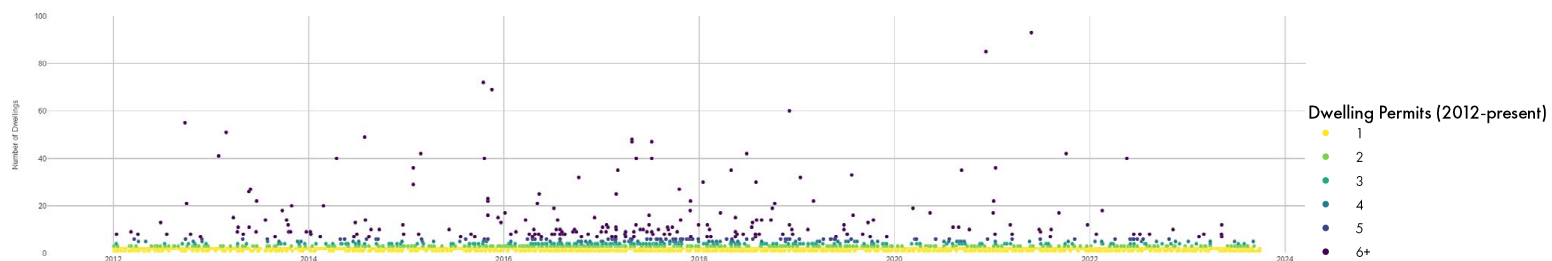


Figure 29. Scatter Chart showing Dwelling Permits since 2012

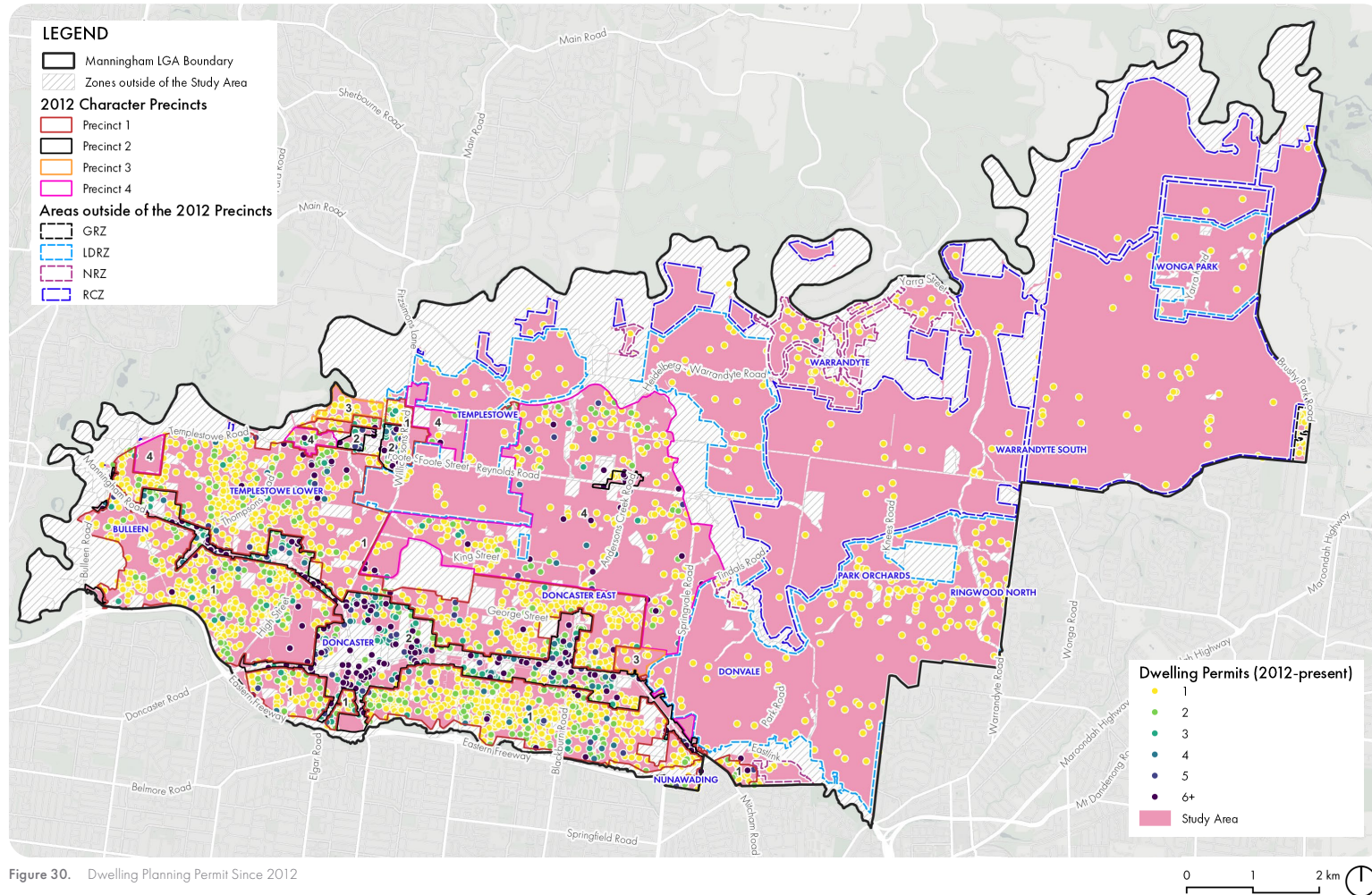


Figure 30. Dwelling Planning Permit Since 2012

4.18 Dwellings constructed since 2012

Figure 32 maps where dwellings have been constructed since 2012.

2012 was selected as the start date for this analysis to reveal changes since the 2012 Neighbourhood Character Assessment.

This differs slightly to the permits activity mapped in Figure 29 as it reveals development that has been carried through to construction.

The mapping shows substantial development in the western parts of Manningham, particularly in Templestowe Lower, Doncaster and Doncaster East.

Figure 31 histogram below shows that construction activities were stable for the first 3 years since 2012, before steadily increasing from 2014 through to 2020. Compared to just over 500 dwellings in 2012, the number of constructions has doubled by 2018.

However, construction has drastically slowed down since 2020, presumably due to various impacts caused by COVID-19 pandemic.

Data for 2023 terminates at the end of the financial year (end of June 2023) when this report was being prepared and is not representative of the full calendar year.

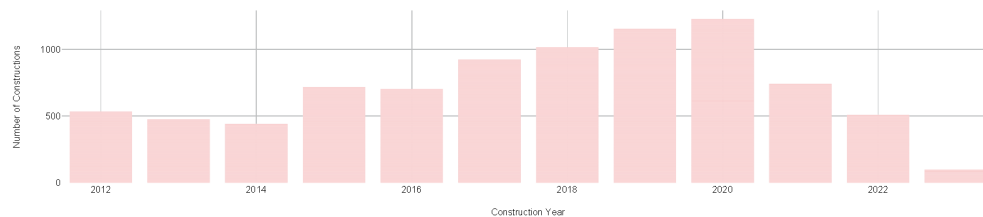
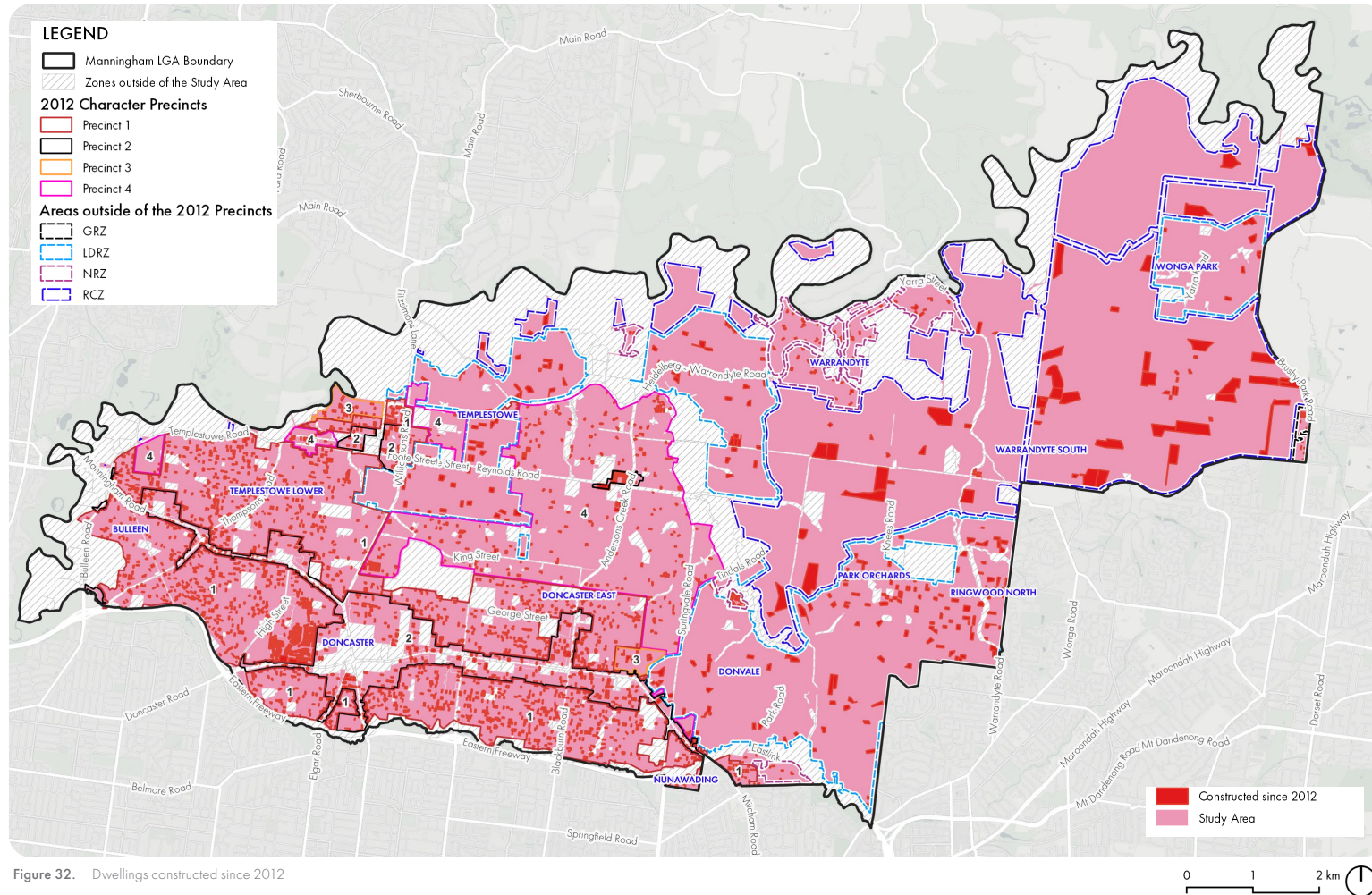


Figure 31. Histogram showing Dwellings constructed since 2012



4.19 VCAT decisions since 2017

Data for 2023 terminates at the end of September 2023, when this report was being prepared, and it is not representative for the full calendar year.

Figure 34 maps VCAT decisions since 2017. Cases have been mapped according to their result.

2017 was selected for the VCAT analysis due to the lack of decisions between 2012-2017 and the changes in planning policy direction in the intervening time. It was determined that decisions from 2017 would be more reflective of current planning practice.

The mapping shows that cases are spread across Manningham however there is a concentration along major roads within the RGZ and the GRZ2 areas (Precinct 2) in Templestowe Lower.

The scatter chart in Figure 33 shows there was only a handful of VCAT cases all with affirmed decisions, before spiking up from 2016 onwards.

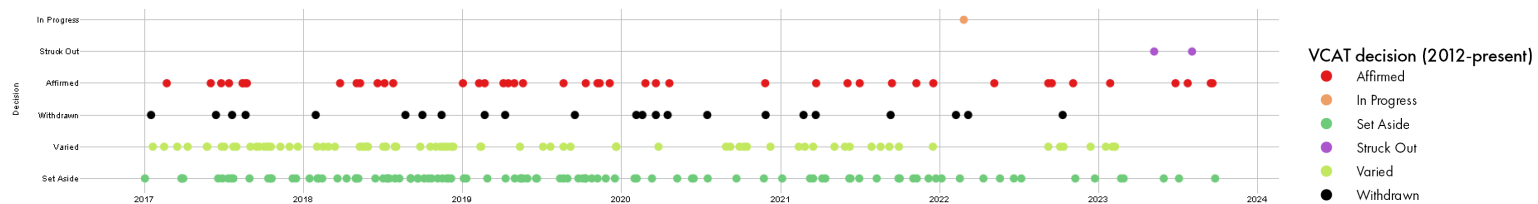
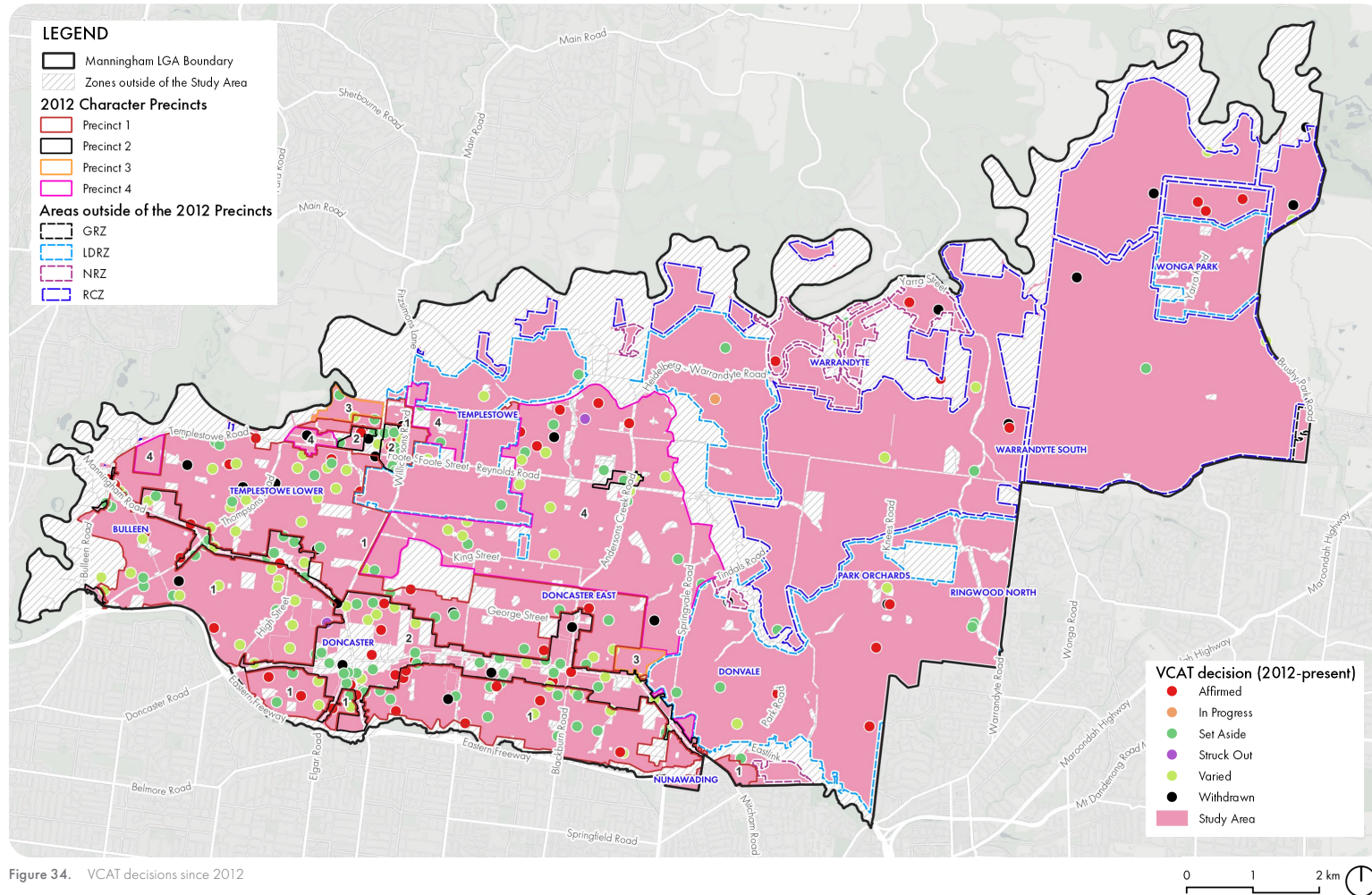


Figure 33. Scatter Chart showing VCAT decisions since 2017



5

Neighbourhood Character Areas

5 Neighbourhood Character Areas

5.1 Overview

The following section outlines the neighbourhood character areas for Manningham. The areas have been identified following the completion of desktop analysis and targeted site surveys.

The nine neighbourhood character areas are:

- Garden Court 1 (GC1)
- Garden Court 2 (GC2)
- Garden Suburban (GS)
- Infill/Contemporary (IC)
- Remnant Bush Low Density (RLD)
- Exotic Bush Low Density (ELD)
- Templestowe Low Density (TLD)
- Warrandyte Bush Garden (WBG)
- Rural Lifestyle (RL)

The neighbourhood character areas are identified in Figure 32. These areas are established based on their character attributes, and do not follow administrative boundaries. Therefore, character areas are distributed across Manningham where such attributes are present, and they may not be spatially contiguous.

Figure 33 identifies key changes to neighbourhood character areas compared to those that were initially established in 2012.

Neighbourhood Character Precinct Profiles

Precinct profiles for each neighbourhood character area are set out from Section 5.2 of this report. Precinct profiles comprise an existing character description, attribute table, photos, key map and preliminary threats to character for all neighbourhood character areas.



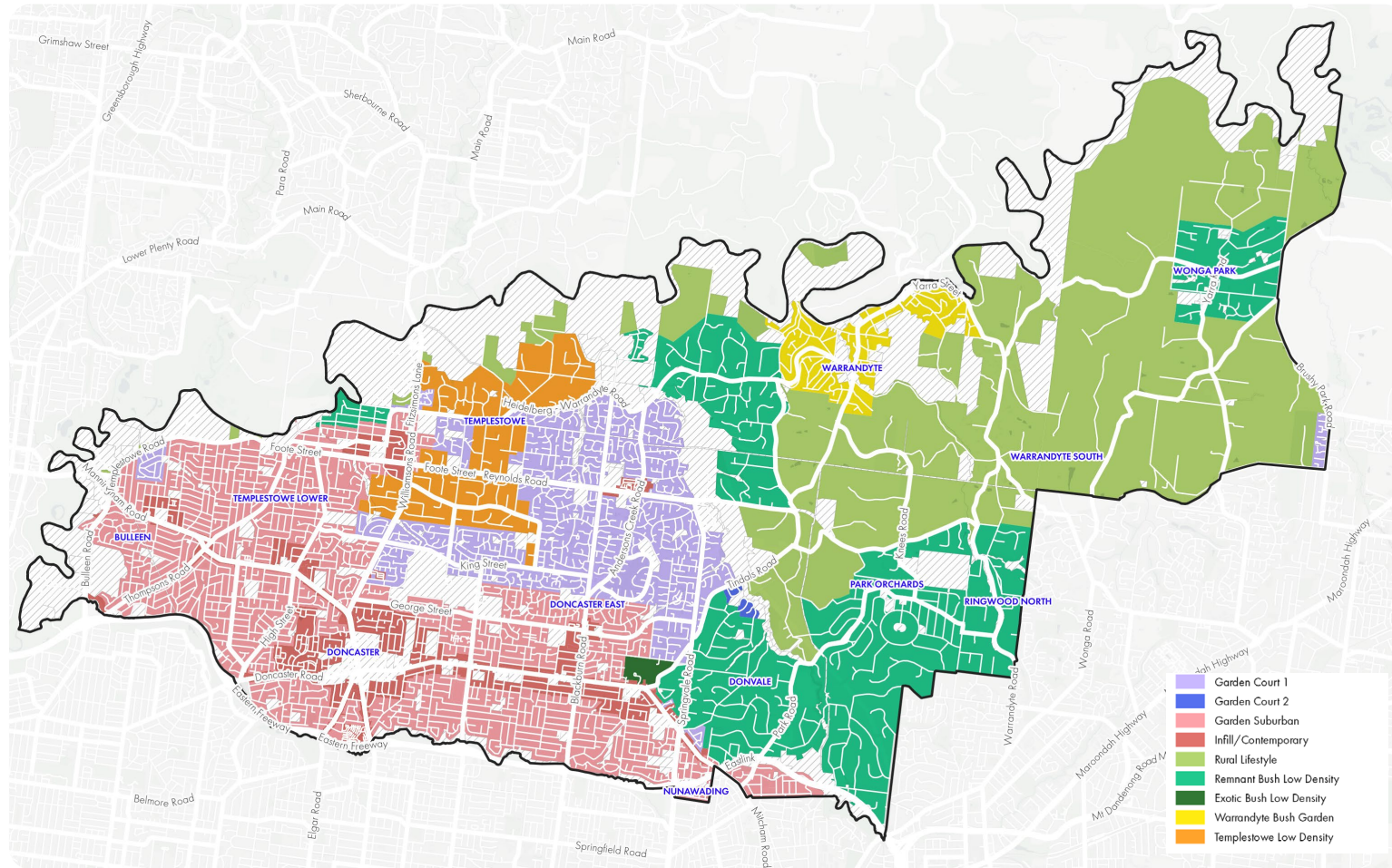


Figure 35. Manningham's Revised Neighbourhood Character Areas

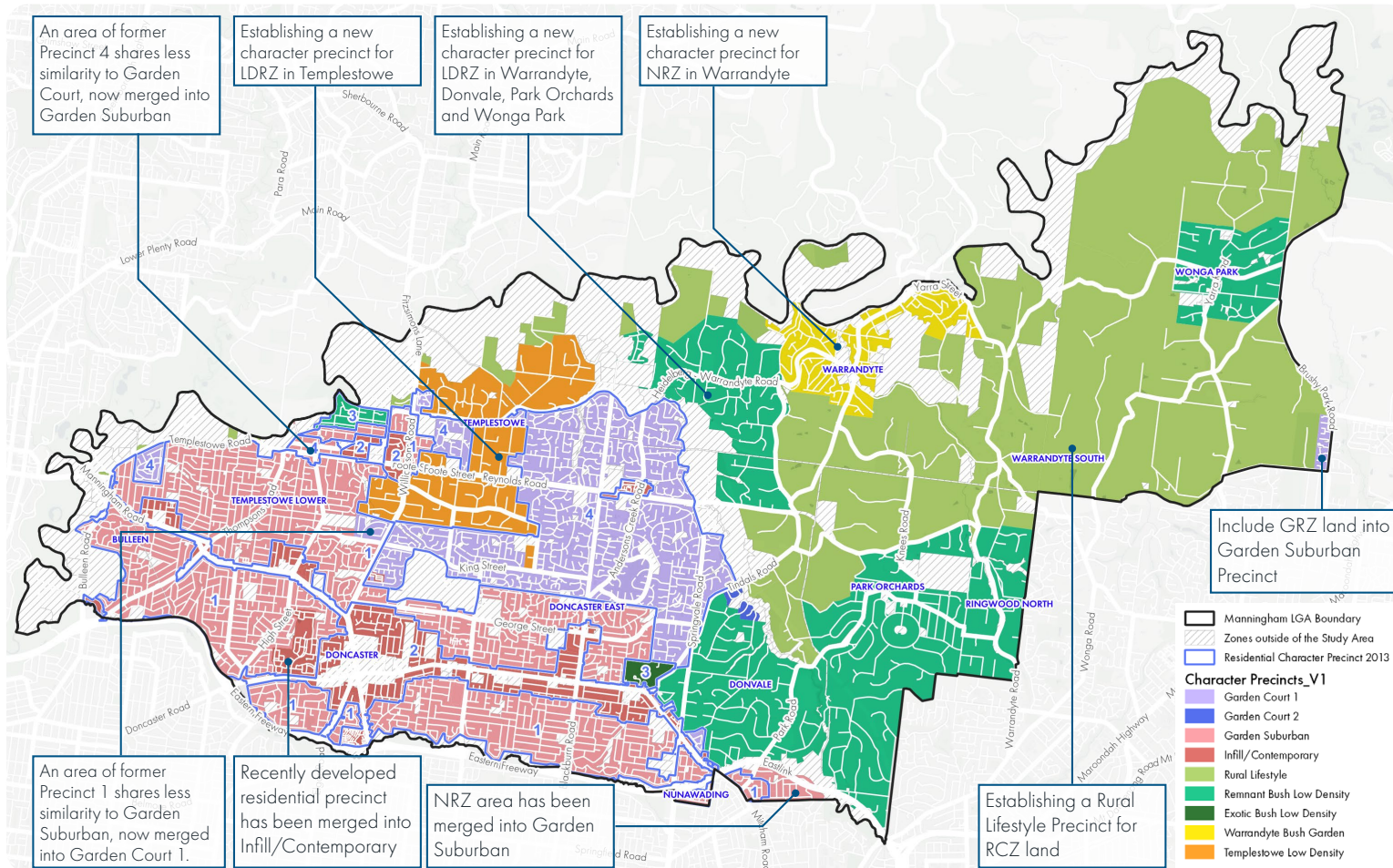


Figure 36. Changes to Neighbourhood Character Areas since 2012

5.2 Garden Court 1

Existing Character Description

Garden Court 1 areas are defined by low scale dwellings set on spacious lots with abundant vegetation, along curvilinear streets and cul-de-sacs. Irregular lots and inconsistent siting of dwellings on winding streets and cul-de-sacs contribute to an open streetscape and garden setting.

Architectural styles consist predominantly of modern and contemporary era development, with a distinct brick base and concrete, render and other materials emerging in contemporary developments. Roof forms are a mix of hipped and pitched, constructed of tile or steel. Flat roofs are common in contemporary developments.

Dwellings are set on irregularly shaped lots that are a result of the curvilinear road network, leading to inconsistent dwelling siting. The shape of lots often means dwellings are angled towards the street or a boundary, with a small setback at one corner of the dwelling, and larger setbacks elsewhere. This provides a sense of openness and contributes to a diverse streetscape.

Formally manicured front gardens feature an abundance of exotic and native species. Little remnant vegetation remains in this area. Nature strips are wide and feature a mix of native and exotic canopy street trees planted in a formal, regular pattern.

Streets are arranged in a cul de sac or curvilinear arrangement and are formal, sealed with kerb and channel, with footpaths predominantly on one side of the road.



Double-storey brick dwelling - Doncaster East.



Double storey brick dwelling on corner lot - Templestowe.



Brick dwelling with formal front garden - Templestowe.



Contemporary three storey townhouse dwelling with rendered finish - Templestowe.

Garden Court 1 Benchmark Images

Location

Garden Court 1 areas are found predominantly in Doncaster East, with isolated examples occurring in Templestowe Lower and Wonga Park (south).

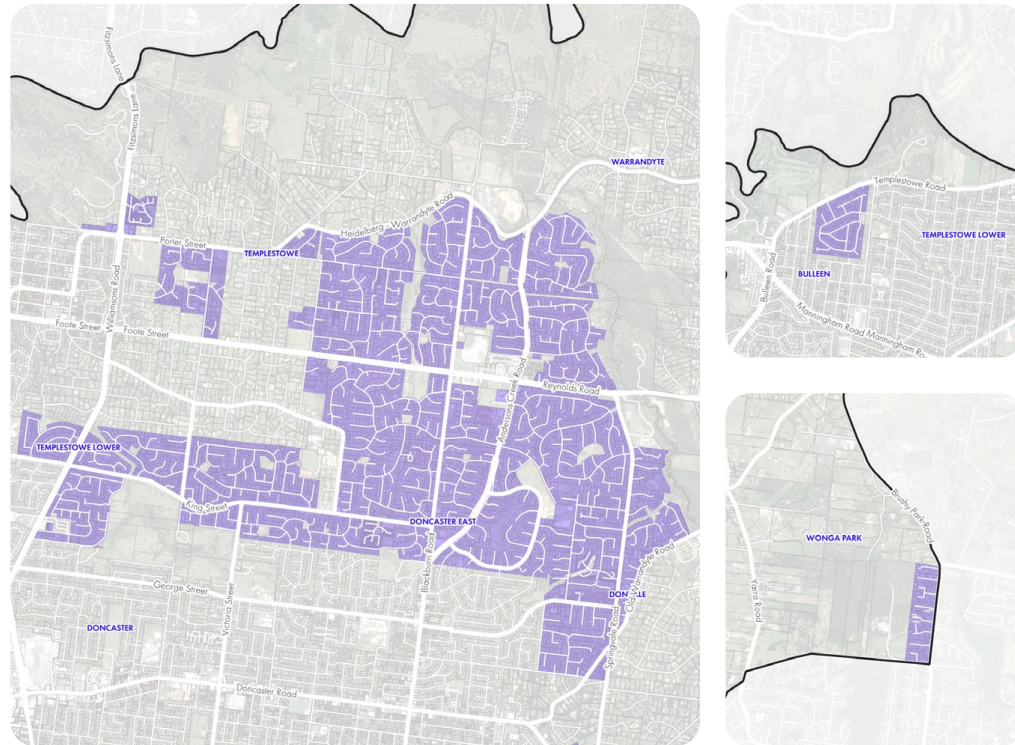


Figure 37. Garden Court 1 Location Map

Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none"> Dominant base of modern dwellings (1970s onward) Emerging contemporary infill
Building Materials	<ul style="list-style-type: none"> Predominantly brick, occasional weatherboard Concrete/render in newer builds
Building Heights	<ul style="list-style-type: none"> Mix of single and double storey
Building Forms	<ul style="list-style-type: none"> Predominantly detached single dwelling Occasional detached and semi-detached infill development
Roof Forms	<ul style="list-style-type: none"> Hipped and pitched roofs
Roof Materials	<ul style="list-style-type: none"> Predominantly tile roofs Steel in contemporary developments
Front Fencing	<ul style="list-style-type: none"> Mix of no fencing and low brick or timber front fences
Setbacks and Siting	
Lot Sizes	<ul style="list-style-type: none"> 700sqm – 900sqm
Site Coverage	<ul style="list-style-type: none"> 25% to 35%
Front Setbacks	<ul style="list-style-type: none"> 9m+
Side Setbacks	<ul style="list-style-type: none"> 1m to 4m
Siting	<ul style="list-style-type: none"> Inconsistent siting along winding streets and cul-de-sacs Consistent siting on straight streets
Parking Structures	<ul style="list-style-type: none"> Garages generally in line to dwelling

Character Element	Description
Landscape	
Front Gardens	<ul style="list-style-type: none"> Abundance of exotic and native species and formally manicured front gardens, with some areas including native species Minimal original tree cover retained
Nature Strips	<ul style="list-style-type: none"> A mix of native and exotic canopy street tree planting in a formal, regular pattern Wide nature strips with some front gardens extending out towards the streets
Views and Topography	
Topography	<ul style="list-style-type: none"> Undulating terrain with moderate to steep slopes
Views	<ul style="list-style-type: none"> Occasional medium to long distance views towards vegetated areas along the Mullum Mullum Creek and beyond
Streets	
Road Layout	<ul style="list-style-type: none"> Curvilinear pattern with courts
Road Surface	<ul style="list-style-type: none"> Sealed
Footpaths	<ul style="list-style-type: none"> Footpaths predominantly on both sides of the road, with some areas on one side
Drainage	<ul style="list-style-type: none"> Kerb and channel

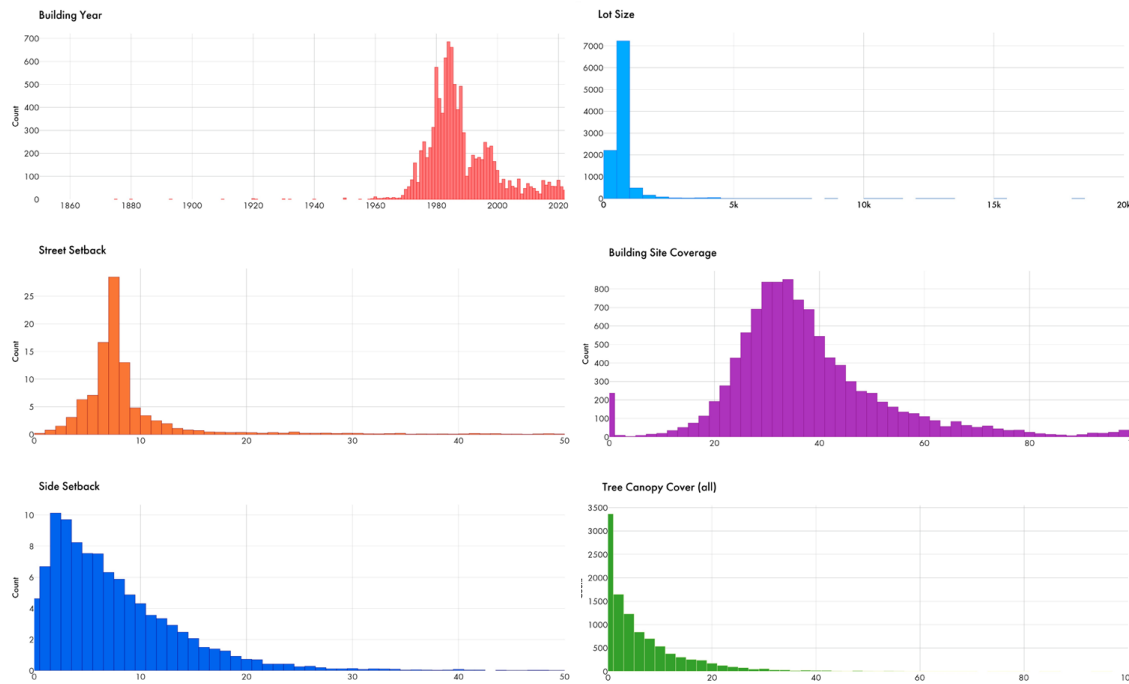


Figure 38. Garden Court 1 Key Attributes Histograms

Key Threats to Character

The following are considered to be key threats to the existing character of Garden Court 1 areas:

- Significant loss of existing vegetation in front gardens, as well as around the perimeter of dwellings.
- Subdivision of existing lots, where development outcome results in high levels of site coverage.
- Boundary to boundary development resulting in a loss of the varied siting of existing dwellings, which is a key attribute of this area.
- Insufficient side setbacks being provided, which reduce the sense of openness and opportunities for landscaping.
- Construction of high, solid front fences that block views of dwellings and gardens from the street.

5.3 Garden Court 2

Existing Character Description

Garden Court 2 areas are defined by larger scale dwellings set on spacious lots with established native gardens, along a curvilinear street network which contributes to a contemporary garden setting. Proximity to the Mullum Mullum Creek has heavily influenced the landscape character of this area. Front gardens are recently established, and feature informal native planting.

Contemporary era development defines this character area, with a mix of concrete, render, steel and other contemporary materials commonly used. The selection of materials and natural colours compliment the creek environs. Roof forms are a flat or skillion/pitched, and constructed of steel.

Dwellings are set on irregularly shaped lots leading to inconsistent dwelling siting, angled towards the street or a boundary, with a small setback at one corner of the dwelling, and larger setbacks elsewhere. This provides a sense of openness and contributes to a diverse streetscape.

Nature strips are wide and generally feature native canopy trees paired with tussock grasses. Remnant vegetation, boulder and log features are scattered throughout the public realm.

Streets curvilinear in their arrangement and are formal, sealed with rollover kerb, with footpaths predominantly on one side of the road.



Contemporary double-storey flat roof dwelling with native garden - Donvale.



Informal native and indigenous planting, with remnant vegetation - Donvale.



Contemporary dwelling with perforated facade finish - Donvale.



Contemporary dwelling with skillion roof - Donvale.

Garden Court 2 Benchmark Images

Location

The Garden Court 2 area comprises of residential land (part of the Mathews subdivision) abutting the Mullum Mullum Creek along Illawong Drive, Mopoke Lane, Manna Bank View, Berrima Road and Bursaria Rise in Donvale.

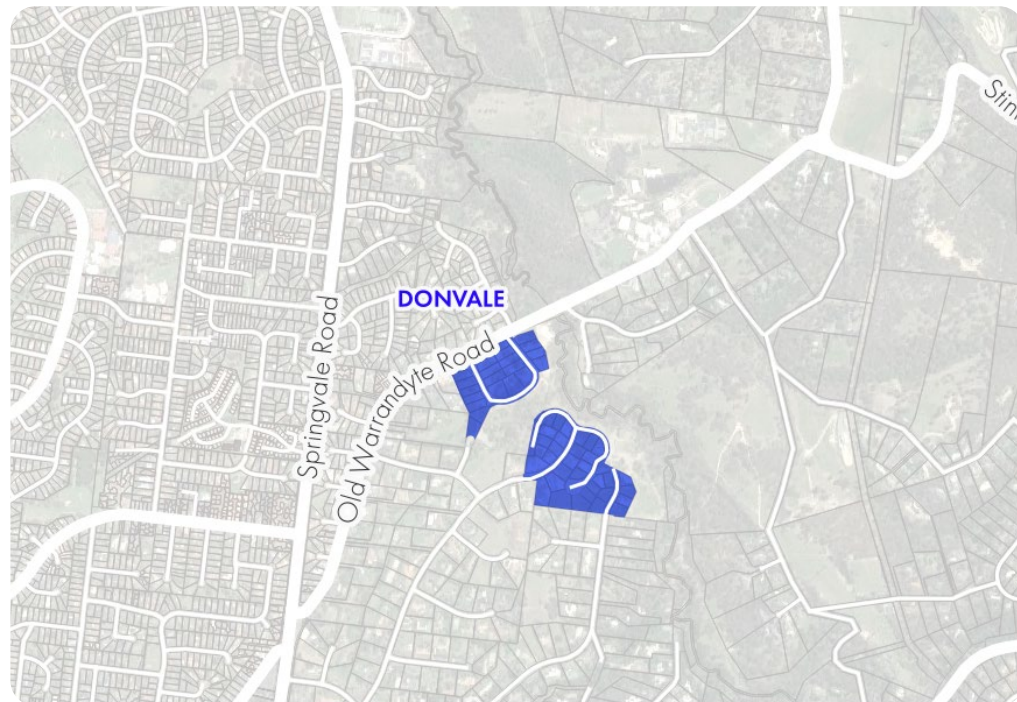


Figure 39. Garden Court 2 Location Map

Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none"> Contemporary dwellings (recent development in the last 5-6 years)
Building Materials	<ul style="list-style-type: none"> Concrete/render, steel and other contemporary materials
Building Heights	<ul style="list-style-type: none"> Mix of single and double storey
Building Forms	<ul style="list-style-type: none"> Detached single dwellings
Roof Forms	<ul style="list-style-type: none"> Flat, skillion or pitched roofs
Roof Materials	<ul style="list-style-type: none"> Predominantly steel roofs
Front Fencing	<ul style="list-style-type: none"> No front fencing
Setbacks and Siting	
Lot Sizes	<ul style="list-style-type: none"> 1000sqm+
Site Coverage	<ul style="list-style-type: none"> 15% to 35%
Front Setbacks	<ul style="list-style-type: none"> 9m+
Side Setbacks	<ul style="list-style-type: none"> 4m+
Siting	<ul style="list-style-type: none"> Inconsistent siting along winding streets
Parking Structures	<ul style="list-style-type: none"> Garages generally in line with the dwelling, occasionally set back from the dwelling

Character Element	Description
Landscape	
Front Gardens	<ul style="list-style-type: none"> Recently developed, less formal front gardens with a mixture of native species and curvilinear edging
Nature Strips	<ul style="list-style-type: none"> Generously wide nature strips with native tree planting paired with tussock grasses Remnant vegetation retained Boulder and log features scattered throughout
Views and Topography	
Topography	<ul style="list-style-type: none"> Undulating terrain with moderate to steep slopes down towards the Mullum Mullum Creek
Views	<ul style="list-style-type: none"> Vegetated and bushy outlook towards the Mullum Mullum Creek parklands
Streets	
Road Layout	<ul style="list-style-type: none"> Curvilinear pattern with courts
Road Surface	<ul style="list-style-type: none"> Sealed
Footpaths	<ul style="list-style-type: none"> Footpaths following a curvilinear pattern on one side of the road
Drainage	<ul style="list-style-type: none"> Rollover kerb

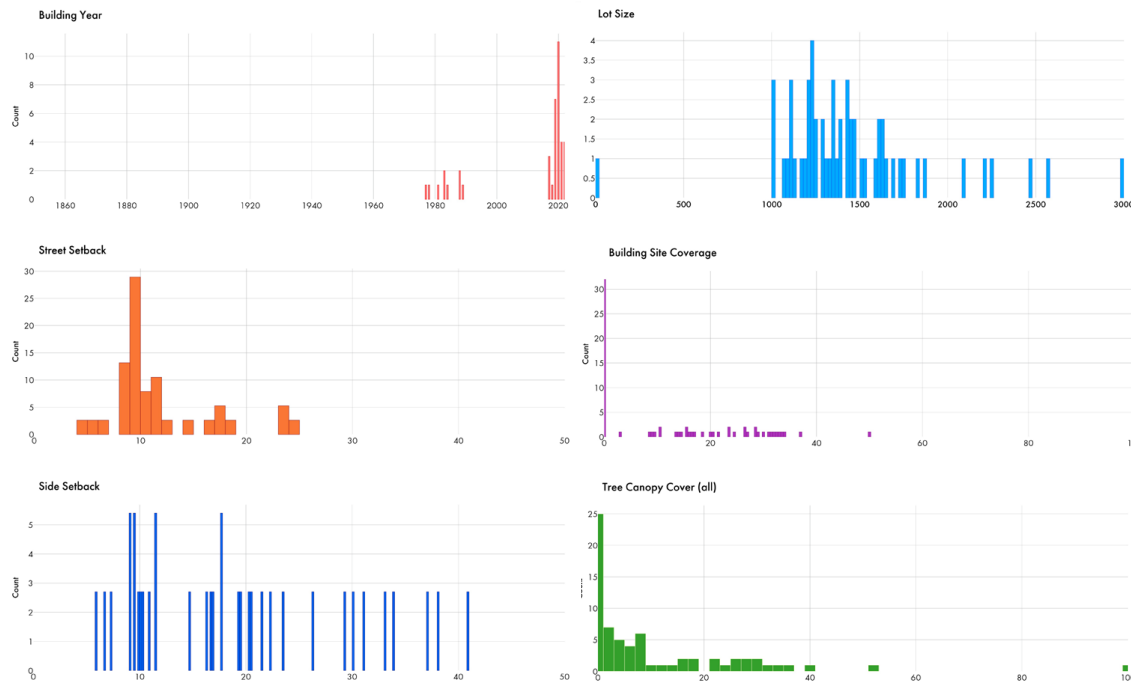


Figure 40. Garden Court 2 Key Attributes Histograms

Key Threats to Character

The following are considered to be key threats to the existing character of Garden Court 2 areas:

- Significant loss of existing vegetation in front gardens, as well as around the perimeter of dwellings.
- Boundary to boundary development resulting in a loss of the varied siting of existing dwellings, which is a key attribute of this area.
- Insufficient side setbacks being provided, which reduce the sense of openness and opportunities for landscaping.
- Construction of high, solid front fences that block views of dwellings and gardens from the street.

It is noted that as this character area has recently been developed and it is unlikely that new infill dwellings will be built here. Furthermore existing controls such as DDO11 specifies requirements for this area to maintain the environmental residential character and specifies lots to be at least 1,000 square metres.

5.4 Garden Suburban

Existing Character Description

Garden Suburban areas are defined by a base of architecturally diverse dwellings, sited on modest, well-vegetated lots on a traditional suburban grid street layout which feature footpaths on both sides and formal kerb and channel drainage. Dwellings are consistently sited and contribute to a uniform street rhythm.

Architectural styles are varied, accommodating a mix of post-war, modern and contemporary dwellings, which indicates an evolving character. Building materials are mixed, with example of brick, weatherboard, concrete/render, steel and glass. Roof forms are a mix of hipped, pitched and flat, constructed of tile or steel.

Dwellings are set on modest lots, with low to medium levels of vegetation planting that contribute to the area’s garden setting. Front setbacks are consistent, and often accommodate formal and established gardens with occasional canopy trees. Low or no front fencing further enhances views to gardens and vegetation from the street.

Front gardens are defined by a mix of medium to highly established and dense front gardens featuring native and exotic canopy planting. Nature strips feature consistent canopy tree planting, sometimes with alternating species in a formal arrangement.



Modern style dwelling with flat roof - Doncaster.



Contemporary dwelling with rendered finish - Doncaster.



Double-storey Post-war dwelling with lawned front garden - Doncaster.



Typical streetscape with regular street tree planting and low front fences - Bulleen.

Garden Suburban Benchmark Images

Location

The Garden Suburban area is primarily located in Bulleen, Templestowe, Templestowe Lower, Doncaster, Doncaster East and Nunawading.

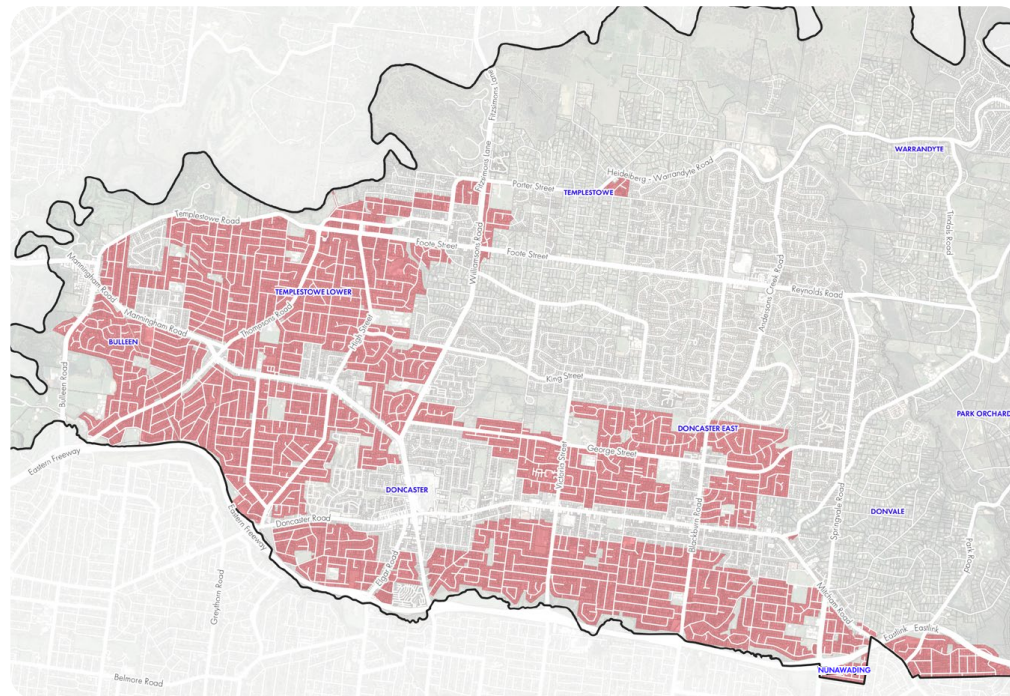


Figure 41. Garden Suburban Location Map

Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none"> Mix of post war, modern and contemporary era dwellings
Building Materials	<ul style="list-style-type: none"> Mix of brick, weatherboard, concrete/render and other contemporary materials
Building Heights	<ul style="list-style-type: none"> Mix of single and double storey
Building Forms	<ul style="list-style-type: none"> Predominantly detached single dwelling Emerging pattern of townhouses and unit style developments
Roof Forms	<ul style="list-style-type: none"> Mix of hipped, pitched and flat roofs
Roof Materials	<ul style="list-style-type: none"> Mix of tile and steel roof materials
Front Fencing	<ul style="list-style-type: none"> Mix of no fencing and low brick or timber front fences
Setbacks and Siting	
Lot Sizes	<ul style="list-style-type: none"> 300sqm – 800sqm
Site Coverage	<ul style="list-style-type: none"> 25% to 35%
Front Setbacks	<ul style="list-style-type: none"> 9m+
Side Setbacks	<ul style="list-style-type: none"> 0m to 4m
Siting	<ul style="list-style-type: none"> Generally consistent siting
Parking Structures	<ul style="list-style-type: none"> Garages generally in line to dwelling

Character Element	Description
Landscape	
Front Gardens	<ul style="list-style-type: none"> A varying mix of medium to highly established and dense front gardens, featuring a mix of native and exotic canopy planting Formal pruned and box hedge planting in some areas
Nature Strips	<ul style="list-style-type: none"> Low nature strips with traditional street trees, sometimes with alternating species in a formal arrangement
Views and Topography	
Topography	<ul style="list-style-type: none"> Varying terrain with moderate slopes, but streets generally retain gridded layout
Views	<ul style="list-style-type: none"> Short to medium distance views down local streets with occasional views across dwellings to surrounding vegetation and Yarra parklands to the north
Streets	
Road Layout	<ul style="list-style-type: none"> Predominantly traditional grid, with some curvilinear roads and courts
Road Surface	<ul style="list-style-type: none"> Sealed
Footpaths	<ul style="list-style-type: none"> Footpaths predominantly on both sides
Drainage	<ul style="list-style-type: none"> Kerb and channel

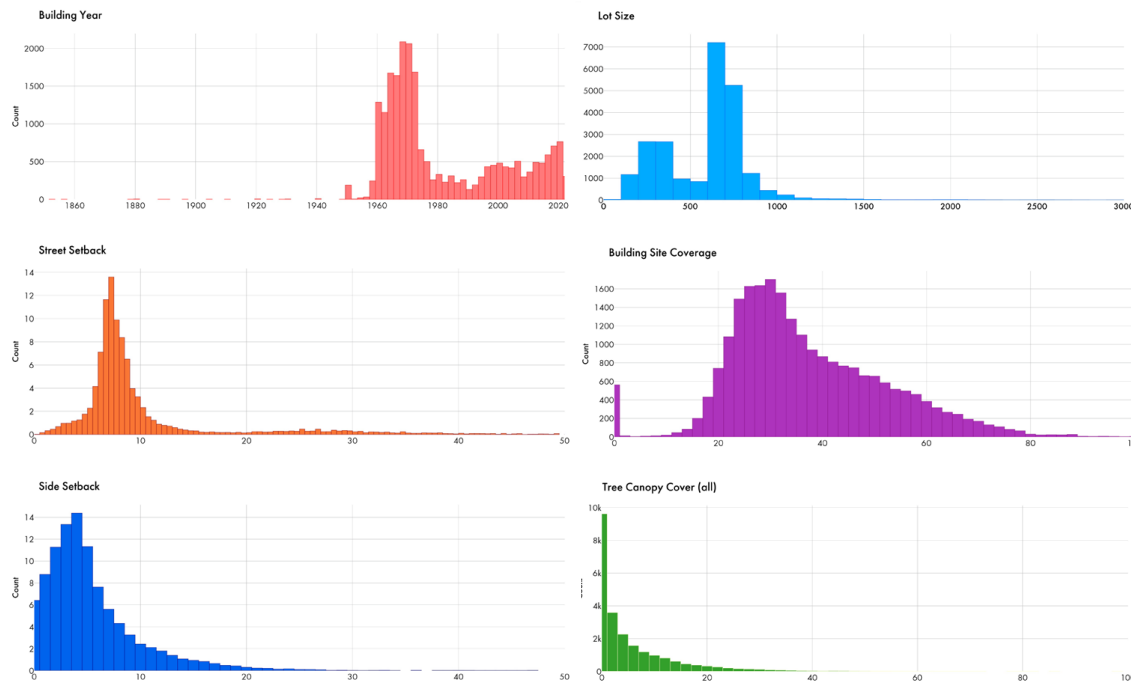


Figure 42. Garden Suburban Key Attributes Histograms

Key Threats to Character

The following are considered to be key threats to the existing character of Garden Suburban areas:

- Significant loss of existing vegetation in front gardens, as well as around the perimeter of dwellings.
- Insufficient side setbacks being provided, which reduce the sense of openness and opportunities for landscaping.
- Construction of high, solid front fences that block views of dwellings and gardens from the street.

5.5 Infill/Contemporary

Existing Character Description

Infill/Contemporary areas are defined by an emerging character of contemporary, larger scale dwellings and higher density typologies that contrast with the existing base of post war and modern detached dwellings.

Architectural styles are varied, accommodating a mix of post-war, modern and contemporary dwellings. Building materials are mixed, with examples of brick, weatherboard, concrete/render, steel and glass. Roof forms are a mix of hipped, pitched and flat, constructed of tile or steel. Original detached dwellings are typically two to three storeys in height, while contemporary apartment and townhouse developments are built to heights of between 3 storeys and 4+ storeys.

Detached dwellings are set on modest lots, with low to medium levels of vegetation planting that contribute to the area’s garden setting. Contemporary developments generally cover higher percentages of their respective lots. Front setbacks are consistent, with low or no front fencing providing views to gardens and vegetation from the street.

Front gardens are generally shallow in depth with a mix of native and exotic canopy trees, hedges and low shrub planting. Nature strips feature regular planting of small to medium exotic and native canopy trees.

Streets are aligned to a grid network, and feature footpaths on both sides and formal kerb and channel drainage.



Contemporary four-storey apartment building with interface planting - Doncaster East .



Contemporary double-storey dwellings with rendered finish - Doncaster.



Contemporary three-storey townhouse development - Doncaster.



Four storey apartment block with minimal front gardens - Doncaster.

Location

The Infill/Contemporary area is located along main roads and in immediately surrounding streets across Doncaster, Tullamore, Doncaster East, Donvale and Templestowe.

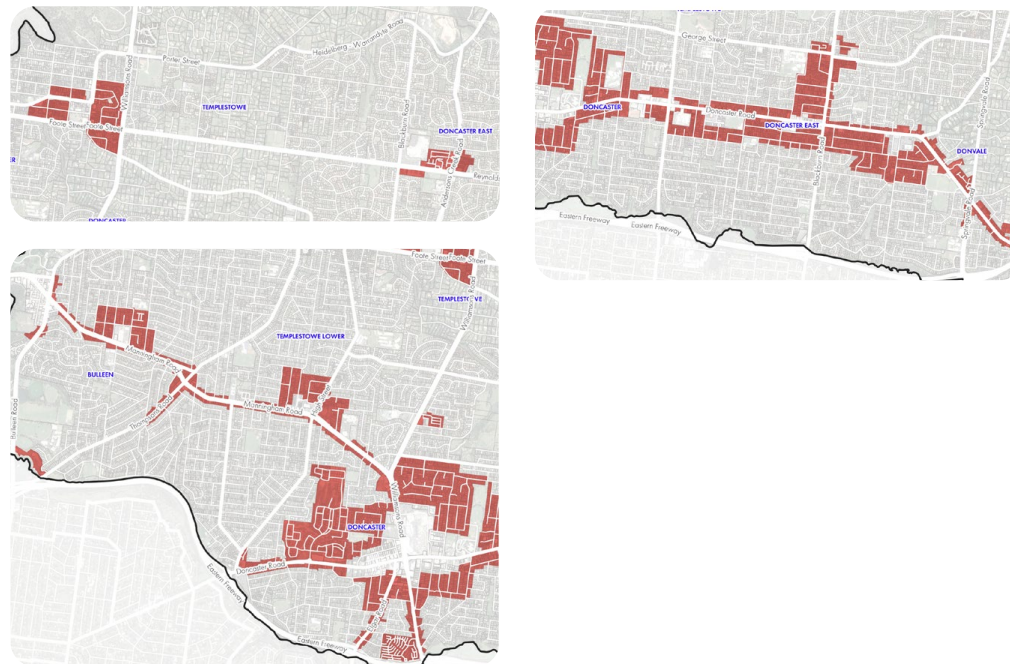


Figure 43. Infill/Contemporary Location Map

Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none"> Mix of post war and modern dwellings, with a significant presence of contemporary infill dwellings
Building Materials	<ul style="list-style-type: none"> Mix of brick, weatherboard in older dwellings Concrete/render and other contemporary materials in new developments
Building Heights	<ul style="list-style-type: none"> Single and double story base Contemporary developments range from 3 storeys to 4+ storeys
Building Forms	<ul style="list-style-type: none"> Base of single, detached single dwelling Apartment, townhouse and unit developments prevalent throughout the area
Roof Forms	<ul style="list-style-type: none"> Mix of hipped, pitched and flat roofs
Roof Materials	<ul style="list-style-type: none"> Mix of tile and steel roof materials
Front Fencing	<ul style="list-style-type: none"> Mix of no fencing and low brick or timber front fences
Setbacks and Siting	
Lot Sizes	<ul style="list-style-type: none"> 200sqm – 800sqm
Site Coverage	<ul style="list-style-type: none"> 25% to 55% Occasionally 55%+
Front Setbacks	<ul style="list-style-type: none"> 3-5m in contemporary developments 9m+ in older dwellings

Character Element	Description
Side Setbacks	<ul style="list-style-type: none"> 0m to 4m
Siting	<ul style="list-style-type: none"> Generally consistent siting
Parking Structures	<ul style="list-style-type: none"> Garages generally in line to dwelling
Landscape	
Front Gardens	<ul style="list-style-type: none"> Generally shallow depth front gardens with minimal canopy trees Hedge and low shrub planting in most areas Mostly exotic species
Nature Strips	<ul style="list-style-type: none"> Lawn nature strips with regular small to medium canopy tree planting A mix of exotic and native species
Views and Topography	
Topography	<ul style="list-style-type: none"> Moderate to steep in some areas
Views	<ul style="list-style-type: none"> Occasional views across dwellings to vegetation
Streets	
Road Layout	<ul style="list-style-type: none"> Predominately grid layout with some courts
Road Surface	<ul style="list-style-type: none"> Sealed
Footpaths	<ul style="list-style-type: none"> Footpaths on both sides of the road
Drainage	<ul style="list-style-type: none"> Kerb and channel

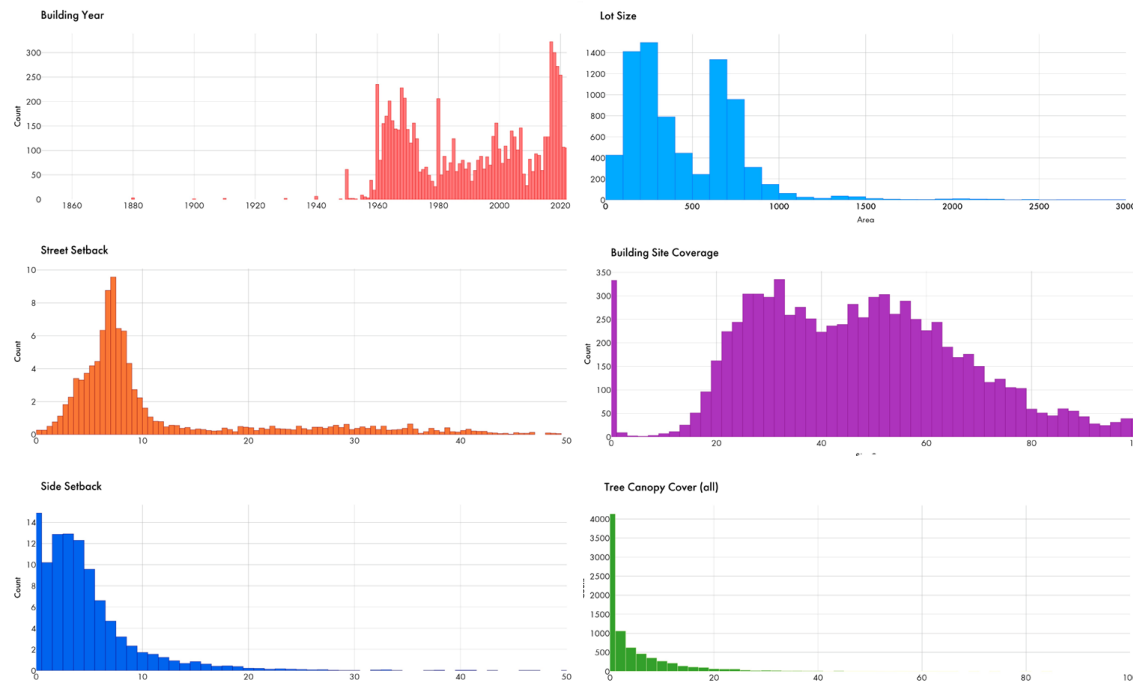


Figure 44. Infill / Contemporary Key Attributes Histograms

Key Threats to Character

The following are considered to be key threats to the existing character of Contemporary/Infill areas:

- Further loss of existing vegetation in front gardens, as well as around the perimeter of dwellings.
- Construction of high, solid front fences that block views of dwellings and gardens from the street.
- Solid walls and poor articulation of buildings leading to bad design outcomes.

5.6 Remnant Bush Low Density

Existing Character Description

Remnant Bush Low Density areas are defined by dwellings set on large, rural lots with high levels of vegetation located in both the public realm and on private lots. Streets are generally formal, but lack footpaths and in some locations feature swale drains.

Architectural styles in this area are varied, however the majority of dwellings are modern built from the 1960s onwards. Contemporary replacement dwellings can be found dispersed throughout the character area. Dwellings are generally finished with a mix of materials including brick, weatherboard and concrete/render.

Dwellings are set on large rural lots, with very low site coverage that allows for the retention and substantial planting of vegetation around them. Front and side setbacks are generous, accommodating canopy trees and gardens.

Front gardens generally feature high levels of native and occasional exotic species, typically comprising canopy trees, shrubs, bushes, and grasses. In some areas, dwellings are set on lots with formal lawns and landscaping, and delineated from the public realm with transparent post and wire or timber fences.

Streets are predominantly curvilinear, with intermittent medium to long distance views to surrounding residential areas, vegetated rolling hills and paddocks. Streets are formal; with kerb and channel drainage, although they generally feature no pedestrian footpaths. Some areas feature informal swales and trenches for drainage.



Single-storey dwelling on large lot screened by remnant planting - Donvale.



French provincial style dwelling within bush setting - Park Orchards.



Double-storey dwelling set within surround native vegetation - Park Orchards.



Gardens extending out to the road's edge - Warrandyte.

Remnant Bush Low Density Benchmark Images

Location

Remnant Bush Low Density character area is distributed across Warrandyte, Donvale, Park Orchards, Wonga Park, Ringwood North and Templestowe.

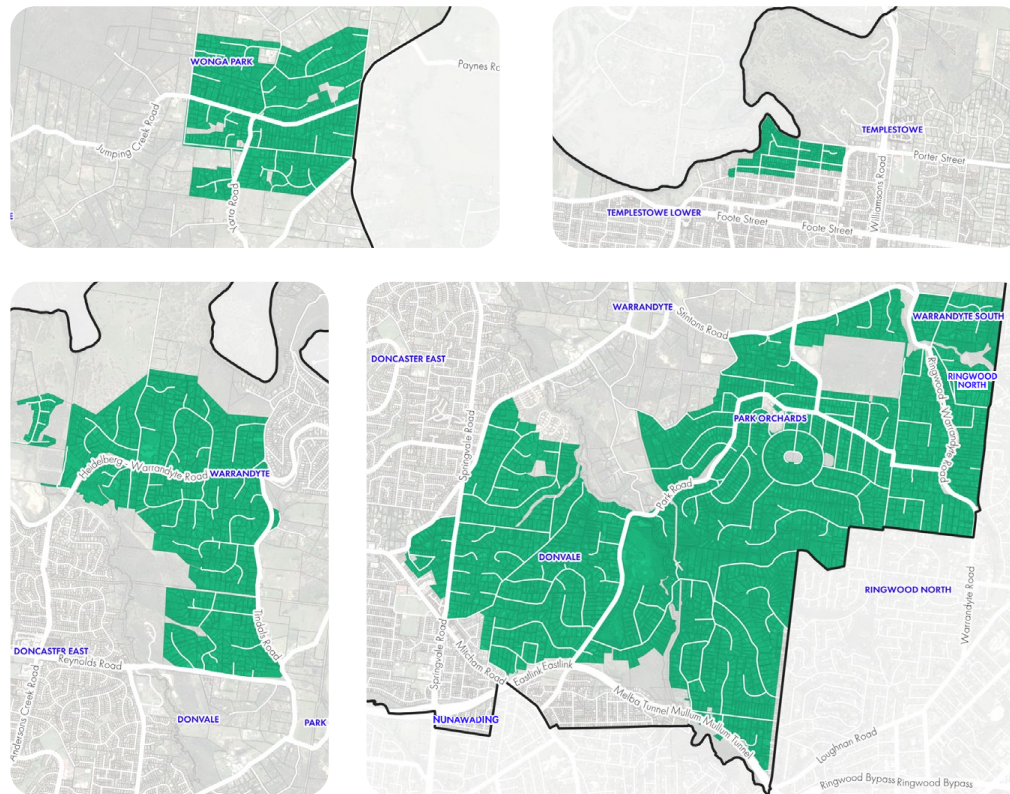


Figure 45. Remnant Bush Low Density Location Map

Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none"> Predominantly modern dwellings (1960s onward), with occasional contemporary replacement dwellings
Building Materials	<ul style="list-style-type: none"> Mix of brick, weatherboard, and concrete/render in newer builds
Building Heights	<ul style="list-style-type: none"> Mix of single and double storey
Building Forms	<ul style="list-style-type: none"> Detached single dwellings
Roof Forms	<ul style="list-style-type: none"> Hipped and pitched roofs
Roof Materials	<ul style="list-style-type: none"> Predominantly tile roofs Steel in contemporary developments
Front Fencing	<ul style="list-style-type: none"> Either no front fencing, or timber, steel and post and wire front fencing
Setbacks and Siting	
Lot Sizes	<ul style="list-style-type: none"> 1000sqm+
Site Coverage	<ul style="list-style-type: none"> Predominantly less than 15% Occasional 20-30% coverage in some areas
Front Setbacks	<ul style="list-style-type: none"> 9m+
Side Setbacks	<ul style="list-style-type: none"> 4m+
Siting	<ul style="list-style-type: none"> Inconsistent siting along winding streets
Parking Structures	<ul style="list-style-type: none"> Garages generally in line to dwelling, some underneath, behind and forward of dwellings

Character Element	Description
Landscape	
Front Gardens	<ul style="list-style-type: none"> Front lawns and gardens extending out to the road edge Mainly native and indigenous species with some areas of exotic, manicured garden, often depicting formal hedging and pruning
Nature Strips	<ul style="list-style-type: none"> No nature strips in most areas Front gardens and lawns extending out to road edge, including remnant canopy trees and other vegetation, contribute heavily to green character
Views and Topography	
Topography	<ul style="list-style-type: none"> Undulating, with some very steep road segments
Views	<ul style="list-style-type: none"> Medium to long distance views to surrounding residential areas, vegetated rolling hills, paddocks and the Dandenong foothills beyond
Streets	
Road Layout	<ul style="list-style-type: none"> Curvilinear pattern with courts
Road Surface	<ul style="list-style-type: none"> Sealed
Footpaths	<ul style="list-style-type: none"> No footpaths in most areas
Drainage	<ul style="list-style-type: none"> A mix of swale drains and kerb and channels

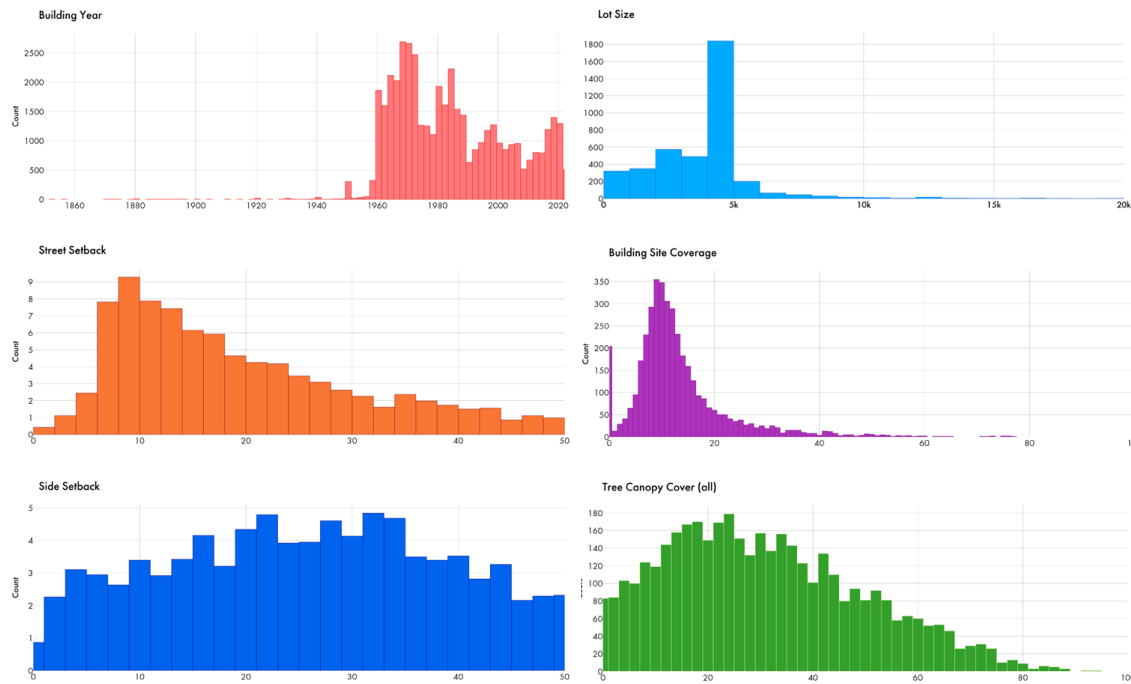


Figure 46. Remnant Bush Low Density Key Attributes Histograms

Key Threats to Character

The following are considered to be key threats to the existing character of Remnant Bush Low Density areas:

- Significant loss of remnant vegetation on private lots and in the public realm.
- Large scale development that protrudes above existing canopy lines, resulting in dominant built form.
- Subdivision of existing larger lots, combined with potential high building site coverage could result in a loss of existing bush character.
- Outbuildings that are excessive in size.

5.7 Exotic Bush Low Density

Existing Character Description

Exotic Bush Low Density areas are defined by modern and contemporary dwellings set on large lots with high levels of exotic vegetation and formal gardens. Another defining feature of this area is the abundance of battle axe lots resulting in a unique subdivision pattern.

Architectural styles in this area include modern dwellings built from the 1960s onwards, as well as contemporary dwellings. Dwellings are generally finished with a mix of materials including brick and concrete/render.

Dwellings are set on large, spacious lots that allow for the substantial planting of vegetation around them. Front and side setbacks are generous, accommodating canopy trees and formal gardens.

Front gardens generally feature high levels of exotic species, including a substantial amount of remnant pine. They typically comprise of canopy trees, shrubs, bushes, formal hedges and grasses.

Streets are curvilinear, affording short distance views to dense groupings of vegetation around dwellings. Streets are sealed, with footpaths on both sides and service by kerb and channel drainage.



Curvilinear streets lined predominately with exotic species - Donvale.



Double-storey dwelling with lawned front garden and mixed planting - Donvale.



Dwelling with rendered brick finish - Donvale.



Remnant pine incorporated into front garden - Donvale.

Exotic Bush Low Density Benchmark Images

Location

Exotic Bush Low Density is an isolated area located north of Old Warrandyte Road/Doncaster Road, in Donvale.

Residential lots fronting Wembley Gardens and Mozart Circuit form part of this character area.

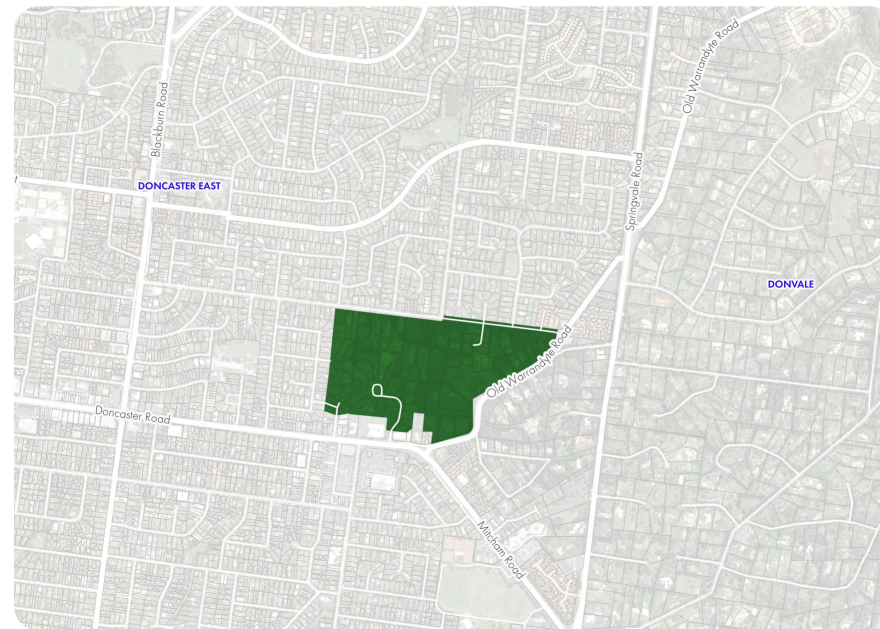


Figure 47. Exotic Bush Low Density Location Map

Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none"> Modern and contemporary dwellings
Building Materials	<ul style="list-style-type: none"> Mix of brick and concrete/render
Building Heights	<ul style="list-style-type: none"> Mix of single and double storey
Building Forms	<ul style="list-style-type: none"> Detached single dwellings
Roof Forms	<ul style="list-style-type: none"> Hipped and pitched roofs
Roof Materials	<ul style="list-style-type: none"> Predominantly tile roofs
Front Fencing	<ul style="list-style-type: none"> Generally no front fencing
Setbacks and Siting	
Lot Sizes	<ul style="list-style-type: none"> 1000sqm+
Site Coverage	<ul style="list-style-type: none"> Less than 15%
Front Setbacks	<ul style="list-style-type: none"> 9m+
Side Setbacks	<ul style="list-style-type: none"> 4m+
Siting	<ul style="list-style-type: none"> Inconsistent
Parking Structures	<ul style="list-style-type: none"> Garages generally in line to dwelling, with some forward of dwellings

Character Element	Description
Landscape	
Front Gardens	<ul style="list-style-type: none"> Substantial amount of mature exotic species integrated into the front gardens Formal hedging along some gardens
Nature Strips	<ul style="list-style-type: none"> Lawn nature strips with exotic tree planting in an informal arrangement and alternating species
Views and Topography	
Topography	<ul style="list-style-type: none"> Moderate slope
Views	<ul style="list-style-type: none"> Short to medium distance views to dense groupings of pines and mature indigenous trees
Streets	
Road Layout	<ul style="list-style-type: none"> Curvilinear street pattern with court
Road Surface	<ul style="list-style-type: none"> Sealed
Footpaths	<ul style="list-style-type: none"> Footpaths on both sides
Drainage	<ul style="list-style-type: none"> Kerb and channel

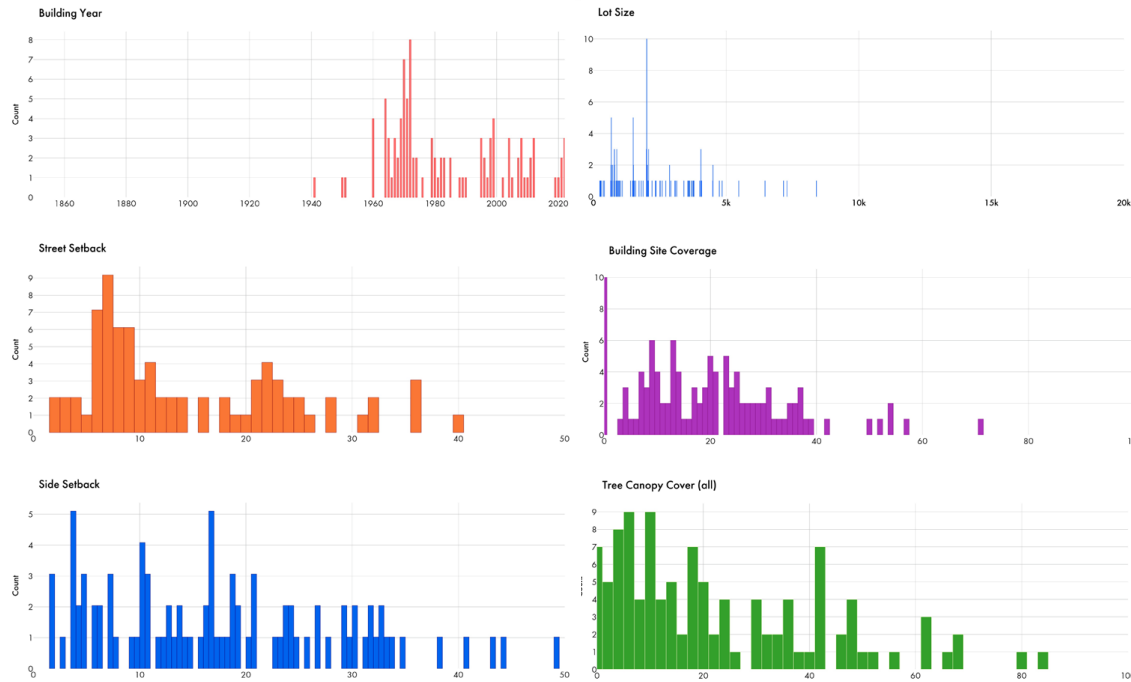


Figure 48. Exotic Bush Low Density Key Attributes Histograms

Key Threats to Character

The following are considered to be key threats to the existing character of Exotic Bush Low Density areas:

- Significant loss of existing planted vegetation on private lots and in the public realm.
- Subdivision of existing larger lots, combined with potential high building site coverage could result in a loss of existing garden character.

5.8 Templestowe Low Density

Existing Character Description

Templestowe Low Density areas are defined by large scale modern and contemporary dwellings set on large lots with high levels of exotic vegetation and formal gardens.

Architectural styles in this area include modern dwellings built from the 1970s onwards, as well as a high proportion of contemporary dwellings built after the 2000s. Dwellings are generally finished with a mix of materials including concrete/render, steel, glass and brick.

Dwellings are set on large, spacious lots that allow for the substantial planting of vegetation around them. Front and side setbacks are generous, accommodating canopy trees and formal gardens.

Front gardens are mostly formal and manicured, featuring exotic plant species including treed windbreaks. Nature strips are generally grassed, although some lots extend their planting to the street.

Streets are curvilinear, affording short distance views to vegetated residential areas. Streets are sealed, with footpaths on both sides and service by roll over, kerb and channel and occasional swale drainage.



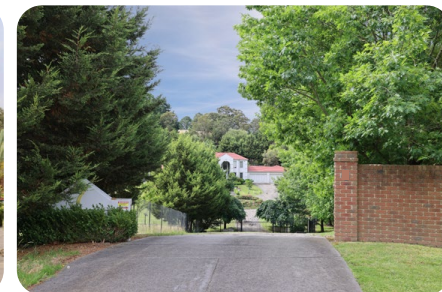
Typical streetscape with front lawn extending out to the roads edge - Templestowe.



Contemporary dwelling with formal front garden - Templestowe.



French provincial style dwelling in formal front garden and hedges - Templestowe.



Double-storey dwelling situated on large lot - Templestowe.

Templestowe Low Density Benchmark Images

Location

The Templestowe Low Density character area is distributed across Templestowe and Lower Templestowe.

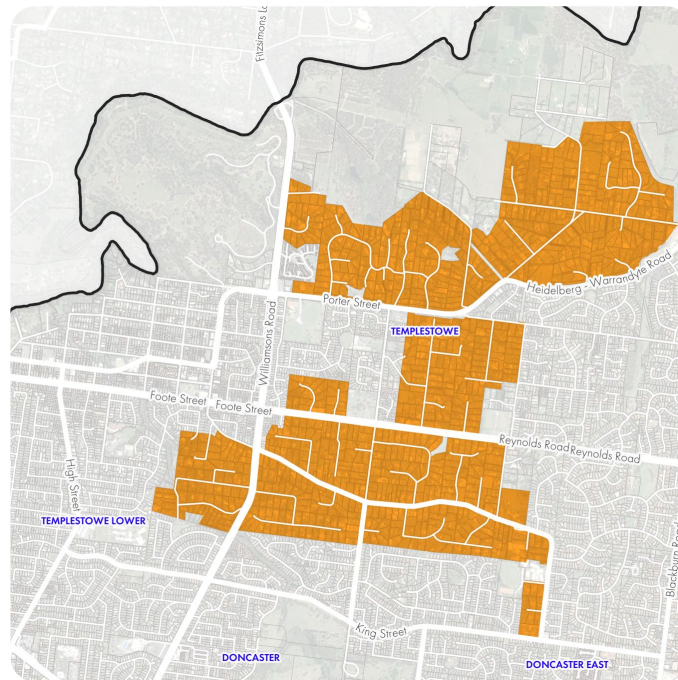


Figure 49. Templestowe Low Density Location Map

Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none"> Modern and contemporary dwellings
Building Materials	<ul style="list-style-type: none"> Mix of brick and concrete/render
Building Heights	<ul style="list-style-type: none"> Mix of single and double storey
Building Forms	<ul style="list-style-type: none"> Predominantly large scale detached single dwellings
Roof Forms	<ul style="list-style-type: none"> Hipped, pitched and flat roofs
Roof Materials	<ul style="list-style-type: none"> Mix of roof materials
Front Fencing	<ul style="list-style-type: none"> Mix of high front fences including gates in large scale dwellings, or no front fencing
Setbacks and Siting	
Lot Sizes	<ul style="list-style-type: none"> 1000sqm+
Site Coverage	<ul style="list-style-type: none"> Less than 15%
Front Setbacks	<ul style="list-style-type: none"> 9m+
Side Setbacks	<ul style="list-style-type: none"> 4m+
Siting	<ul style="list-style-type: none"> Inconsistent
Parking Structures	<ul style="list-style-type: none"> Garages generally in line to dwelling, some forward or behind of dwellings

Character Element	Description
Landscape	
Front Gardens	<ul style="list-style-type: none"> Mostly formal and manicured front gardens featuring exotic species Some gardens have integrated treed windbreaks
Nature Strips	<ul style="list-style-type: none"> Mostly lawn, with some front gardens extending out to the road's edge Mix of exotic and native planting
Views and Topography	
Topography	<ul style="list-style-type: none"> Undulating
Views	<ul style="list-style-type: none"> Short to medium range views to vegetated residential areas
Streets	
Road Layout	<ul style="list-style-type: none"> Curvilinear with courts
Road Surface	<ul style="list-style-type: none"> Sealed
Footpaths	<ul style="list-style-type: none"> No footpaths in most areas
Drainage	<ul style="list-style-type: none"> Roll over kerbs or kerb and channel, occasional swale drain

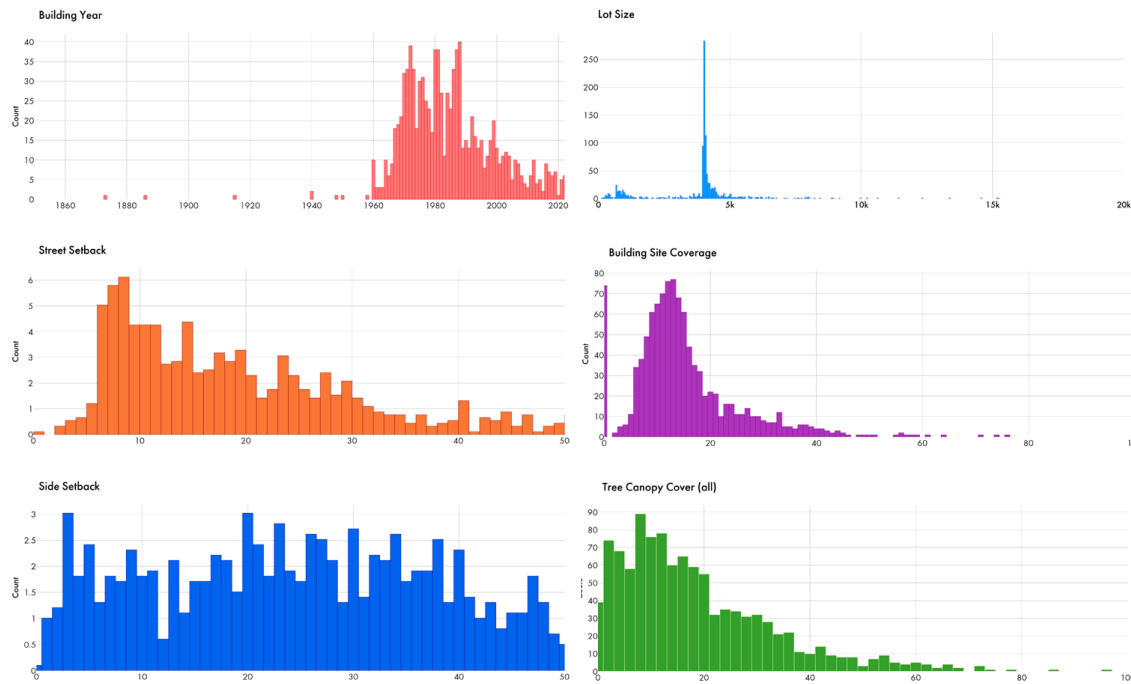


Figure 50. Templestowe Low Density Key Attributes Histograms

Key Threats to Character

The following are considered to be key threats to the existing character of Templestowe Low Density areas:

- Significant loss of existing planted vegetation on private lots and in the public realm.
- Subdivision of existing larger lots, combined with potential high building site coverage could result in a loss of existing garden character.

5.9 Warrandyte Bush Garden

Existing Character Description

Warrandyte Bush Garden areas are defined by dwellings set on large, lots surrounding the township with high levels of vegetation located in both the public realm and private realms. Streets are generally informal, lacking footpaths and featuring swale drains.

Architectural styles in this area are varied, ranging from the post war period through to contemporary dwellings. Double storey dwellings are common, and are generally finished with a mix of materials including brick, weatherboard and steel.

Dwellings are set on large lots, that allow for the retention and substantial planting of vegetation around them. Front and side setbacks are generous, accommodating canopy trees and gardens.

Front gardens generally feature high levels of native species, typically comprising canopy trees, shrubs, bushes, and grasses. It is often difficult to distinguish between private gardens and nature strips as heavy vegetation blurs the boundaries between the public and private realm. Nature strips are informal with indigenous planting and remnant vegetation in an informal pattern along roads.

Streets are predominantly curvilinear, with intermittent short to medium distance views to surrounding dense vegetation. Streets are informal; defined by swale drainage, unsealed roads and a lack of pedestrian footpaths.



Informal streetscape with native and indigenous planting - Warrandyte.



Dwelling informally sited and integrated into bush setting - Warrandyte.



Double-storey dwelling with informal front garden and gravel driveway - Warrandyte.



Double-storey brick dwelling with double garage - Warrandyte.

Warrandyte Bush Garden Benchmark Images

Location

Warrandyte Bush Garden areas are found in and around the Warrandyte Township, south of the Yarra River.

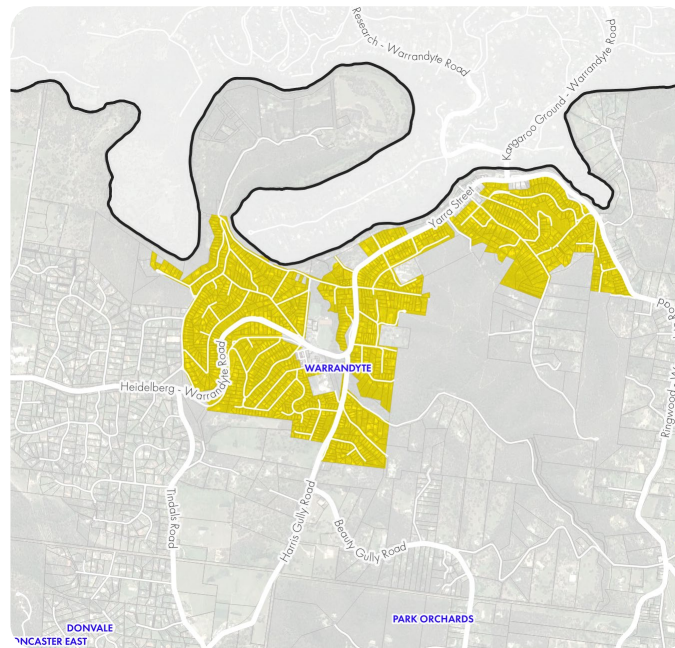


Figure 51. Warrandyte Bush Garden Location Map

Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	• Mix of post war, modern and contemporary dwellings
Building Materials	• Mix of weatherboard/timber, brick and concrete/ render
Building Heights	• Mix of single and double storey
Building Forms	• Detached single dwellings
Roof Forms	• Hipped, pitched and gabled roofs
Roof Materials	• Tile or steel
Front Fencing	• Mix of no or low timber and post and wire fences
Setbacks and Siting	
Lot Sizes	• 700-1000sqm
Site Coverage	• 20-30%
Front Setbacks	• 9m+
Side Setbacks	• 4m+
Siting	• Inconsistent
Parking Structures	• Garages generally in line to dwelling, some forward or behind of dwellings

Character Element	Description
Landscape	
Front Gardens	<ul style="list-style-type: none"> • Informal front gardens that integrate into the surrounding bush setting • Mostly indigenous species, with some exotic plants
Nature Strips	<ul style="list-style-type: none"> • Informal with lots extending out to the road's edge • Lawn nature strips in some areas • Indigenous and remnant planting in an informal pattern along roads
Views and Topography	
Topography	• Undulating with sections of very steep roads
Views	• Short to medium distance views to surrounding dense vegetation
Streets	
Road Layout	• Informal and curvilinear
Road Surface	• Sealed
Footpaths	• No footpaths in most areas
Drainage	• Mix of swale drains and roll over kerbs/channel

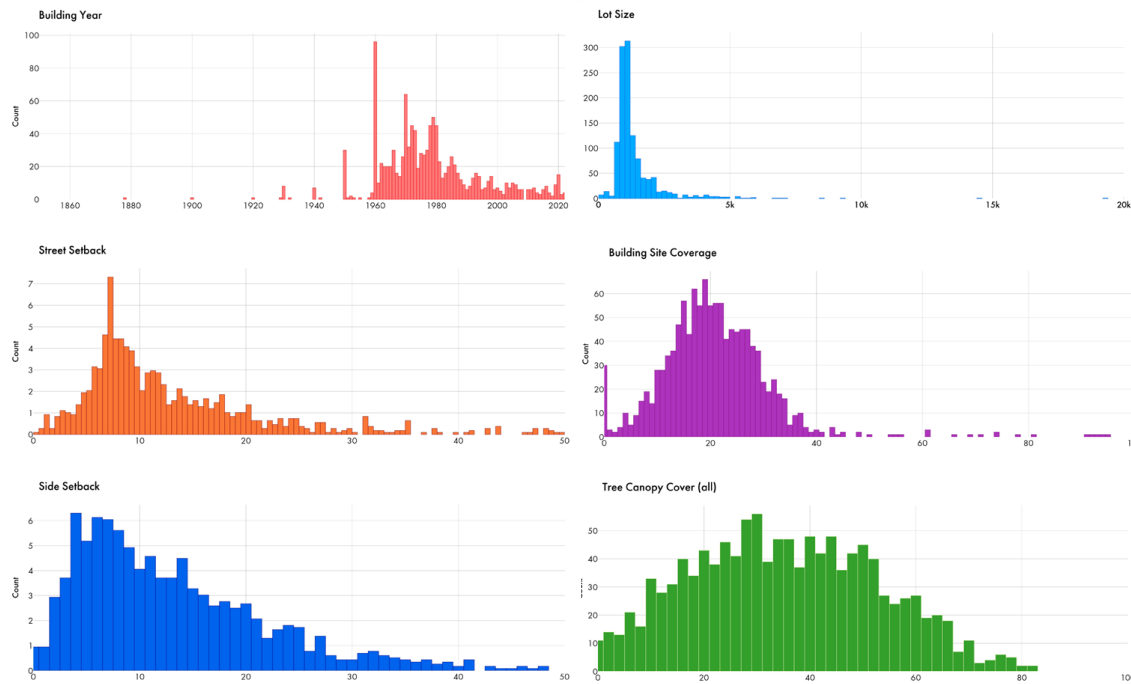


Figure 52. Warrandyte Bush Garden Key Attributes Histograms

Key Threats to Character

The following are considered to be key threats to the existing character of Warrandyte Bush Garden areas:

- Significant loss of remnant vegetation on private lots and in the public realm.
- Large scale development that protrudes above existing canopy lines, resulting in dominant built form.
- Subdivision of existing larger lots, combined with potential high building site coverage could result in a loss of existing bush character.
- Outbuildings that are excessive in size.
- Significant excavation/earthworks.

5.10 Rural Lifestyle

Existing Character Description

Rural Lifestyle areas are defined by dwellings set on large rural lots, formally planted gardens and lawns, as well as remnant native vegetation located in the public realm.

Architectural styles in this area are varied, ranging from the post war period through to modern and contemporary dwellings. Building materials generally include brick, weatherboard and concrete/render.

Dwellings are set on large rural lots, that allow for the substantial planting of formal gardens around them. Front and side setbacks are generous, accommodating exotic and native canopy trees and gardens.

Front gardens generally feature high levels of exotic and native species, typically comprising canopy trees, shrubs and bushes. In some areas, grassed nature strips afford views to dwellings and the surrounding landscape. In other areas, views are obscured by remnant native vegetation in nature strips.

Streets are predominantly curvilinear, with intermittent medium to long distance views to surrounding hills. Streets are generally formal, though some areas are defined by swale drainage and unsealed roads.



Single-storey dwelling mature vegetation and paddock fence - Wonga Park.



Single-storey dwelling with associated hobby farm and paddock - Wonga Park.



Informal roads lined with native vegetation and grasses - Wonga Park.



Dwelling with paddock fence in rural setting - Wonga Park.

Rural Lifestyle Benchmark Images

Location

Rural Lifestyle character area is located predominantly in the east of the municipality, in Donvale, Park Orchards, Warrandyte South, and Wonga Park.

Isolated pockets of this character area can also be found in Templestowe and Lower Templestowe.

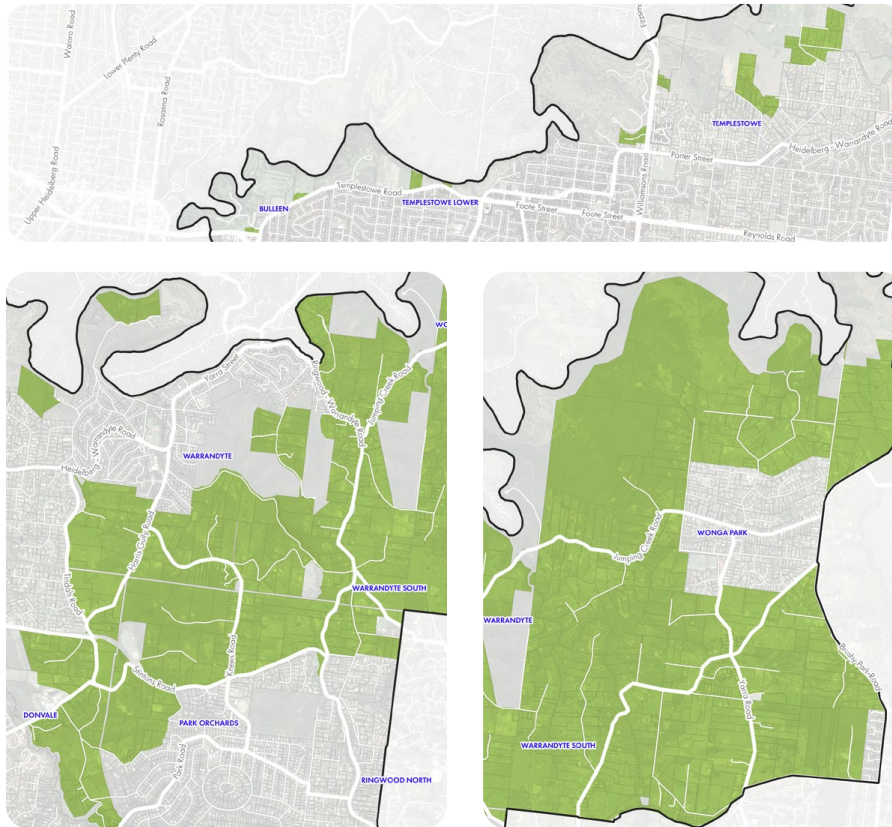


Figure 53. Rural Lifestyle Location Map

Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	• Mix of post war, modern and contemporary dwellings
Building Materials	• Mix of weatherboard/timber, brick and concrete/ render
Building Heights	• Mix of single and double storey
Building Forms	• Detached single dwellings
Roof Forms	• Hipped, pitched and gabled roofs
Roof Materials	• Tile or steel
Front Fencing	• Timber, stonewall and post and wire fences
Setbacks and Siting	
Lot Sizes	• 1000sqm+
Site Coverage	• Less than 15%
Front Setbacks	• 9m+
Side Setbacks	• 4m+
Siting	• Inconsistent
Parking Structures	• Garages generally in line to dwelling, some forward or behind of dwellings

Character Element	Description
Landscape	
Front Gardens	<ul style="list-style-type: none"> • Some lots extending out to the road's edge, with some areas incorporating rows of indigenous remnant vegetation • Prominence of lawns and paddocks
Nature Strips	<ul style="list-style-type: none"> • Lawn and grass in most areas • Other areas feature remnant canopy trees and other vegetation that obscure views of dwellings from the street
Views and Topography	
Topography	• Hilly and undulating
Views	<ul style="list-style-type: none"> • Medium range views to forested areas and paddocks • Long range views to surrounding hills • Dense tree cover in most areas
Streets	
Road Layout	• Informal and curvilinear
Road Surface	<ul style="list-style-type: none"> • Predominantly Sealed • Occasional unsealed roads
Footpaths	• No footpaths in most areas
Drainage	• Rollover kerbs and swale drains

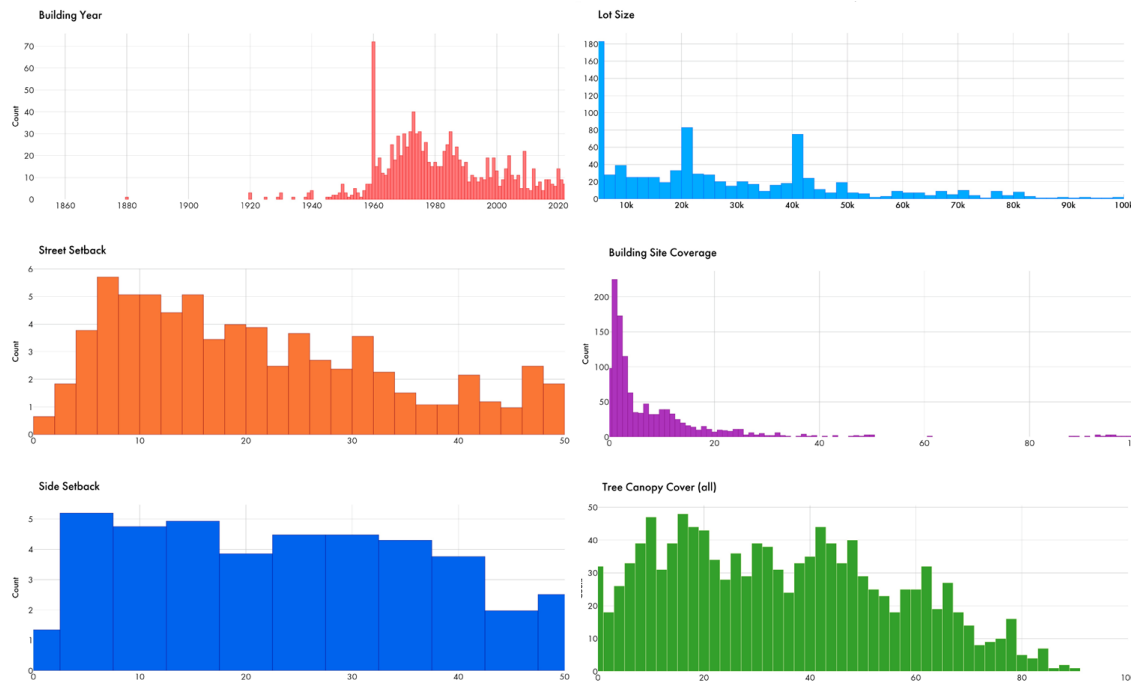


Figure 54. Rural Lifestyle Key Attributes Histograms

Key Threats to Character

The following are considered to be key threats to the existing character of Rural Lifestyle areas:

- Significant loss of remnant vegetation on private lots and in the public realm.
- Large scale development that protrudes above existing canopy lines, resulting in dominant built form.
- Subdivision of existing larger lots, combined with potential high building site coverage could result in a loss of existing bush character.
- Outbuildings that are excessive in size.
- Significant excavation/earthworks.

6

Implementation and Next Steps

6 Implementation

6.1 Considerations for Implementation

As outlined in Section 3.1 of this Report, in the time since Manningham's previous Neighbourhood Character Study (2012) was completed, the Department of Transport and Planning (DTP) have issued updated guidance as to how Council's objectives in relation to residential development and neighbourhood character should be undertaken and implemented.

Part of the Manningham Neighbourhood Character Study project involves the preparation of guidelines that will set out how development should respond to the preferred character of a location. These guidelines will be used as a basis from which potential changes to the Manningham Planning Scheme will be derived.

In particular, directions in relation to neighbourhood character should primarily be implemented through schedules to the residential zones. Local policies and overlays are only necessary where there are elements that need to be controlled, that are not able to be implemented through the zone schedules.

Zoning

The majority of the residential land located within the UGB is located within the GRZ or the LDRZ.

The existing GRZ has several schedules, only one of which currently includes any localised variations to ResCode. None of the schedules contain any neighbourhood character objectives or decision guidelines. As such, the standard GRZ provisions apply across most of the municipality, and provides for controls including the minimum Garden Area, an 11m / three storey height control and standard ResCode requirements.

It is anticipated that as a part of the wider Residential Strategy Review, revised residential zones with tailored schedules will be applied. This could include the:

- Residential Growth Zone (RGZ).
- General Residential Zone (GRZ).
- Neighbourhood Residential Zone (NRZ).

Each of these zones has a specific purpose, objectives and requirements, and is applied to land subject to the expectations for future growth. It is anticipated that recommendations for the application of these zones will follow, subject to the findings of the Residential Strategy and any neighbourhood character directions will need to align closely.

Zone Schedules

Each zone is accompanied by a Schedule, which provides the ability to include local neighbourhood character variations including objectives, additional permit requirements, Garden Area requirements, and variations to some ResCode Standards.

It is anticipated that following the completion of the Residential Strategy, each major character area is likely to translate into a zone schedule providing further clarity around the outcomes that are sought.

Overlays

There are currently a range of Design and Development Overlays (DDOs) that apply throughout the municipality. Of particular note is Schedule 08 – Residential areas surrounding activity centres and along main roads.

For instance, a number of the requirements of Schedule 08 seem to overlap with matters that could be implemented through variations to the schedules to the residential zones. Using schedules to the residential zones could assist in achieving the neighbourhood character and built form outcomes in a way that will reduce overlap and confusion with the current system.

It is noted that in some areas, DDOs may be required to be maintained. This will be the case if the DDO includes controls that cannot be implemented in a Schedule to the zone, such as (for instance) minimum subdivision sizes. Therefore, there may be an opportunity to modify the extent of DDOs, and rationalise their content to ensure they are providing a separate purpose and set of controls to the Schedule to the Zone.

Planning Policy Framework

As part of the wider Residential Strategy, it is also likely some changes to the Planning Policy Framework will be required. This will likely include altering the Strategic Framework Plans to show the character areas and preferred areas for growth, and possibly adding detail about the outcomes sought in character areas into Clause 15 and 16 (Built Environment and Housing). The existing policy at Clause 15.01-5L-02 Neighbourhood character – Manningham will need to be thoroughly reviewed and may be updated or deleted given the preference to implement neighbourhood character through the schedules to the residential zones.



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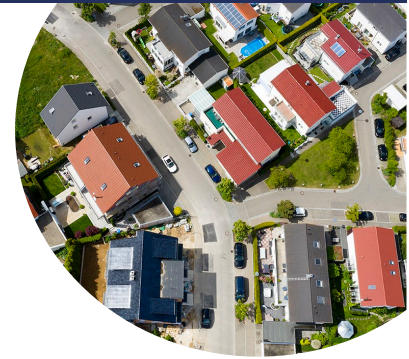


Manningham Housing Demand

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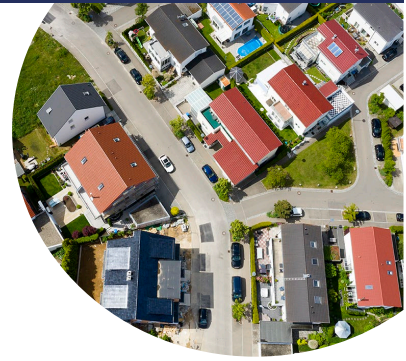


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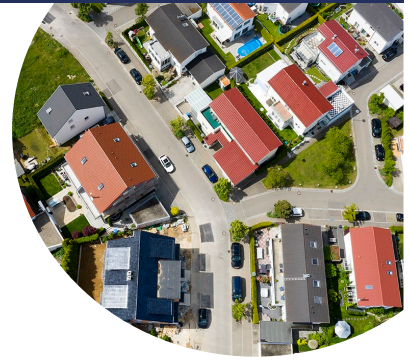


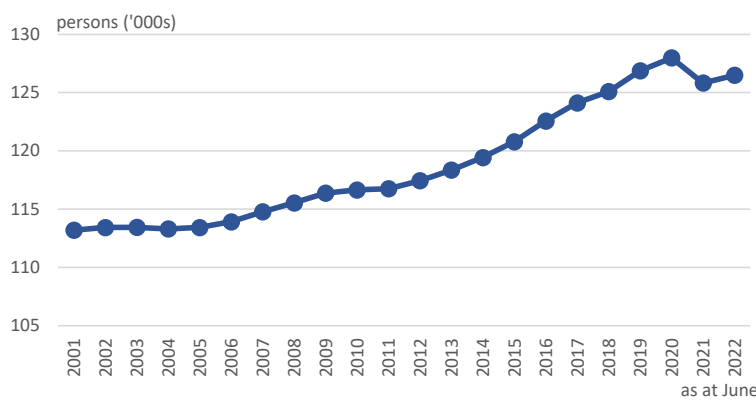
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1. EXECUTIVE SUMMARY

Manningham Population Trends

- At 2022 Manningham’s Estimated Resident Population (ERP) was 126,491. Manningham’s population grew strongly from 119,400 persons in 2014 to 128,000 persons in 2020 (+1.2% per annum), before the impacts of the COVID pandemic saw population fall by 2,200 (-1.7%) to 2021.
- Population growth started to recover (+700) in 2022 after international borders reopened. Record net overseas migration is likely to have resulted in a significantly stronger rise in population in 2023. An estimated 42% of Manningham’s population was born overseas, with around half being recent (in the past 20 years) arrivals.

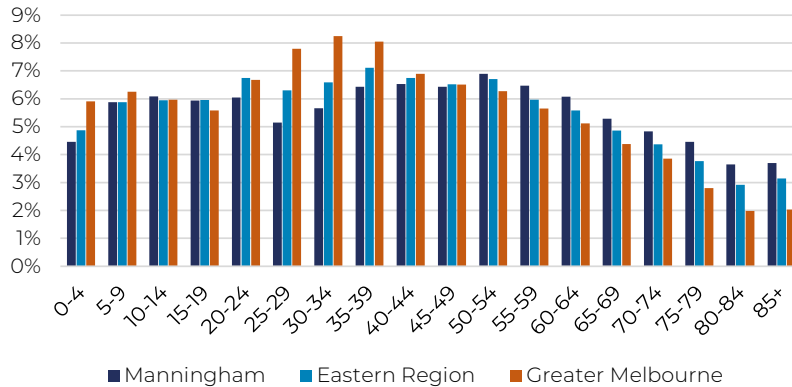
Figure 1 Estimated Resident Population, as at June



SOURCE – Australian Bureau of Statistics

- The most prevalent demographic groups in the municipality are the middle age cohorts of between 35 to 64 years old. Relative to neighbouring municipalities and Greater Melbourne, Manningham has a greater percentage of its population aged 50+ years old and aged 10-19 year old, indicating older families. However, there is a noticeably greater proportion aged 65+ years olds as well.

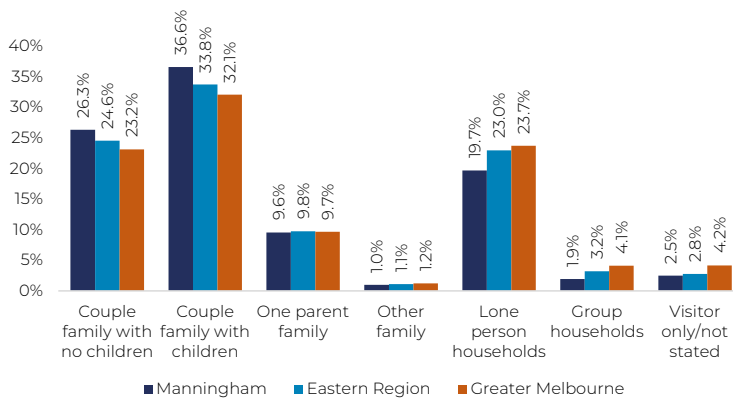
Figure 2 Estimated Resident Population by age (share of population), selected regions, 2022



SOURCE – Australian Bureau of Statistics Census of Population and Housing

- The municipality’s population is aging, reflected by the increase in prevalence of population in all 50+ year old age cohorts over 2017-2022. Between 2017 and 2022, Manningham experienced a sizeable drop in share of 20-34 year olds, of which a component is likely to be loss of international migrants through the COVID pandemic that was also seen across Greater Melbourne more generally.
- Couple families with children households are the most populous household type in Manningham (37% of the municipality’s households). Couple households without children are over-represent (26% of households) relative to Eastern Melbourne LGAs and Greater Melbourne, while lone person households (20%) are under-represented. However, both of these smaller household types have shown the greatest growth in Manningham over 2016-2021.

Figure 3 Household type (share of households), 2021, selected regions

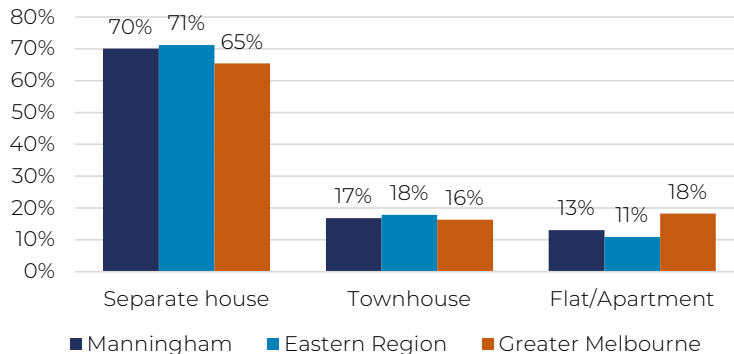


SOURCE – Australian Bureau of Statistics Census of Population and Housing

- Separate houses within Manningham are predominantly occupied by couple families with children, followed by older couples without children. The main occupiers within townhouses are also couples with children, followed by lone persons, who are also the main occupiers of apartments. The second largest group of apartment occupiers are couples without children.

- Separate houses account for the large majority (70%) of the dwellings in Manningham—similar to the Eastern Region LGAs, but above that of Greater Melbourne. Apartments are under-represented (13%) relative to Melbourne (18%), while townhouses have a similar presence (17% of dwellings). In contrast, apartments comprised the greatest number of new dwellings built in Manningham over 2016-2021, with around twice as many apartments added to the dwelling stock than additional houses and townhouses combined.

Figure 4 Percentage of dwellings by dwelling type, 2021, selected regions



SOURCE – Australian Bureau of Statistics Census of Population and Housing

- Manningham’s older population is reflected by its high rate of fully owned dwellings, above that of Eastern Melbourne LGAs and Greater Melbourne. Conversely, there is a lower percentage of households that have a mortgage or are renting. This is consistent across all dwelling types (separate houses, townhouses and apartments).
- Provision of retirement village accommodation and nursing homes for seniors (age 65+ years old) in Manningham is roughly on par with that of Greater Melbourne overall, with a higher provision of ‘cared’ – i.e. accommodation for the retired or aged, but not self-contained.

Manningham Suburb Profile

- A comparison of population across the Manningham Suburbs shows the greatest population in Doncaster East (31,500), followed by Doncaster (25,700 comprising 4,200 in the Doncaster Hill Activity Centre and 21,500 in Doncaster Remainder), Templestowe (17,150) and Templestowe Lower (14,350). Warrandyte South has the lowest population (683).

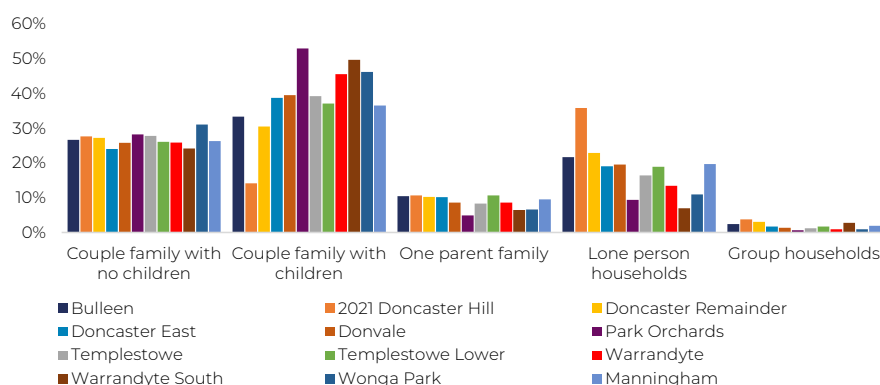
Figure 5 Estimated Resident Population, Manningham LGA Suburbs, 2022

Suburb	Population 2022	% of Manningham
Bulleen	11,428	9.0%
Doncaster Hill	4,152	3.3%
Doncaster Remainder	21,509	17.0%
Doncaster East	31,490	24.9%
Donvale	12,627	10.0%
Park Orchards	3,770	3.0%
Templestowe	17,154	13.6%
Templestowe Lower	14,338	11.3%
Warrandyte	5,587	4.4%
Warrandyte South	683	0.5%
Wonga Park	3,816	3.0%
Manningham	126,491	100.0%

SOURCE – Australian Bureau of Statistics, Quantify Strategic Insights

- Doncaster and Doncaster East have to date been the primary focus for the municipality's population and housing growth. Nearly all (97%) of Manningham's population growth over 2011–2022 has occurred in these two suburbs. These suburbs were subject to the most substantial new housing development which reflects the prevalence of land identified for high and incremental change in these areas.
- The rest of the municipality has been characterised by either modest population increases or population declines. Minimal population increases over 2011–2022 occurred in Bulleen, Templestowe Lower and Donvale, while there were slight population declines in Templestowe, Park Orchards, Warrandyte, and Wonga Park. Population in these areas is being impacted by limited new supply and an older population age profile.
- Family with children households comprise the most prevalent household type across all of Manningham's suburbs. Owing to high numbers of empty nesters and aged households, couples without children constitute the next most prevalent household. Doncaster Hill is home to high numbers of couples without children which is the most prevalent household in the precinct.

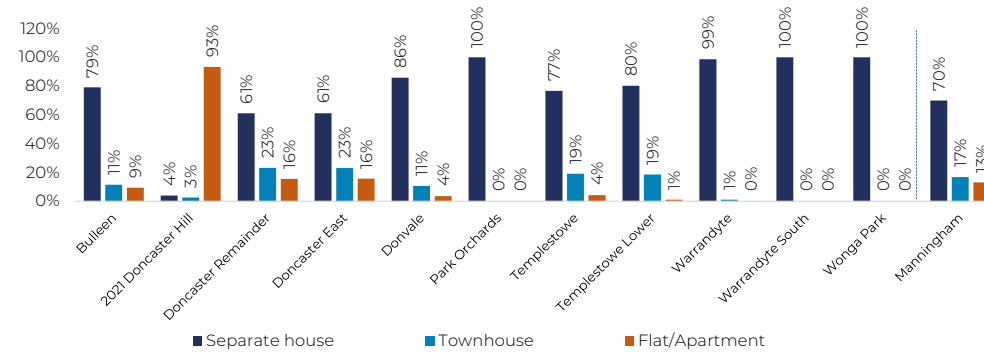
Figure 6 Household type (share of total households), 2021, Manningham suburbs



SOURCE – Australian Bureau of Statistics Census of Population and Housing

- Separate houses make up the majority of dwellings across Manningham. The suburbs with the highest percentage of separate houses are to the east of Manningham LGA, with Warrandyte South and Wonga Park comprising 100% separate houses which is likely to reflect the influence of planning controls. Townhouses are most prevalent in Doncaster East and Doncaster Remainder (23% of the dwelling stock). Doncaster Hill is dominated by apartments (93% of stock) followed by Doncaster Remainder and Doncaster East (16% each).

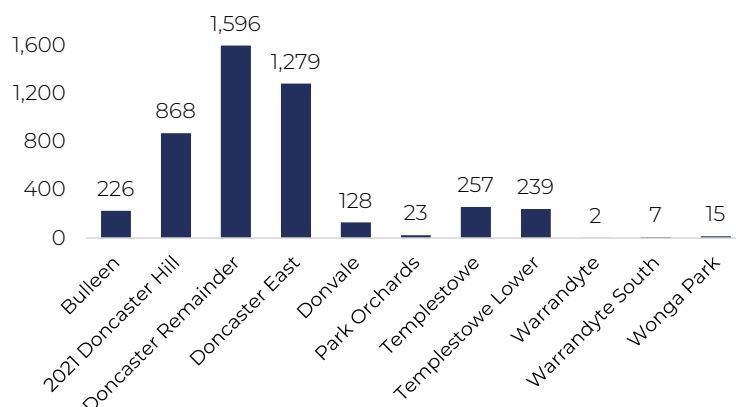
Figure 7 Dwelling type (share of total dwellings), 2021, Manningham Suburbs



SOURCE – Australian Bureau of Statistics Census of Population and Housing

- Of the 4,661 increase in dwellings in Manningham between 2016 and 2021 Censuses, 80% (3,713) were in Doncaster Hill, Doncaster Remainder and Doncaster East. Warrandyte, Warrandyte South and Wonga Park are not a focus for housing growth.

Figure 8 Net dwelling increase, 2016- 2021, Manningham Suburbs



SOURCE – Australian Bureau of Statistics Census of Population and Housing

- For the 2016 to 2021 period, Doncaster Remainder (+602 townhouses) is a major focus for townhouse development along with Doncaster East (+213 townhouses). Doncaster Hill Activity Centre precinct (+899 apartments) Doncaster Remainder (+964 apartments) and Doncaster East (+898 apartments) are key areas for apartment growth. Outside of these locations, housing stock additions comprise single detached dwellings.

Incomes and Affordability

- Household incomes in Manningham are slightly above that of Greater Melbourne (median of \$1,920 per week vs \$1,901 per week) at the 2021 Census. However, since 2001, the municipality's rate of wage growth has been slowing, which is likely to reflect the municipality's older age profile and more population exiting the working age range.
- Broadly speaking, there is little difference in the distribution of households on very low, low and moderate incomes between Manningham and Greater Melbourne, although there is a slightly higher percentage of very low income households and correspondingly lower percentage of households on high incomes relative to Greater Melbourne across all household types.
- The Manningham median house price in June quarter 2023 was \$1.532 million, 66% above the Greater Melbourne median house price of \$920,000. The Manningham median unit price of \$793,000 is 32% higher than the Greater Melbourne median of \$600,000. Over the past five years median house price growth in Manningham was below that of Greater Melbourne, but has been higher since the COVID pandemic, rising by 7.9% per annum vs 7.3% per annum over June 2020 to June 2023. Median unit prices grew by 4.9% per annum over the past three years, exceeding that of Greater Melbourne (1.4% per annum).
- Median unit rents in Manningham are largely in line with that of Greater Melbourne for one and two bedroom units, although three bedroom units achieve a premium. Rents for both three and four bedroom houses in Manningham also command a premium. Higher unit rents are being achieved in suburbs to the west of the municipality, while house rents in suburbs across the municipality are generally in line with the Manningham median. Rental growth for both houses



and units in Manningham has largely been in line with that of Greater Melbourne over the past one, three and five years.

- 2023 sale and rental prices were reviewed against State government income ranges. Accordingly, there are no dwellings affordable to purchase for very low income earners, single adults on low incomes, and couples on low incomes seeking a dwelling of two bedrooms or larger. Options for couples without children and families on low incomes are also extremely limited, as are options for single adults and couples without children on a moderate income. For a family with children on a moderate income, there are some two bedroom options, but minimal availability of three or more bedroom dwellings.

Figure 9 Percentage of sales in Manningham in FY2023 that meet affordable purchase price thresholds by household types

Household Type	Min Bedrooms	% of affordable sales in FY2023		
		Very Low Income	Low Income	Moderate Income
Single Adult	1 bedroom	0%	0%	1%
Couple no kids	1 bedroom	0%	1%	8%
	2+ bedrooms	0%	0%	6%
Family	2+ bedrooms	0%	8%	19%
	3+ bedrooms	0%	1%	3%

SOURCE – PriceFinder, Quantify Strategic Insights

- At 2023 there were no affordable rental options for very low income single adult, couple without children households and single adults on low incomes. There is an extremely limited supply of dwellings for families on very low incomes and couples without children on low incomes, as well as single adults on moderate incomes. High numbers of two and (to a lesser extent) three bedroom dwellings are affordable for families on low incomes and couples without children and families on moderate incomes.

Figure 10 Percentage of advertised rents in Manningham in year to September 2023 that meet affordable rental thresholds by household types

Household Type	Min Bedrooms	% of affordable rents in yr to Sep 2023		
		Very Low Income	Low Income	Moderate Income
Single Adult	1 bedroom	0%	0%	1%
Couple no kids	1 bedroom	0%	6%	47%
	2+ bedrooms	0%	3%	42%
Family	2+ bedrooms	3%	53%	88%
	3+ bedrooms	1%	36%	84%

SOURCE – PriceFinder, Quantify Strategic Insights

Housing Demand

- New dwelling activity in Manningham is dominated by apartments and townhouses. The municipality is also a focus for separate housing development. However, this typically entails the demolition and replacement of an existing house by a new single detached dwelling. At 2023, market challenges have resulted in a reduction in new housing projects, which will impact the short-to-medium term supply of new dwellings in Manningham LGA.
- Over 2021-2036, Manningham’s population is projected to increase by 18,261, from 125,894 to 144,155. This translates to an additional 7,176 households and implied demand for 8,282 dwellings.

Figure 11 Projected dwelling demand by dwelling type, Manningham

Dwelling type	2021	2026	2031	2036	2021-2036	2021-2036 (p.a.)
Houses	35,201	34,588	33,604	32,489	-2,713	-181
Townhouses	8,451	10,182	12,011	13,997	5,546	370
Apartments	6,265	7,880	9,736	11,714	5,449	363
Total	49,918	52,650	55,350	58,200	8,282	552
5-yr growth		2,732	2,700	2,850		

SOURCE –Victoria in Future, Australian Bureau of Statistics, Quantify Strategic Insights

- Couples without children are expected to be the largest component of household growth, followed by couples with children, one parent families and lone persons. Between them, solid demand for townhouses (demand for 5,546 dwellings over 2021–2036) and apartments (+5,449 dwellings) is expected to continue. Changing dwelling preferences, which reflect the local market, point to a reduction in the number of detached houses (–2,713) over 2021–2036.
- Growing numbers of persons aged 65 years old and over in Manningham will require more age-specific accommodation. Retirement village accommodation to accommodate 1,553 persons will be required by 2036 (+326 persons over 2021–2036), 1,194 in cared accommodation (+329) and 1,286 in nursing homes beds (+568). This ensures that provision would be at least as good as current levels or the Greater Melbourne average.

2. DEMOGRAPHIC AND DWELLING PROFILE MANNINGHAM LGA

2.1 KEY POINTS

- At 2022 Manningham's Estimated Resident Population (ERP) was 126,491. Manningham's population grew strongly from 119,400 persons in 2014 to 128,000 persons in 2020 (+1.2% per annum), before the impacts of the COVID pandemic saw population fall by 2,200 (-1.7%) to 2021.
- Population growth started to recover (+700) in 2022 after international borders reopened. Record net overseas migration is likely to have resulted in a significantly stronger rise in population in 2023. An estimated 42% of Manningham's population was born overseas, with around half being recent (in the past 20 years) arrivals.
- The most prevalent demographic groups in the municipality are the middle age cohorts of between 35 to 64 years old. Relative to neighbouring municipalities and Greater Melbourne, Manningham LGA has a greater percentage of its population aged 50+ years of age and 10-19 years of age, which indicates that the municipality is home to many older families. The municipality is also home to high numbers of residents aged 65 and older.
- The municipality's population is aging, reflected by the increase in prevalence of population in all 50+ year old age cohorts over 2017-2022. Between 2017 and 2022, Manningham experienced a sizeable drop in the share of its 20 to 34 year old cohort. This is likely to reflect a loss of international migrants through the COVID pandemic that was also seen across Greater Melbourne more generally.
- Couple families with children households are the most populous household type in Manningham (37% of the municipality's households). Manningham LGA also has high proportions of couple households without children (26% of households) relative to Eastern Melbourne LGAs and Greater Melbourne. In contrast the municipality has lower proportions of lone person households (20%) relative to the region and municipal neighbours. Each of couple without children and lone person households grew significantly over the 2016-2021 period.
- Separate houses within Manningham are predominantly occupied by couple families with children, followed by older couples without children. The main occupiers within townhouses are also couples with children, followed by lone persons, who are also the main occupiers of apartments. The second largest group of apartment occupiers are couples without children.
- Separate houses account for the majority (70%) of the dwellings in Manningham—similar to the Eastern Region LGAs, but above that of Greater Melbourne. Manningham LGA has lower proportions of apartments (13%) relative to Melbourne (18%), while townhouses are similar to the metropolitan average (17% of dwellings). Manningham's stock of apartment's is nonetheless growing. Apartments comprised the greatest number of new dwellings built in Manningham over 2016-2021, with around twice as many apartments added to the dwelling stock than additional houses and townhouses combined.
- Manningham's older population is reflected by its high rate of fully owned dwellings, well above that of Eastern Melbourne LGAs and Greater Melbourne. Conversely, there is a lower percentage of households that have a mortgage or are renting. This is consistent across all dwelling types (separate houses, townhouses and apartments).
- Provision of retirement village accommodation and nursing homes for seniors (age 65+ years old) in Manningham is on par with that of Greater Melbourne.

2.2 POPULATION

2.2.1 ESTIMATED RESIDENT POPULATION

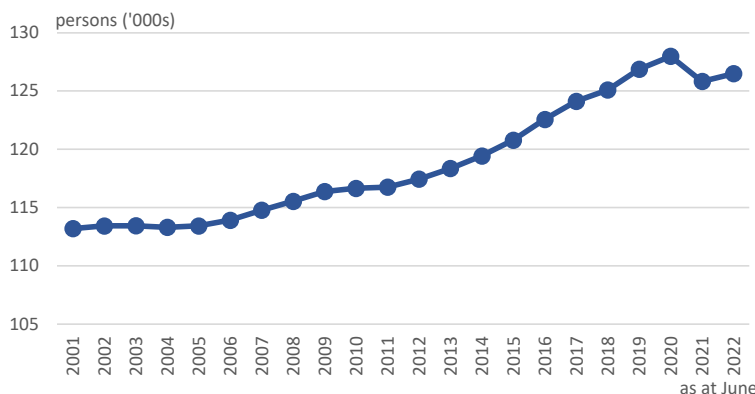
At 2022 Manningham's Estimated Resident Population (ERP) was 126,491.

Prior to the Covid period Manningham's population was growing steadily, growing from 116,750 persons in 2011 to 126,900 persons in 2020, representing average growth of 1.0% per annum.

The COVID pandemic in 2020 saw the rate of population growth in the municipality slow and then decline in 2021. Overseas students and recent migrants returned to their home country while social distancing measures and increased working from home allowed many locals to move out of established and more dense urban areas to more affordable larger homes in growth areas or in regional areas. Manningham’s population fell by 1.7% from 128,000 at June 2020, to 125,800 at June 2021.

With net overseas inflows beginning to recover in 2021/22, population growth was positive again (+0.5%), with the estimated resident population rising to 126,491 at June 2022. An acceleration in net overseas migration nationally is expected to have translated to a further strengthening in the rate of population growth in Manningham over 2022/23.

Figure 12 Estimated Resident Population, as at June



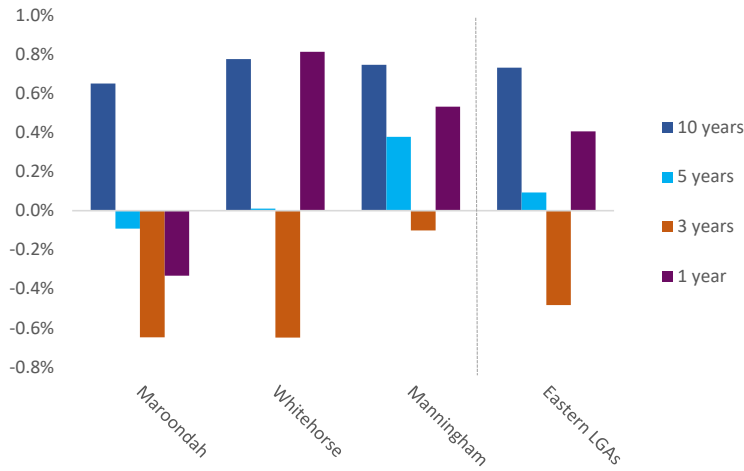
SOURCE – Australian Bureau of Statistics

For the purposes of this analysis Melbourne’s eastern region encompasses the municipalities of Maroondah, Whitehorse and Manningham.

Decade-long population growth (2012-2022) has been similar across each of the Eastern Region Local Government Areas (LGAs), averaging 0.6%-0.8% per annum, with Manningham being at the top of this range. Population growth in Manningham LGA and Whitehorse LGA was positive over the twelve months to June 2022, reflecting the post-Covid recovery in net overseas migration over the year. Maroondah’s population continued to fall in 2022, with growth also negative on average over the prior five years. This suggests a structural decline in its population.

At 2022, there were 414,600 people living in the Eastern LGAs representing a 7.6% increase from 2012. Manningham represents 31% of the region’s population.

Figure 13 Average annual population growth (%) over selected time periods, Eastern Region LGAs

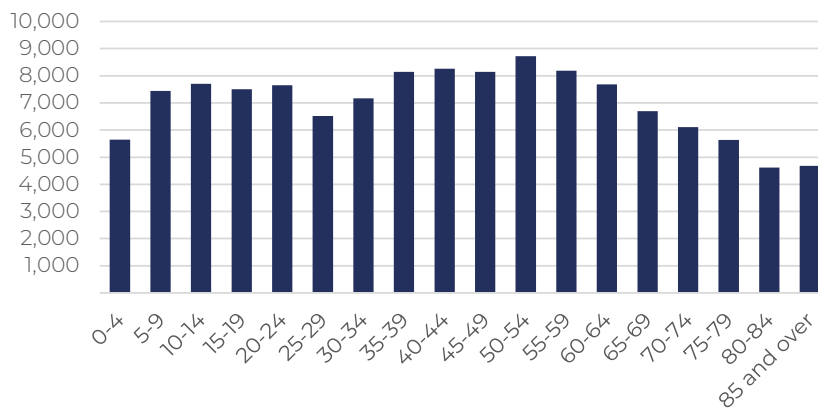


SOURCE – Australian Bureau of Statistics Census of Population and Housing

2.2.2 POPULATION BY AGE

The municipality is home to significant numbers of middle aged residents with the majority of Manningham’s residents aged between 35 to 59 years old.

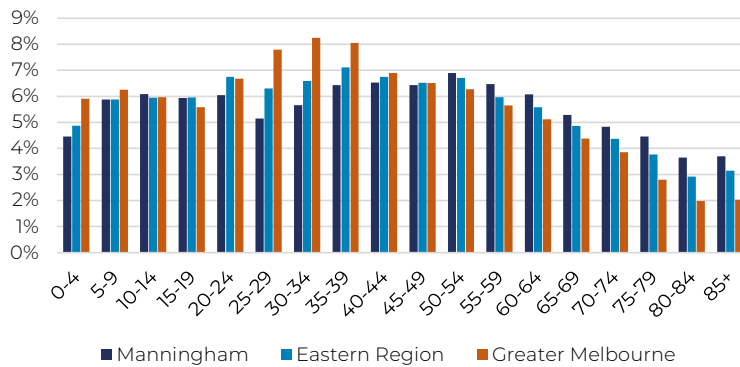
Figure 14 Population by age (persons), Manningham, 2022



SOURCE – Australian Bureau of Statistics Census of Population and Housing

Manningham’s population is generally older than neighbouring municipalities. As can be seen below, Manningham has a greater percentage of its population in each of the five year age cohorts above 50 years old and significantly greater proportions of 60+ year olds. Additionally, the municipality has a lower prevalence of younger adults and young children.

Figure 15 Estimated Resident Population by age (share of population), selected regions, 2022

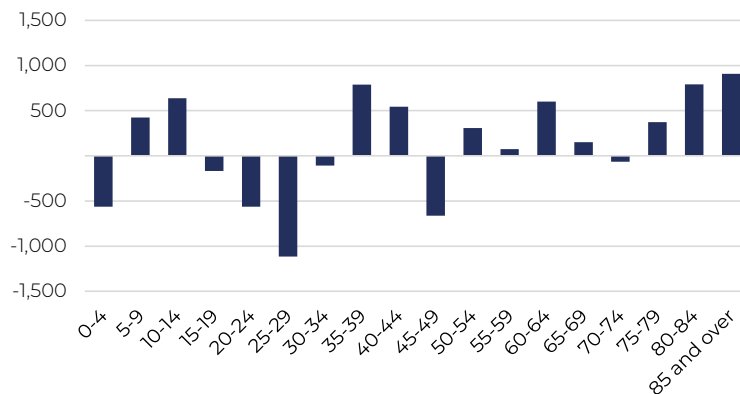


SOURCE – Australian Bureau of Statistics Census of Population and Housing

The municipality’s population is aging both through the ongoing aging of its existing residents and through the migration of younger cohorts from the municipality. Between 2017 and 2022, Manningham lost population in the 0-4, 15 to 34 year old, and 45 to 49 age groups.

The loss of 0-4 year olds and 20-34 year olds may suggest an exodus of young families at the commencement of family formation. The loss of 15-29 year olds may reflect the loss of recent international migrants through the COVID pandemic. The loss of 70-74 year olds (and limited growth amongst 65-69 year olds), may potentially suggest a lack of retirement/downsizer options in the municipality.

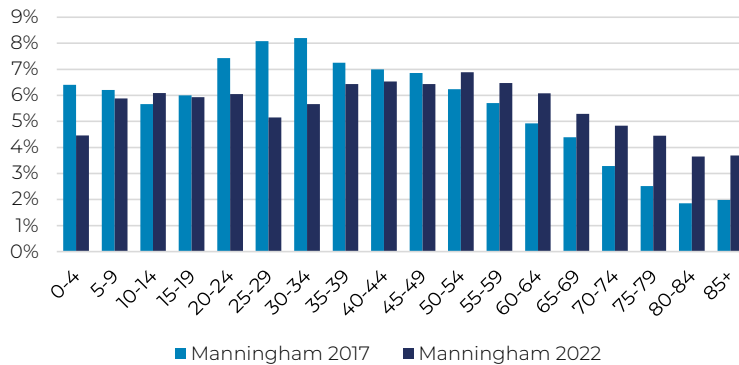
Figure 16 Change in population by age, 2017-2022, Manningham



SOURCE – Australian Bureau of Statistics Census of Population and Housing

The ageing of the municipality’s population is reflected in an increase in the percentage of residents in each of the 50+ year old age cohorts including significant increases in the proportion of residents aged 60 years old and over.

Figure 17 Population distribution by age range (share of population), 2017 and 2022, Manningham

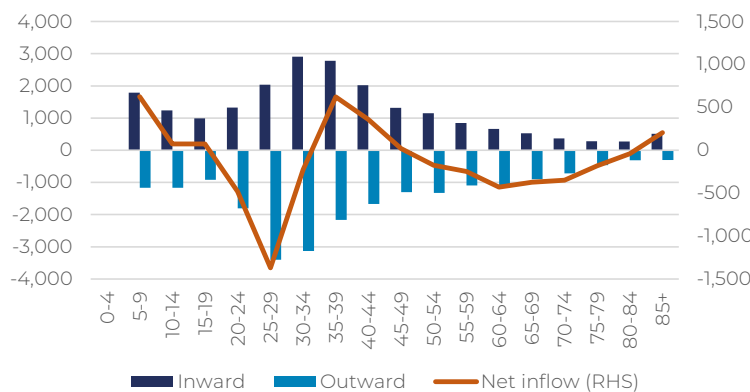


SOURCE – Australian Bureau of Statistics Census of Population and Housing

An analysis of the age profile of residents who moved into and out of Manningham between the 2016 and 2021 Censuses indicates net inflows of 5 to 19 year olds and 35-49 year olds, suggesting a net inward movement of families with toddlers and older children. A net inflow was recorded for population aged 85 years old and over, which could reflect movement into the various seniors accommodation in the municipality or perhaps older parents moving into the same home as their children.

As discussed, the municipality is losing young adults aged 20 to 34 years old, as well as older adults aged 50 to 84 years old. The net outflow in the younger cohort may imply young adults leaving due to a lack of housing affordability, the impact of Covid, and or for lifestyle and amenity reasons. The reason for the net outflow of the older cohort is unclear. Some older households may be capitalising on the municipality’s relatively high median house price and/or may be downsizing following children leaving home.

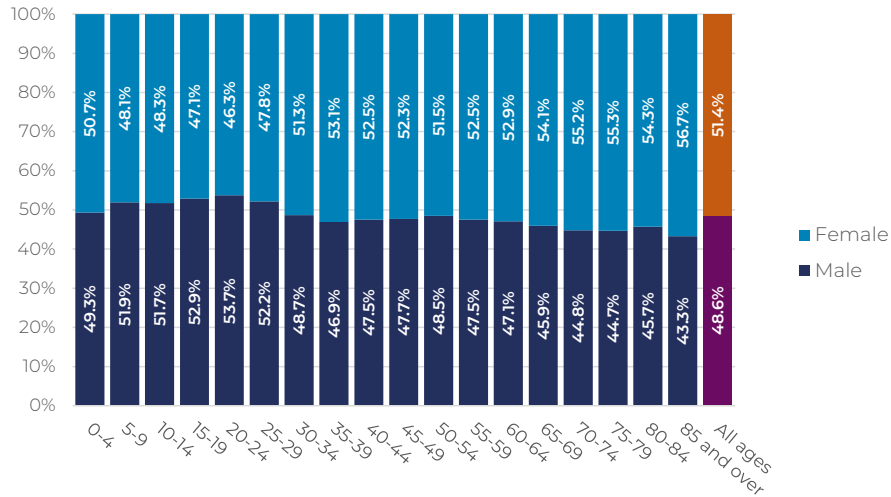
Figure 18 Internal migration by age, 2016-2021, Manningham



SOURCE – Australian Bureau of Statistics Census of Population and Housing

Females make up a slight majority in Manningham, accounting for 51.4% of the population. However, this varies by age. With the exception of 0-4 year olds, males make up the majority of the population in all 5-year cohorts up to 29 years old, with females being the majority gender in the 30+ year old cohorts.

Figure 19 Gender split by age, 2022, Manningham

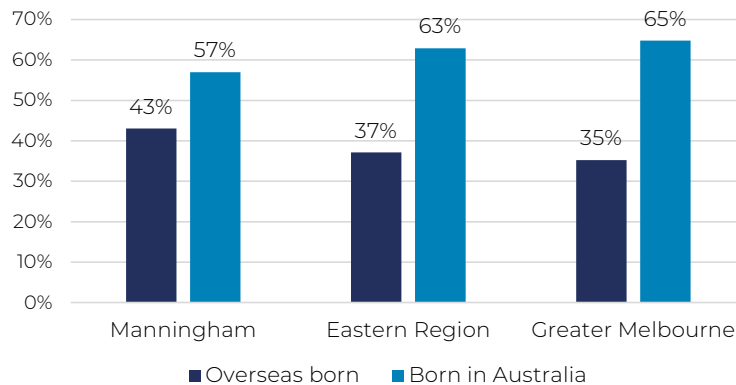


SOURCE – Australian Bureau of Statistics Census of Population and Housing

2.2.3 MIGRANT PROFILE

The municipality is home to high numbers of residents that were born overseas. The share of Manningham residents that were born overseas (43%) is greater than the Eastern LGAs (37%) and Greater Melbourne (35%).

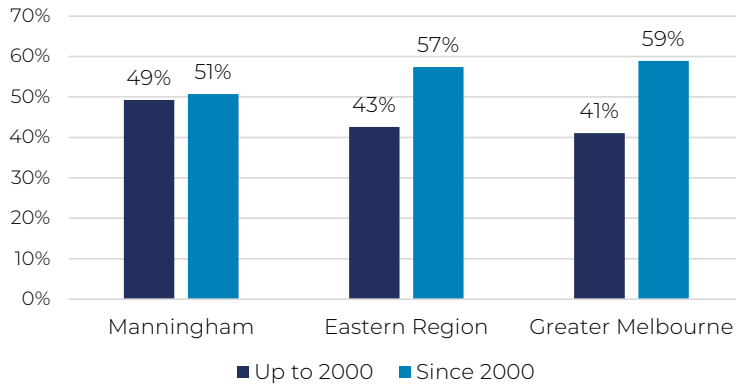
Figure 20 Overseas born population (percentage of population), 2021, selected regions



SOURCE – Australian Bureau of Statistics Census of Population and Housing

Notably, Manningham’s migrant population are older. Nearly half (49%) have been in Australia for more than 20 years, having arrived prior to, and including, the year 2000. In contrast, relative to the region, Manningham has a lower share of more recent migrants that arrived since 2000.

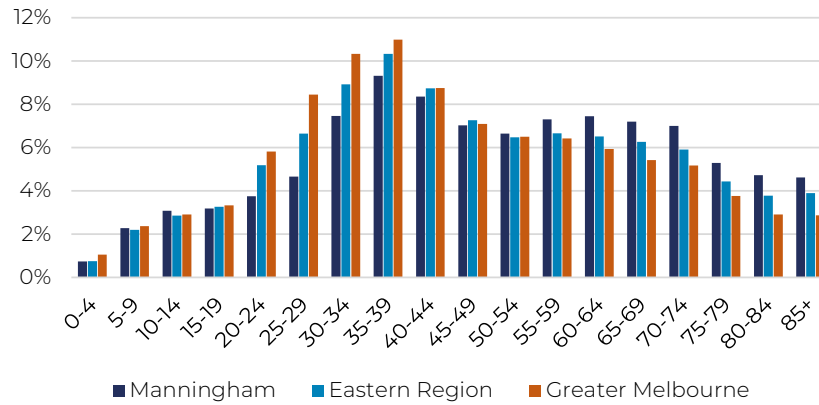
Figure 21 Overseas born population by year of arrival (percentage of migrants), 2021, selected regions



SOURCE – Australian Bureau of Statistics Census of Population and Housing

This is further highlighted in the age of the overseas-born population. Some 50% of the Manningham overseas-born population is aged 50 years old or over. In contrast, 56% of the Eastern Region LGAs population is aged under 50 years old, as is 61% of the Greater Melbourne population. Potentially, this ageing migrant population may have different housing needs to the local-born population.

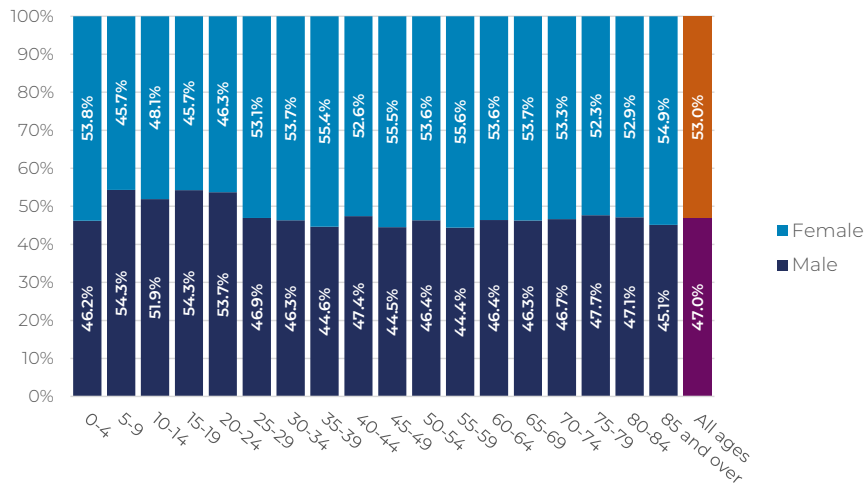
Figure 22 Age of overseas born population (percentage of migrants), 2021, selected regions



SOURCE – Australian Bureau of Statistics Census of Population and Housing

The gender balance of overseas arrivals is not too dissimilar to the overall gender split in Manningham. Females make up a slightly larger majority of overseas born in Manningham, accounting for 53% of the population. However, this varies by age. With the exception of 0-4 year olds, males make up the majority of the population in all 5-year cohorts up to 24 years old, with females being the majority gender in the 25+ year old cohorts.

Figure 23 Gender split by age, overseas born population, 2021, Manningham



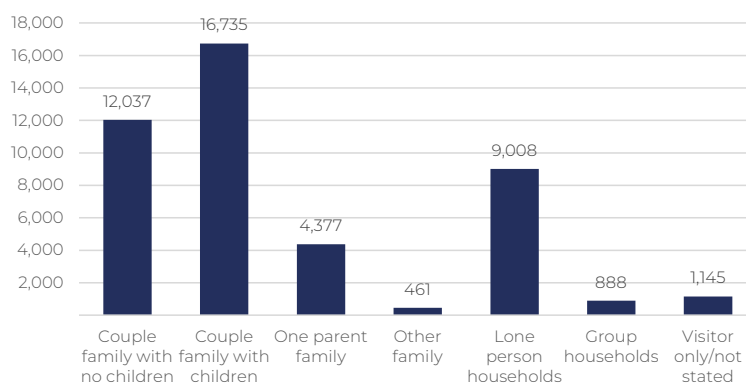
SOURCE – Australian Bureau of Statistics Census of Population and Housing

2.3 HOUSEHOLDS

2.3.1 HOUSEHOLD PROFILE

Couple families with children households represent the most populous household type in Manningham LGA. At the 2021 Census, there were approximately 16,700 couple with children households in the municipality representing 36.6% of the municipality’s 45,700 households. Smaller households (Couples without children and lone persons) account for just under 50% of the municipality’s households.

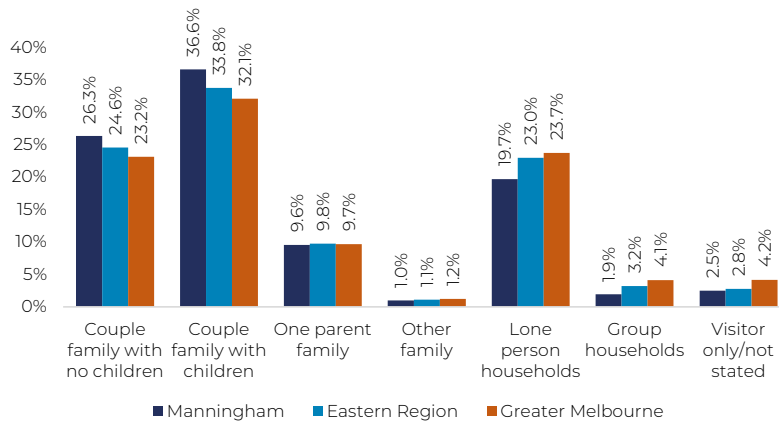
Figure 24 Household type (number of households), 2021, Manningham



SOURCE – Australian Bureau of Statistics Census of Population and Housing

When compared against the region and Greater Melbourne, Manningham has slightly higher proportions of households with children, as well as couples without children. The municipality has lower shares of lone person households relative to the region and Greater Melbourne.

Figure 25 Household type (share of households), 2021, selected regions

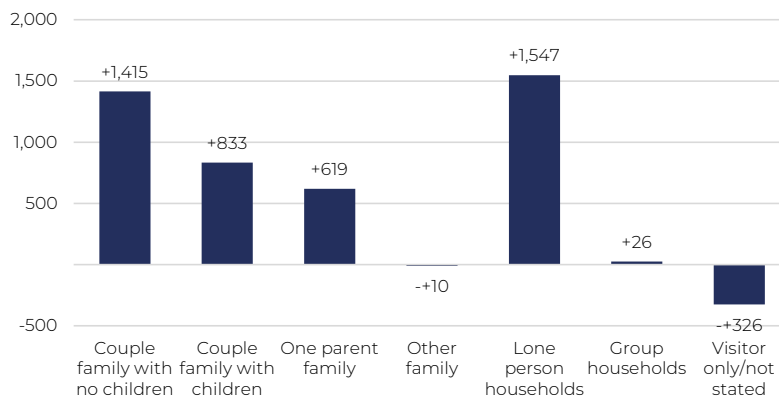


SOURCE – Australian Bureau of Statistics Census of Population and Housing

2.3.2 HOUSEHOLD GROWTH

The proportion and overall number of smaller households (lone persons and couples without children) living in the municipality is growing. Growth in smaller households is fuelled by Manningham’s older and ageing demographic, and the growth in smaller dwellings with the vast majority of new housing supply comprising apartment dwellings.

Figure 26 Change in Manningham households, 2016-2021



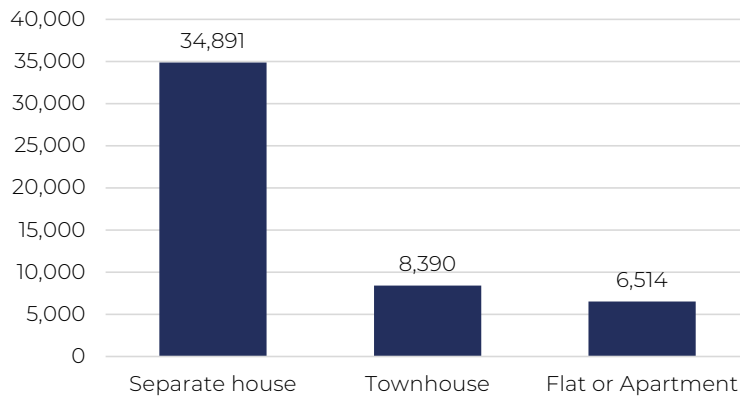
SOURCE – Australian Bureau of Statistics Census of Population and Housing

2.4 DWELLINGS

2.4.1 DWELLING PROFILE

Manningham's housing stock is dominated by separate detached dwellings. In 2021, detached dwellings comprised almost 35,000 dwellings of the municipality's 49,900 dwellings. In 2021, there were also 8,400 units/townhouses and 6,500 flats/apartments.

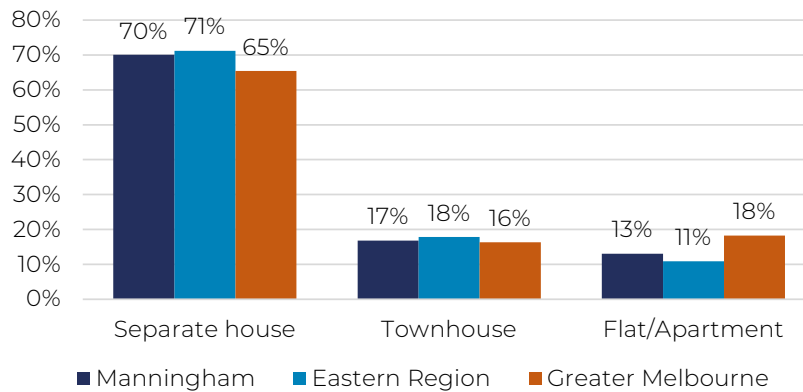
Figure 27 Number of dwellings by type, 2021



SOURCE – Australian Bureau of Statistics Census of Population and Housing

Manningham's dwelling profile is very similar to that of the broader Eastern LGAs Region, with around 70% of the stock being detached houses. When compared to Greater Melbourne Manningham's housing stock incorporates a lower proportion of flats/apartment dwellings.

Figure 28 Percentage of dwellings by dwelling type, 2021, selected regions



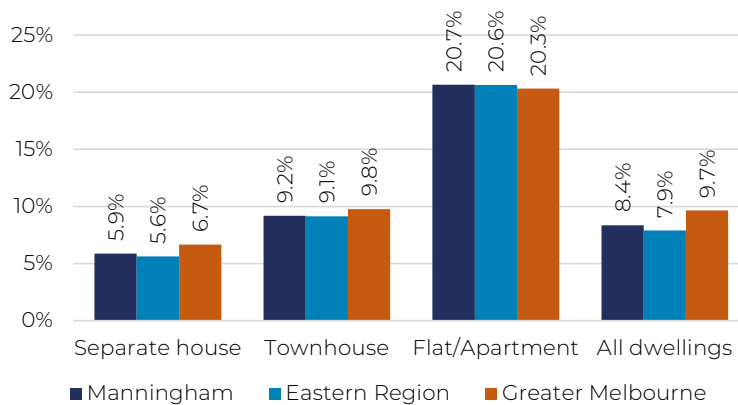
SOURCE – Australian Bureau of Statistics Census of Population and Housing

2.4.2 UNOCCUPIED DWELLINGS

Manningham has a slightly higher dwelling occupancy than Greater Melbourne, with 8.4% of the total stock being unoccupied, compared to 9.7% of total stock across Greater Melbourne. This is largely a result of the greater utilisation of separate houses, with only 5.9% being unoccupied compared the Greater Melbourne figure of 6.7%.

There was a slightly lower utilisation of townhouses (9.2% unoccupied), while 20.7% of apartments were unoccupied on Census night. While apartments typically experience a higher rate of unoccupied dwellings than other dwelling types, this figure was higher than usual due to the impact of the COVID pandemic on apartment occupancy. The increased propensity to be working from home through the COVID lockdowns resulted in higher occupancy of larger dwellings (such as houses and townhouses), while negative net overseas migration in 2020 saw many overseas-born apartment residents return to their country of origin. As discussed, below since the cessation of lockdowns apartment vacancy has declined substantially.

Figure 29 Percentage of unoccupied dwellings, 2021, selected regions

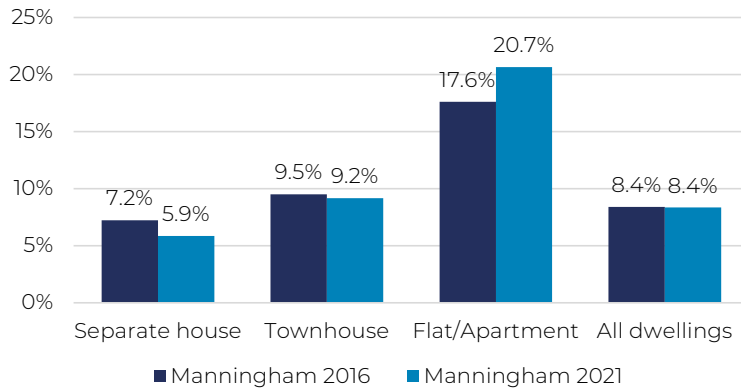


SOURCE – Australian Bureau of Statistics Census of Population and Housing

The percentage of unoccupied dwellings in Manningham was unchanged at 8.4% from 2016 to 2021. However, there were variances across dwellings, with the percentage of unoccupied houses and townhouses decreasing in this period, while the percentage of unoccupied apartments increased from 17.6% to 20.7%.

With the rise in apartment vacancies in 2021 likely to be COVID-related, it is expected that the level of unoccupied dwellings in Manningham has since fallen. SQM Research reports that rental vacancies in Doncaster, which contains most Manningham’s apartments, fell from 4.3% of the rental stock in August 2021 at the time of the Census, to 1.5% in November 2023.

Figure 30 Percentage of unoccupied dwellings, Manningham, 2016-2021

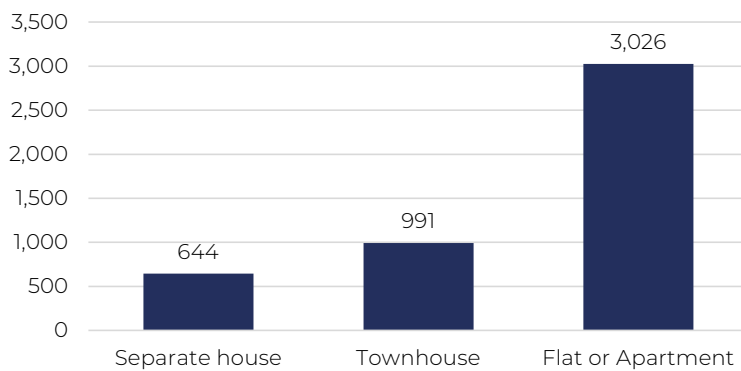


SOURCE – Australian Bureau of Statistics Census of Population and Housing

2.4.3 GROWTH IN DWELLING STOCK

Manningham’s housing stock is growing. For the 2016 to 2021, the housing stock grew by 4,661 dwellings. This is the result of the expansion of higher and medium density housing which included the net addition of 991 townhouses and 3,026 apartments. Growth in the stock of separate houses has been more limited.

Figure 31 Growth in Manningham dwellings, 2016-2021

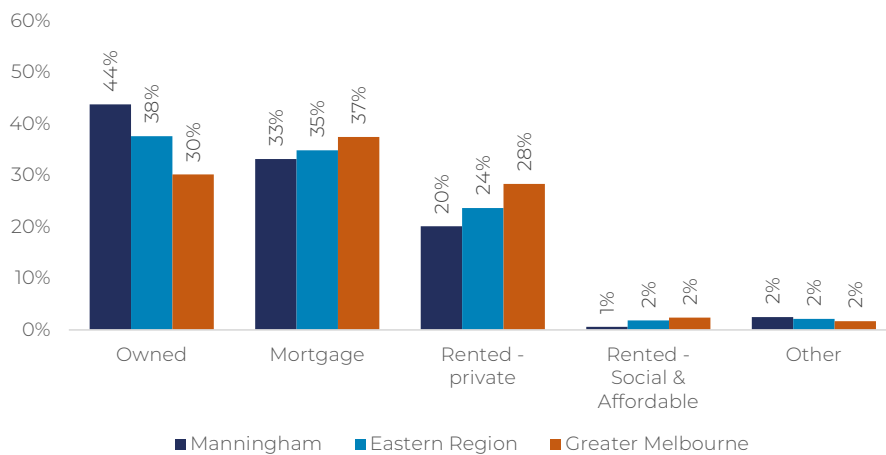


SOURCE – Australian Bureau of Statistics Census of Population and Housing

2.4.4 DWELLING TENURE

The municipality includes a large number of households that fully own their dwelling which is likely to reflect Manningham’s older age profile. When compared with the Eastern LGAs region and Greater Melbourne the region has a corresponding lower percentage of households with a mortgage and dwellings that are privately rented. Manningham also has a relatively lower percentage of dwellings that are social or affordable rental.

Figure 32 Composition of dwellings (% of occupied stock) by tenure, 2021, selected regions

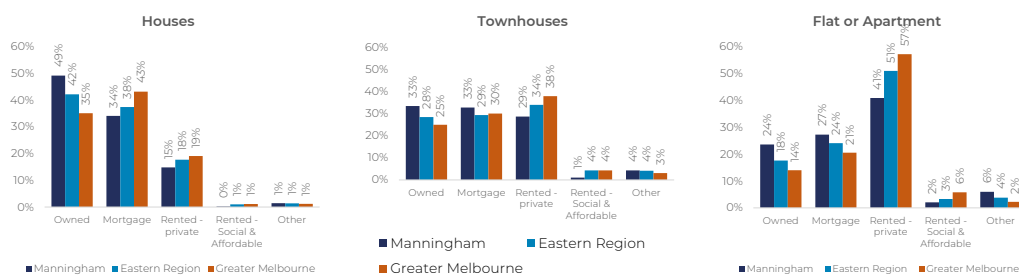


SOURCE – Australian Bureau of Statistics Census of Population and Housing

Full ownership is highly prevalent in the municipality’s detached housing stock with almost half (49%) of detached housing owned without a mortgage. This is notably higher than the Eastern Region (42%) and Greater Melbourne (35%).

As is evident in the chart below, there is also a higher prevalence of full ownership of apartments which is likely to reflect the influence of empty nester/downsizer households. There is a corresponding lower percentage of privately rented apartments compared to the Eastern Region and Greater Melbourne.

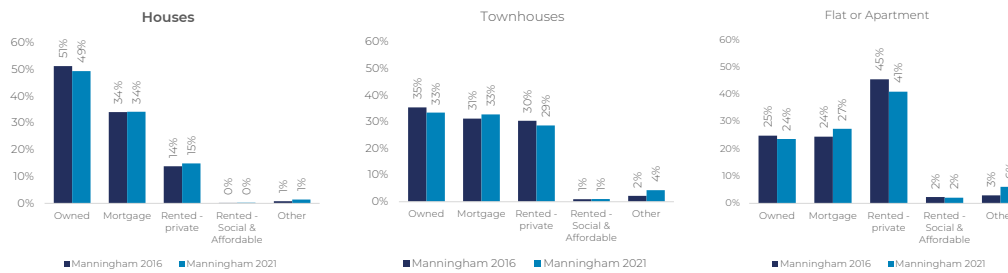
Figure 33 Composition of dwellings (% of occupied stock) by dwelling type by tenure, 2021, selected regions



SOURCE – Australian Bureau of Statistics Census of Population and Housing

The number and proportion of apartments with a mortgage has grown, more than offsetting the small proportional fall in fully owned apartments. The share of privately rented apartments also decreased over 2016-2021, although 'other' tenure, which includes being occupied rent free has grown. This may reflect an increase in children staying rent free in family-owned apartments.

Figure 34 Change in tenure (% of occupied stock) by dwelling type, 2016-2021, Manningham

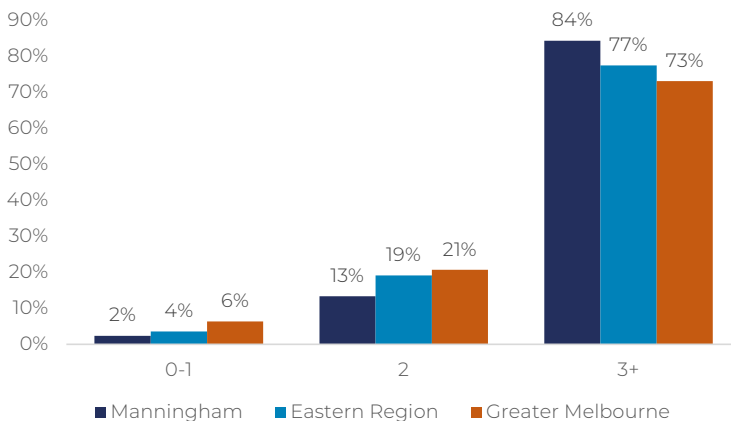


SOURCE – Australian Bureau of Statistics Census of Population and Housing

2.4.5 DWELLING SIZE/BEDROOMS

Despite recent growth in the municipality’s higher and medium density dwelling stock the municipality includes relatively fewer smaller one and two bedroom dwellings compared with the region and Greater Melbourne.

Figure 35 Composition of dwellings (% of stock) by number of bedrooms, 2021, selected regions

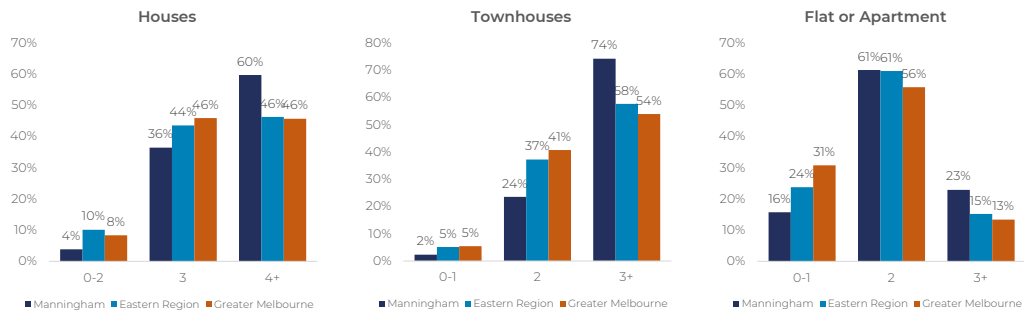


SOURCE – Australian Bureau of Statistics Census of Population and Housing

The majority (60%) of the municipality’s separate houses include 4 bedrooms. Similarly, the municipality’s townhouses are at the larger end of the spectrum, with 74% containing three or more bedrooms. Both houses and townhouses are on average incorporate greater numbers of bedrooms than that of the Eastern Region and Greater Melbourne. When compared against the region and Greater

Melbourne, Manningham’s apartment stock also incorporates a higher proportion of larger apartments with higher proportions of three (or more) bedroom apartments. This is likely to reflect the prevalence and influence of owner occupiers in the local apartment market.

Figure 36 Composition of dwellings (% of stock) by number of bedrooms by dwelling type, 2021, selected regions



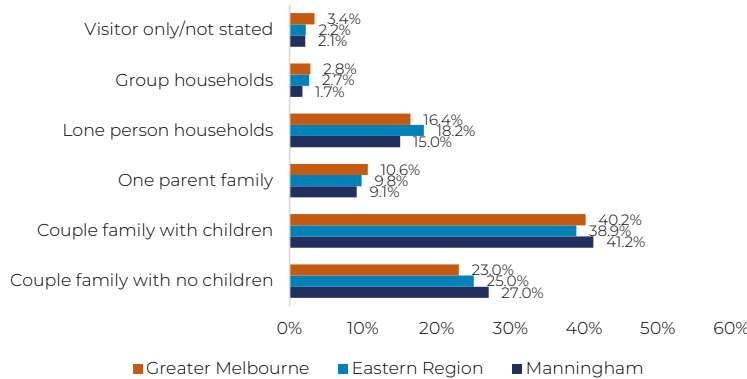
SOURCE – Australian Bureau of Statistics Census of Population and Housing

2.4.6 DWELLING OCCUPIERS

Occupier Comparison

Couples with children are the most prominent occupiers of separate houses in the municipality. There are also relative to the Eastern Region and Greater Melbourne, a high proportion of couple without children households in single detached dwellings.

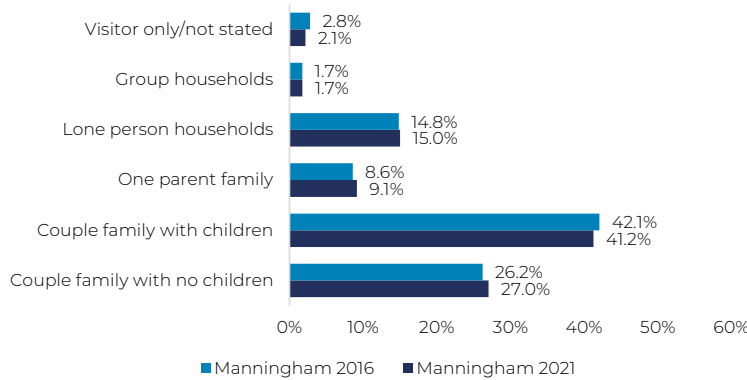
Figure 37 Household type (share in single detached houses), 2021, selected regions



SOURCE – Australian Bureau of Statistics Census of Population and Housing

The percentage of smaller households (couples without children and lone persons) occupying single detached dwellings is growing, which reflects the older and aging nature of the municipality.

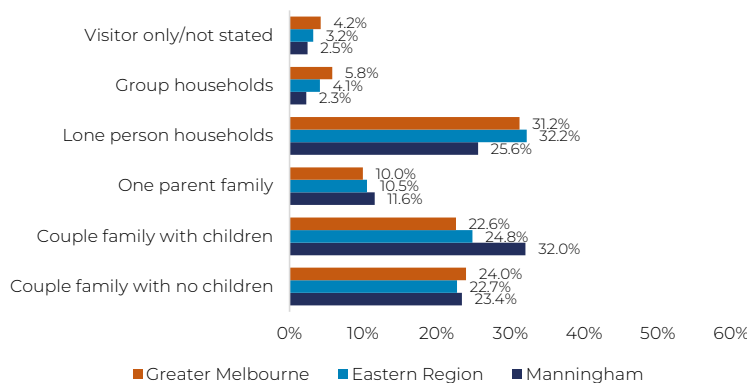
Figure 38 Change in household type (share in single detached houses), 2016 and 2021, Manningham



SOURCE – Australian Bureau of Statistics Census of Population and Housing

As can be seen below, high numbers and proportions of couples with children occupy the municipality’s townhouses, with a slightly higher percentage also being lone parents. When compared to the region and Greater Melbourne, a lower proportion of lone persons occupy the municipality’s townhouses.

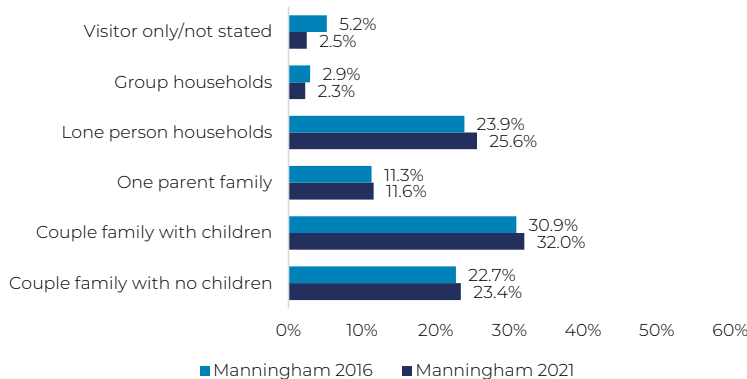
Figure 39 Household type (share in townhouses), 2021, selected regions



SOURCE – Australian Bureau of Statistics Census of Population and Housing

Between 2016 and 2021, the number and proportion of households living in townhouses grew.

Figure 40 Change in household type (share in townhouses), 2016 and 2021, Manningham

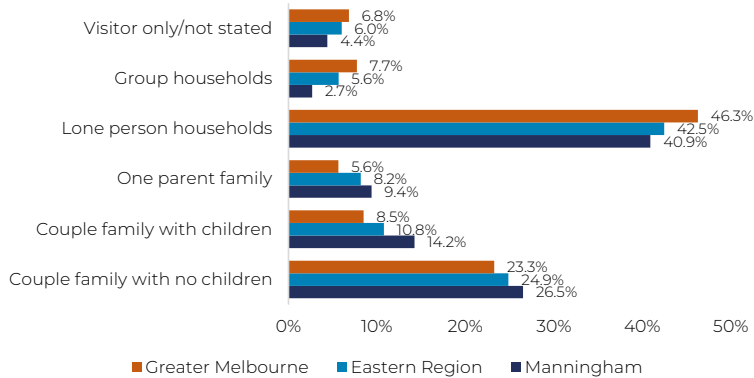


SOURCE – Australian Bureau of Statistics Census of Population and Housing

Around two thirds of apartment households in Manningham are either couple without children or lone person households. Compared to the region and Greater Melbourne, apartment occupiers in Manningham are more likely to be couples without children, couples with children and one parent families.

A higher proportion of couple with children households comprise apartment residents which is likely to be supported by the prevalence of 3 bedroom apartment stock.

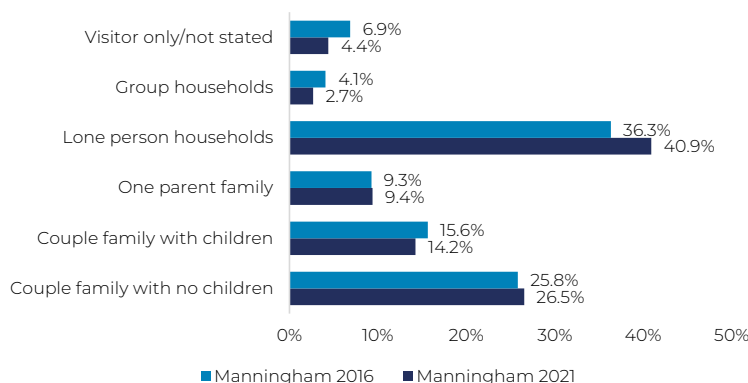
Figure 41 Household type (share in apartments), 2021, selected regions



SOURCE – Australian Bureau of Statistics Census of Population and Housing

Apartment growth over the 2016 to 2021 period was accompanied by an increase in the proportion of single person household and couples without children living in apartments. While as a proportion the number of households with children in apartments declined the overall number increased from 449 in 2016 to 735 in 2021.

Figure 42 Change in household type (share in apartments), 2016 and 2021, Manningham



SOURCE – Australian Bureau of Statistics Census of Population and Housing

The following tables provides a summary of the above.

Figure 43 Household type by dwelling type (share in dwelling), 2021, selected regions

	Separate Houses			Townhouses			Apartments		
	Manningham	Eastern Region	Greater Melbourne	Manningham	Eastern Region	Greater Melbourne	Manningham	Eastern Region	Greater Melbourne
Couple family with no children	27.0%	25.0%	23.0%	23.4%	22.7%	24.0%	26.5%	24.9%	23.3%
Couple family with children	41.2%	38.9%	40.2%	32.0%	24.8%	22.6%	14.2%	10.8%	8.5%
One parent family	9.1%	9.8%	10.6%	11.6%	10.5%	10.0%	9.4%	8.2%	5.6%
Other family	0.9%	1.0%	1.1%	1.2%	1.2%	1.4%	1.4%	1.7%	1.6%
Multi family	2.8%	2.1%	2.5%	1.6%	1.2%	0.9%	0.5%	0.4%	0.2%
Lone person households	15.0%	18.2%	16.4%	25.6%	32.2%	31.2%	40.9%	42.5%	46.3%
Group households	1.7%	2.7%	2.8%	2.3%	4.1%	5.8%	2.7%	5.6%	7.7%
Visitor only/not stated	2.1%	2.2%	3.4%	2.5%	3.2%	4.2%	4.4%	6.0%	6.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

SOURCE – Australian Bureau of Statistics Census of Population and Housing

Figure 44 Change in household type by dwelling type (share in dwelling), 2016 and 2021, selected regions

Dwelling/Households type	Separate Houses		Townhouses		Apartments	
	2016	2021	2016	2021	2016	2021
Couple family with no children	26.2%	27.0%	22.7%	23.4%	25.8%	26.5%
Couple family with children	42.1%	41.2%	30.9%	32.0%	15.6%	14.2%
One parent family	8.6%	9.1%	11.3%	11.6%	9.3%	9.4%
Other family	1.1%	0.9%	1.4%	1.2%	1.5%	1.4%
Multi family	2.8%	2.8%	1.7%	1.6%	0.6%	0.5%
Lone person households	14.8%	15.0%	23.9%	25.6%	36.3%	40.9%
Group households	1.7%	1.7%	2.9%	2.3%	4.1%	2.7%
Visitor only/not stated	2.8%	2.1%	5.2%	2.5%	6.9%	4.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

SOURCE – Australian Bureau of Statistics Census of Population and Housing

Couple without children and lone person households in Manningham are significantly older than Greater Melbourne and the Eastern Region LGAs, with over half the population in both these types of household being aged 65 years old and over. This reflects the older age profile of the population, and indicates a high proportion of empty nester couple households and persons living by themselves. Given the higher level of separate houses within the municipality, it is likely that there will be a growing mismatch between aging households living in separate houses for which the house is likely to become too challenging to maintain.

Figure 45 Age profile, couple no children and lone person households, 2021, selected regions

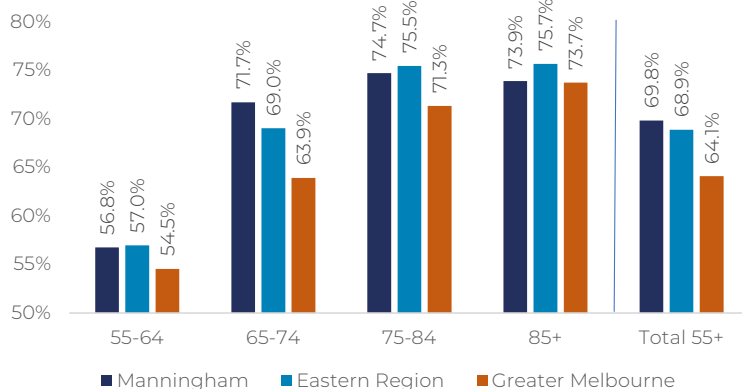
Household/age	Couple family with no children			Lone person households		
	Manningham	Eastern Region	Greater Melbourne	Manningham	Eastern Region	Greater Melbourne
15-24	0.3%	0.3%	0.3%	0.5%	0.6%	0.6%
15-25	1.8%	3.2%	4.0%	2.3%	3.1%	3.8%
25-34	6.0%	9.5%	12.4%	4.8%	5.5%	7.6%
25-35	7.5%	10.0%	12.8%	5.5%	5.8%	8.6%
35-44	6.6%	7.8%	10.2%	9.0%	9.9%	13.5%
45-54	5.5%	6.1%	7.6%	10.8%	11.7%	13.2%
55-64	18.0%	17.1%	16.9%	14.7%	16.3%	16.3%
65-74	27.7%	24.5%	21.0%	17.6%	18.3%	16.8%
75-84	21.2%	17.0%	11.9%	22.0%	18.0%	12.8%
85+	5.5%	4.4%	2.8%	12.7%	10.9%	6.8%
Total 65+	54.3%	45.8%	35.7%	52.4%	47.1%	36.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

SOURCE – Australian Bureau of Statistics Census of Population and Housing

Females make up the majority of lone persons aged 55+years and older and account for around three quarters of those aged 75 years old and over. This higher share reflects the longer life expectancy of females relative to males.

Females make up a noticeably larger proportion of 65-74 year olds in lone person households (71.7%) compared to Greater Melbourne (63.9%). Within the cohort, little difference would be expected geographically and it is uncertain why this is the case.

Figure 46 Percentage of females in lone person households aged 55+, 2021, selected regions



SOURCE – Australian Bureau of Statistics Census of Population and Housing

2.4.7 AGED CARE

The provision of aged accommodation in the municipality resembles that of Greater Melbourne, with some higher provision of ‘cared’ accommodation provision – i.e. accommodation for the retired or aged, but not self-contained (see Appendix for definitions of aged care accommodation).

Manningham has a similar provision of **retirement village** accommodation as Greater Melbourne, with 47.7 persons per 1,000 aged 65 years old and over in a retirement village. This is similar to the average across Greater Melbourne (43.3 per 1,000) and the Eastern Melbourne LGAs (48.3 per 1,000).

However, there is a noticeably greater provision for cared accommodation in Manningham, at 31.5 persons in **cared accommodation** per 1,000 persons aged 65+ and over, some 75% above the Greater Melbourne provision of 17.9. This slightly offsets a lower provision of beds in **nursing homes**, with Manningham having 26.2 persons in nursing homes per 1,000 persons aged 65+ years old compared to 35.9 across the Eastern Region LGAs and 29.4 across Greater Melbourne.

The occupation of aged accommodation correspondingly increases with age in each type of aged accommodation. Note that the ABS includes retirement village accommodation in the private dwelling stock and, as such, is included in the dwelling and household counts, while cared accommodation and nursing homes are counted as non-private dwellings.

Figure 47 Percentage of persons age 65+ in aged accommodation by type, 2021, selected regions

	Manningham				Eastern Region				Greater Melbourne			
	Retirement Village	Cared Accom	Nursing Home	ERP	Retirement Village	Cared Accom	Nursing Home	ERP	Retirement Village	Cared Accom	Nursing Home	ERP
People in accommodation												
65-74	168	48	46	12,922	582	156	256	38,628	7,940	1,602	2,207	400,307
75-84	581	243	185	9,996	1,779	432	707	26,874	14,830	3,590	6,182	231,276
85+	478	574	487	4,532	1,418	1,030	1,846	12,804	8,843	7,903	13,058	98,630
Total 65+	1,227	865	718	27,450	3,779	1,618	2,809	78,306	31,613	13,095	21,447	730,213
Provision per 1,000 people												
65-74	13.0	3.7	3.6		15.1	4.0	6.6		19.8	4.0	5.5	
75-84	58.1	24.3	18.5		66.2	16.1	26.3		64.1	15.5	26.7	
85+	105.5	126.7	107.5		110.7	80.4	144.2		89.7	80.1	132.4	
Total 65+	44.7	31.5	26.2		48.3	20.7	35.9		43.3	17.9	29.4	

SOURCE – Australian Bureau of Statistics Census of Population and Housing

3. DEMOGRAPHIC AND DWELLING PROFILE – MANNINGHAM SUBURBS

3.1 KEY POINTS

- Doncaster East is the municipality's most populous suburb (31,500 residents at 2021), followed by Doncaster (25,700 comprising 4,200 in the Doncaster Hill Activity Centre and 21,500 in Doncaster Remainder), Templestowe (17,150) and Templestowe Lower (14,350). Warrandyte South is the municipality's least populated location (683).
- Doncaster and Doncaster East have to date been the primary focus for the municipality's population and housing growth. Nearly all (97%) of Manningham's population growth over 2011–2022 occurred in these two suburbs. It follows that these suburbs have been subject to substantial new housing development which reflects the influence planning controls that support high and incremental change in these areas.
- The rest of the municipality has been characterised by either modest population increases or population declines. Minimal population increases over 2011–2022 occurred in Bulleen, Templestowe Lower and Donvale, while there were slight population declines in Templestowe, Park Orchards, Warrandyte, and Wonga Park. Population change in these areas is impacted by limited new housing supply and an older population age profile.
- Family with children households are prevalent across all Manningham suburbs with the exception of Doncaster Hill.
- Separate houses make up the majority of dwellings across Manningham. The suburbs with the highest percentage of separate houses are to the east of Manningham LGA, with Warrandyte South and Wonga Park containing 100% separate houses. Townhouses are most prevalent in Doncaster East and Doncaster Remainder (23% of the dwelling stock). Doncaster Hill is dominated by apartments (93% of stock) followed by Doncaster Remainder and Doncaster East (16% each).
- Of the 4,661 additional dwellings between 2016 and 2021, 80% of new dwellings (3,713) were developed in Doncaster Hill, Doncaster Remainder and Doncaster East. Warrandyte, Warrandyte South and Wonga Park experienced very limited dwelling growth.
- There was a limited increase in the stock of separate houses between 2016 and 2021 in Doncaster East (168) and Templestowe Lower (152). Townhouse development is largely focused in Doncaster Remainder (+602) and to a lesser extent Doncaster East (+213). High numbers of new apartments were added to the Doncaster Hill Activity Centre precinct (+899) Doncaster Remainder (+964) and Doncaster East (+898). Stock additions have been very limited elsewhere in Manningham.

3.2 PLANNING REGIONS

For the purposes of this analysis, Manningham LGA has been split into its 10 main suburbs:

- Bulleen
- Doncaster
- Doncaster East
- Templestowe
- Templestowe Lower
- Donvale
- Park Orchards
- Warrandyte

- Warrandyte South
- Wonga Park

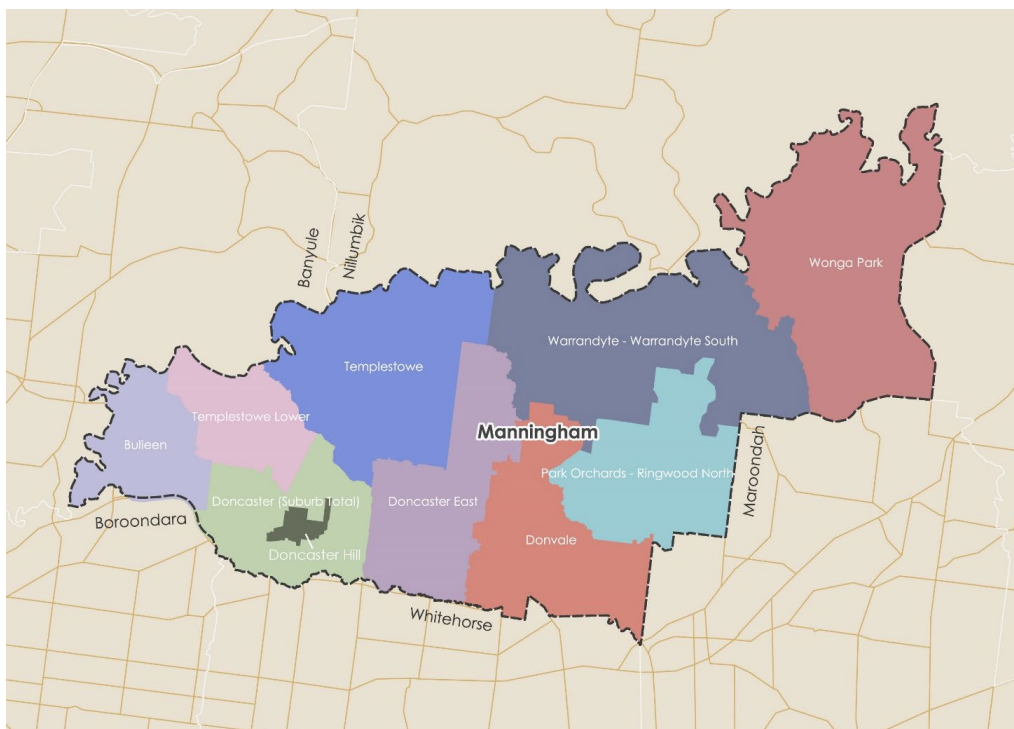
The suburb of Doncaster has been further split into the Doncaster Hill Activity Centre Zone and Doncaster Remainder (see map below).

For the purposes of simplifying the analysis and reducing the amount of transformation of data, the suburb boundaries coincide with the “Suburbs and Localities” boundaries used by the Australian Bureau of Statistics (ABS), rather than the suburb boundaries formally gazetted by the Victorian State Government. The geographical differences are marginal and will not materially impact any of the demographic outputs contained in this report.

Similarly, the boundaries for the Doncaster Hill Activity Centre precinct coincide with a best fit of “mesh blocks”, which are the smallest geographic regions used by the ABS. Again, this is to minimise the amount of adjustments to the data where accuracy may be lost at the expense of making the physical boundaries fit. This is not expected to materially impact the demographic profile.

The size of Manningham LGA means that there is a diversity of dwellings and population across each of the component subregions, which are highlighted in this section.

Figure 48 Manningham Planning Regions



SOURCE – Quantify Strategic Insights

3.3 POPULATION

3.3.1 ESTIMATED RESIDENT POPULATION

A comparison of population across the Manningham LGA suburbs shows the greatest population in Doncaster East (31,500), followed by Doncaster Remainder (21,500), Templestowe (17,150) and Templestowe Lower (14,300). Warrandyte South (683) and Warrandyte (3,816) have the lowest population.

Figure 49 Estimated Resident Population, Manningham Suburbs, 2022

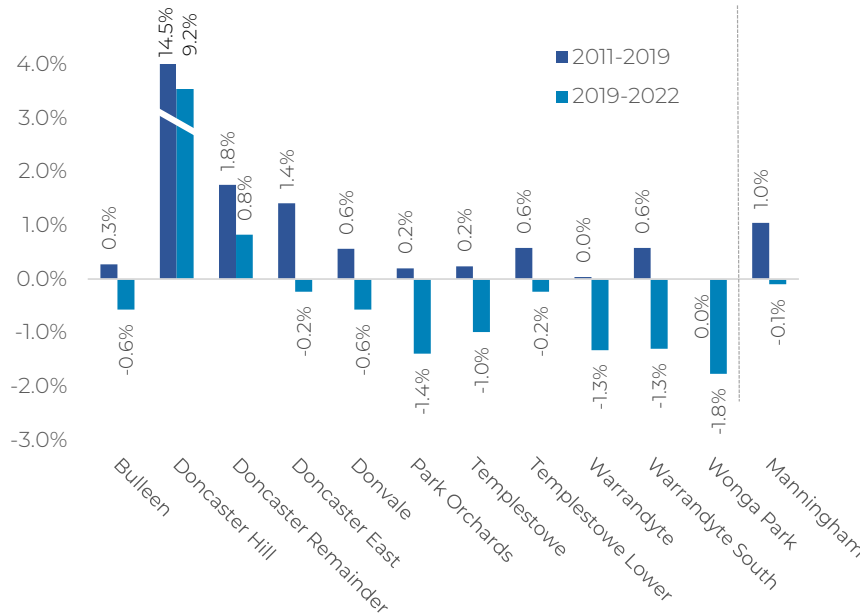
Suburb	Population 2022	% of Manningham
Bulleen	11,428	9.0%
Doncaster Hill	4,152	3.3%
Doncaster Remainder	21,509	17.0%
Doncaster East	31,490	24.9%
Donvale	12,627	10.0%
Park Orchards	3,770	3.0%
Templestowe	17,154	13.6%
Templestowe Lower	14,338	11.3%
Warrandyte	5,587	4.4%
Warrandyte South	683	0.5%
Wonga Park	3,816	3.0%
Manningham	126,491	100.0%

SOURCE – Australian Bureau of Statistics, Quantify Strategic Insights

Doncaster Hill, Doncaster Remainder and Doncaster East have to date been the primary focus for the municipality's population and housing growth. The populations of these locations are growing rapidly owing to ongoing housing development and supportive planning.

The low density suburbs in the east of the municipality have experienced limited population growth over 2011-2019, with Wonga Park and Warrandyte effectively having no population growth at all. Since 2019, the populations of Warrandyte, Park Orchards and Wonga Park have declined which contrasts to locations in the municipality's west which grew.

Figure 50 Average annual population growth by Manningham Suburbs, 2011-2019 and 2019-2022



SOURCE – Australian Bureau of Statistics, Quantify Strategic Insights

3.3.2 AGE PROFILE

The municipality’s age structure differs by location:

- The population profile of the north western suburbs of **Bulleen, Doncaster Remainder, Templestowe** and **Templestowe Lower** is broadly reflective of Manningham overall, albeit skewing a little older with higher numbers of 75+ year old age cohorts..
- Being dominated by apartments, the age profile of **Doncaster Hill** differs notably from the rest of municipality, with a higher share of young adults (25-34 year olds and 35-44 year olds), and a lower share across all other age cohorts.
- Less dense suburbs to the east of the municipality (**Donvale, Park Orchards, Warrandyte, Warrandyte South, Wonga Park**) are typically comprised of older families, with a higher percentage of 0-14 year olds and 15-24 year olds, as well as middle aged adults 45-54 year olds and 55-64 year olds. These suburbs also include high proportions of 65 to 74 year olds. Notably, there is also a distinct decline in the number of 75+ year olds in these areas. This could reflect the movement of older residents from low density locations given the maintenance and upkeep required relative to typical urban blocks.
- The population profile of **Doncaster East** includes high numbers of young children under 15 years old, and a slightly lower percentage of residents aged 75+ years old.

Figure 51 Share of population by age range, 2021, Manningham suburbs

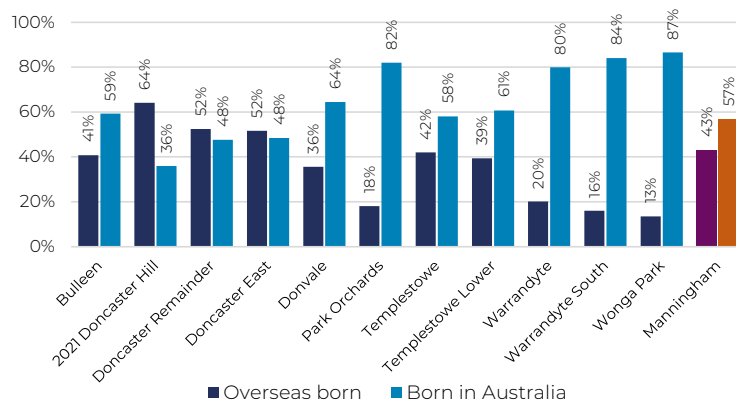
	Share of population in age range								
	0-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Bulleen	14.5%	11.9%	11.2%	11.9%	13.7%	13.2%	9.4%	9.5%	4.8%
Doncaster Hill	13.2%	10.4%	26.3%	18.6%	8.4%	8.8%	8.3%	4.6%	1.4%
Doncaster Remainder	14.1%	11.9%	14.2%	13.3%	12.4%	11.5%	9.6%	8.8%	4.2%
Doncaster East	18.5%	10.6%	10.9%	15.0%	12.5%	11.6%	9.9%	7.8%	3.3%
Donvale	17.2%	12.9%	8.0%	12.0%	14.5%	13.1%	10.3%	7.9%	4.1%
Park Orchards	17.7%	18.2%	5.0%	8.1%	18.5%	15.5%	9.8%	5.8%	1.4%
Templestowe	16.3%	11.5%	9.4%	12.1%	12.2%	14.2%	11.9%	8.5%	3.9%
Templestowe Lower	16.7%	11.2%	9.5%	12.7%	14.3%	11.7%	9.5%	9.8%	4.7%
Warrandyte	17.4%	16.7%	5.5%	9.2%	17.0%	15.1%	11.1%	5.8%	2.2%
Warrandyte South	16.0%	18.7%	6.1%	8.7%	17.2%	14.7%	11.0%	5.9%	1.7%
Wonga Park	16.5%	15.8%	6.5%	8.9%	16.6%	16.6%	11.3%	5.6%	2.2%
Manningham	16.4%	12.0%	10.8%	13.0%	13.3%	12.5%	10.1%	8.1%	3.7%

SOURCE – Australian Bureau of Statistics Census of Population and Housing

3.3.3 MIGRANT PROFILE

Although 43% of Manningham residents were born overseas. This however varies geographically within the municipality, ranging from a low of 13% of residents in Wonga Park, to 64% of residents in Doncaster Hill. The highest rates of overseas-born residents were in the western suburbs of Doncaster, Doncaster East, Bulleen. Templestowe and Templestowe Lower, while the lower density suburbs to the east of the municipality had a lower prevalence of overseas born.

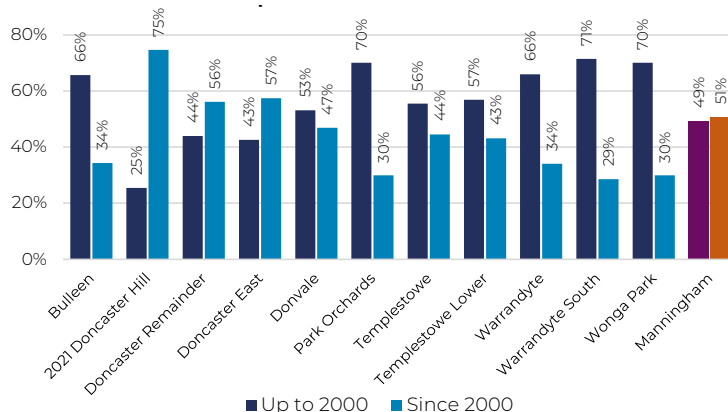
Figure 52 Population born overseas, 2021, Manningham suburbs



SOURCE – Australian Bureau of Statistics Census of Population and Housing

While there is a roughly 50/50 split between migrants who arrived up to the year 2000 and those since the year 2000 for the municipality, Doncaster and Doncaster East had the highest concentrations of more recent migrants. In contrast, the majority of migrants from the other suburbs in Manningham arrived up to and including the year 2000.

Figure 53 Overseas-born residents by year of arrival, 2021, Manningham suburbs



SOURCE – Australian Bureau of Statistics Census of Population and Housing

The year of arrival is reflected in the age profile of the migrant population. Locations with a higher percentage of migrants that arrived since 2000 were younger, with a typically higher percentage of residents aged under 45 years old. This compares with the higher percentages of migrants aged 55+ years old in those locations where a higher prevalence of migrants arrived up to the year 2000.

Figure 54 Age profile of overseas-born residents, 2021, Manningham suburbs

	Share of overseas-born population in age range								
	0-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Bulleen	3.0%	4.8%	10.5%	13.9%	12.2%	15.7%	16.7%	15.7%	7.6%
2021 Doncaster Hill	7.4%	7.9%	29.0%	22.2%	8.3%	9.1%	10.0%	4.8%	1.5%
Doncaster Remainder	5.0%	8.6%	15.8%	17.2%	13.1%	14.0%	12.3%	9.3%	4.6%
Doncaster East	8.4%	7.4%	11.6%	20.8%	14.0%	13.6%	12.9%	8.0%	3.4%
Donvale	6.6%	6.5%	8.6%	17.2%	15.6%	14.8%	13.9%	10.0%	6.7%
Park Orchards	6.1%	7.8%	5.1%	8.0%	19.9%	19.1%	17.1%	13.3%	3.7%
Templestowe	5.6%	5.6%	9.2%	15.9%	12.6%	17.6%	17.2%	11.4%	4.9%
Templestowe Lower	4.4%	5.6%	10.3%	17.1%	14.2%	14.7%	15.2%	12.8%	5.9%
Warrandyte	5.6%	7.4%	4.6%	10.8%	20.1%	20.9%	20.2%	8.3%	1.9%
Warrandyte South	9.3%	9.3%	6.0%	10.7%	15.3%	13.3%	24.0%	12.0%	0.0%
Wonga Park	5.5%	7.1%	4.5%	9.2%	19.6%	23.7%	18.5%	9.1%	2.8%
Manningham	6.1%	6.9%	12.1%	17.7%	13.7%	14.7%	14.2%	10.0%	4.6%

SOURCE – Australian Bureau of Statistics Census of Population and Housing

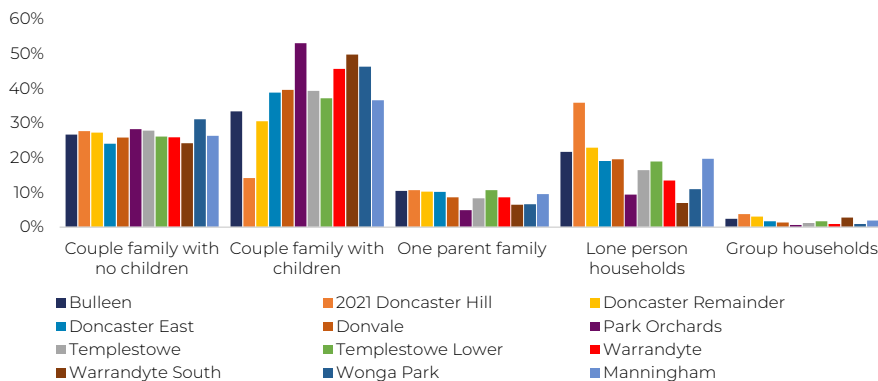
3.4 HOUSEHOLDS

In general family with children households are most prevalent in all Manningham suburbs:

- The main exception is **Doncaster Hill**, where lone persons are the largest group, followed by couples without children: **Doncaster Remainder** and **Bulleen** also had a slightly higher share of lone person households than the other Manningham suburbs, together with a slightly lower share of families with children.
- **Park Orchards**, **Warrandyte**, **Warrandyte South**, and **Wonga Park** incorporated the highest share of couple families with children and the lowest share of lone persons. The share of couple

families without children were also slightly lower in these suburbs and below the municipal average.

Figure 55 Household type (share of total households), 2021, Manningham suburbs



SOURCE – Australian Bureau of Statistics Census of Population and Housing

In general, families with children occupy a significant proportion of the municipality’s single detached dwellings. Couple with children households also make up a high proportion of townhouse occupants along with lone person households.

Lone persons were also the most prevalent household type across apartments in all Manningham suburbs, followed by couples without children. Households with children account for a larger share of apartment households in Doncaster East (20.3%).

Figure 56 Household type (share of total households) by dwelling type, 2021, Manningham Suburbs

Dwelling/Households type	Bulleen	Doncaster Hill	Doncaster Remainder	Doncaster East	Donvale	Park Orchards	Templestowe	Templestowe Lower	Warrandyte	Warrandyte South	Wonga Park	Manningham
Separate Houses												
Couple family with no children	27.8%	28.2%	27.0%	25.5%	26.8%	28.4%	28.6%	26.2%	26.3%	24.2%	31.0%	27.0%
Couple family with children	34.9%	23.5%	36.2%	43.9%	42.6%	53.0%	42.8%	39.2%	46.6%	49.8%	46.6%	41.2%
One parent family	9.7%	15.3%	10.6%	9.4%	8.6%	4.9%	8.2%	10.2%	8.9%	6.5%	6.7%	9.1%
Other family	1.0%	0.0%	1.5%	1.1%	0.4%	0.3%	0.8%	1.0%	0.4%	2.3%	0.3%	0.9%
Multi family	2.2%	5.9%	2.3%	3.4%	2.3%	1.5%	3.9%	2.3%	2.2%	3.7%	2.0%	2.8%
Lone person households	20.1%	18.8%	16.8%	13.4%	15.7%	9.3%	12.4%	17.4%	12.8%	7.0%	10.6%	15.0%
Group households	2.5%	8.2%	3.2%	1.5%	1.5%	0.7%	1.0%	1.8%	0.8%	2.8%	1.0%	1.7%
Visitor only/not stated	1.8%	0.0%	2.4%	1.9%	2.2%	1.8%	2.4%	2.0%	1.9%	3.7%	1.8%	2.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Townhouses												
Couple family with no children	24.2%	16.4%	25.5%	20.4%	19.9%	n/a	26.4%	25.7%	20.0%	n/a	n/a	23.4%
Couple family with children	34.8%	10.9%	28.8%	36.8%	21.7%	n/a	31.7%	30.9%	0.0%	n/a	n/a	32.0%
One parent family	13.2%	18.2%	12.2%	12.1%	7.6%	n/a	9.0%	13.1%	0.0%	n/a	n/a	11.6%
Other family	2.0%	5.5%	1.5%	1.1%	0.0%	n/a	0.7%	1.5%	0.0%	n/a	n/a	1.2%
Multi family	1.4%	0.0%	1.8%	1.7%	0.0%	n/a	1.6%	0.6%	0.0%	n/a	n/a	1.6%
Lone person households	21.6%	29.1%	24.9%	23.0%	47.3%	n/a	25.9%	24.3%	80.0%	n/a	n/a	25.6%
Group households	1.2%	12.7%	3.2%	2.0%	0.0%	n/a	2.1%	1.6%	0.0%	n/a	n/a	2.3%
Visitor only/not stated	1.6%	7.3%	2.3%	2.7%	3.6%	n/a	2.6%	2.3%	0.0%	n/a	n/a	2.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	n/a	100.0%	100.0%	100.0%	n/a	n/a	100.0%
Apartments												
Couple family with no children	20.9%	28.7%	30.0%	24.3%	21.8%	n/a	24.0%	27.7%	100.0%	n/a	n/a	26.5%
Couple family with children	20.3%	13.5%	7.9%	20.3%	8.9%	n/a	7.1%	12.8%	0.0%	n/a	n/a	14.2%
One parent family	12.3%	10.0%	5.9%	10.3%	11.3%	n/a	13.3%	12.8%	0.0%	n/a	n/a	9.4%
Other family	0.0%	1.7%	1.0%	1.0%	0.0%	n/a	1.8%	0.0%	0.0%	n/a	n/a	1.4%
Multi family	0.0%	0.4%	0.0%	0.5%	3.2%	n/a	0.0%	0.0%	0.0%	n/a	n/a	0.5%
Lone person households	42.4%	37.7%	47.4%	38.4%	48.4%	n/a	49.8%	34.0%	0.0%	n/a	n/a	40.9%
Group households	1.7%	3.2%	2.2%	2.0%	3.2%	n/a	0.0%	12.8%	0.0%	n/a	n/a	2.7%
Visitor only/not stated	2.3%	4.8%	5.6%	3.3%	3.2%	n/a	4.0%	0.0%	0.0%	n/a	n/a	4.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	n/a	100.0%	100.0%	100.0%	n/a	n/a	100.0%

SOURCE – Australian Bureau of Statistics Census of Population and Housing

Data by age for different types of households is only provided by the ABS at the SA2 level. The following will therefore focus on SA2 analysis rather than suburbs.

Couple without children households in Manningham are typically older empty nesters, with those aged 65+ years old accounting for 50%-60% of couples without children households. Couple without children households, are however, in Doncaster, generally younger.

Lone persons households are made up of high numbers of lone persons aged 65+. In contrast, Doncaster has higher proportions of younger lone person households.

Figure 57 Age profile, couple no children and lone person households, 2021, Manningham SA2s

Household/age	Bulleen	Doncaster	Templesto we	Templestowe Lower	Doncaster East - North	Doncaster East - South	Donvale - Park Orchards	Warrandyte - Wonga Park	Manningham
Couple family with no children									
15-24	0.4%	0.4%	0.2%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
15-25	0.9%	3.7%	1.0%	1.5%	1.5%	2.0%	0.8%	0.9%	1.8%
25-34	5.7%	10.7%	3.8%	4.5%	4.4%	7.3%	3.6%	2.2%	6.0%
25-35	8.2%	11.3%	4.5%	6.2%	6.3%	10.3%	4.8%	3.1%	7.5%
35-44	5.6%	8.3%	5.3%	7.6%	5.0%	8.5%	5.4%	3.0%	6.6%
45-54	5.2%	5.3%	5.1%	5.7%	4.4%	5.8%	6.1%	7.4%	5.5%
55-64	15.9%	13.2%	20.4%	15.1%	20.4%	14.9%	23.4%	28.9%	18.0%
65-74	23.8%	21.7%	33.8%	26.1%	31.5%	23.9%	31.2%	36.8%	27.7%
75-84	25.6%	19.0%	21.8%	27.1%	20.8%	21.9%	19.8%	15.6%	21.2%
85+	8.7%	6.3%	3.9%	5.9%	5.4%	4.9%	4.6%	2.0%	5.5%
Total 65+	58.1%	47.0%	59.5%	59.1%	57.7%	50.8%	55.6%	54.3%	54.3%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Lone person households									
15-24	0.2%	0.4%	0.7%	0.3%	0.2%	0.4%	0.3%	1.4%	0.5%
15-25	1.0%	3.5%	1.6%	1.2%	3.6%	1.4%	1.1%	0.7%	2.3%
25-34	3.5%	8.0%	3.1%	3.6%	5.1%	4.0%	2.6%	0.0%	4.8%
25-35	4.4%	7.9%	3.6%	3.9%	5.7%	5.4%	3.7%	2.6%	5.5%
35-44	8.9%	11.8%	7.5%	6.8%	9.2%	10.1%	5.6%	6.7%	9.0%
45-54	11.1%	9.7%	11.5%	11.0%	9.8%	12.2%	10.2%	13.4%	10.8%
55-64	13.6%	12.4%	17.6%	12.8%	15.6%	15.4%	16.6%	20.4%	14.7%
65-74	16.5%	14.3%	20.0%	19.8%	18.5%	15.9%	20.7%	28.2%	17.6%
75-84	22.1%	19.3%	22.3%	29.0%	20.3%	23.2%	25.4%	17.9%	22.0%
85+	18.8%	12.7%	12.2%	11.7%	12.0%	11.9%	13.8%	8.7%	12.7%
Total 65+	57.4%	46.3%	54.5%	60.5%	50.8%	50.9%	59.9%	54.8%	52.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

SOURCE – Australian Bureau of Statistics Census of Population and Housing

Older lone person households are dominated by females, which account for 61% to 74% of lone person households aged 55 years old and over. This percentage rises to over 70% for those aged 65 year old and over. The rate of females in lone person households is slightly lower in Warrandyte - Wonga Park, which could reflect the typical size of dwelling and higher maintenance nature of housing lots in the SA2 which is likely to see fewer single females remain in the dwelling once a partner passes on.

Figure 58 Percentage of females in lone person households aged 55+, 2021, Manningham SAs

Household/age	Bulleen	Doncaster	Templesto we	Templestowe Lower	Doncaster East - North	Doncaster East - South	Donvale - Park Orchards	Warrandyte - Wonga Park	Manningham
Lone person households									
55-64	48.1%	55.1%	59.0%	52.3%	63.3%	61.2%	53.2%	55.0%	56.8%
65-74	69.5%	68.3%	72.3%	75.6%	74.1%	80.8%	67.8%	62.3%	71.7%
75-84	71.7%	75.7%	75.9%	70.5%	76.5%	76.9%	75.3%	69.3%	74.7%
85+	74.1%	76.1%	75.9%	72.5%	77.4%	76.5%	69.1%	60.3%	73.9%
Total 55+	67.3%	69.6%	70.8%	69.0%	72.9%	74.1%	67.4%	61.7%	69.8%

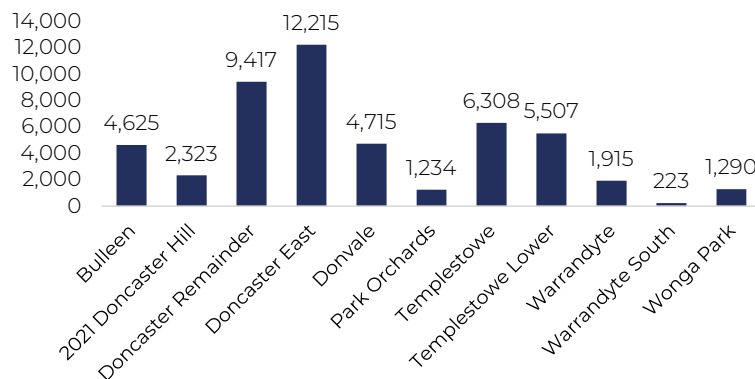
SOURCE – Australian Bureau of Statistics Census of Population and Housing

3.5 DWELLINGS

3.5.1 DWELLING STOCK

Manningham’s dwelling stock is concentrated to the west of the municipality. The highest numbers of dwellings are located in Doncaster East, Doncaster/Doncaster Hill, Templestowe, Templestowe Lower and Bulleen, which combined account for 83% of the total dwellings in the municipality.

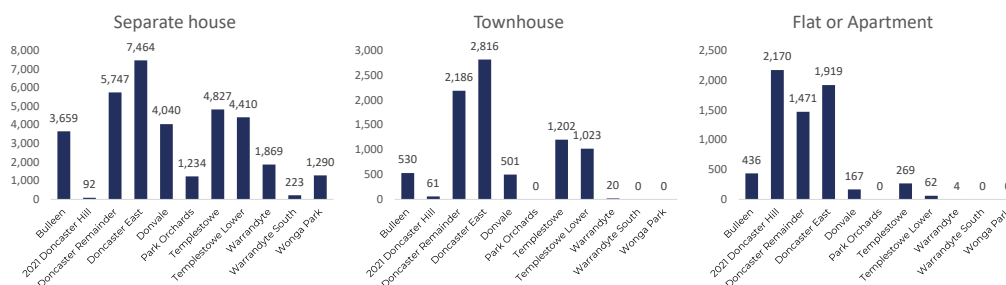
Figure 59 Total dwellings, 2021, Manningham Suburbs



SOURCE – Australian Bureau of Statistics Census of Population and Housing

Doncaster (including Doncaster Hill) and Doncaster East includes high number of apartments and townhouses. There are also a relatively high number of townhouses in Templestowe and Lower Templestowe. There are virtually no townhouses or apartments in Park Orchards, Warrandyte, Warrandyte South and Wonga Park. The low density nature of these suburbs also means that they have a relatively smaller numbers of separate house stock than suburbs to the west of Manningham, including Doncaster, Doncaster East, Templestowe, Templestowe Lower and Bulleen.

Figure 60 Dwelling stock by type of dwelling, 2021, Manningham Suburbs



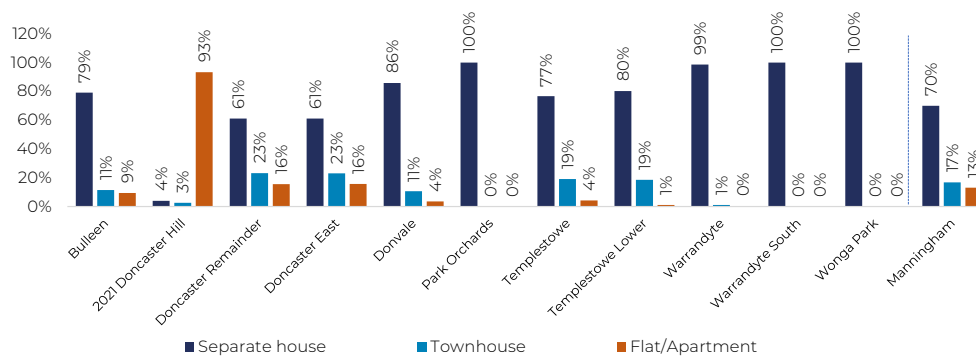
SOURCE – Australian Bureau of Statistics Census of Population and Housing

3.5.2 DWELLING COMPOSITION

The composition of dwellings across the municipality mirrors household structure with separate houses the dominant housing type in the municipality’s east and higher proportions of smaller dwellings supporting the prevalence of smaller households in the municipality’s west.

In general, the west of the municipality is more diverse than its east with higher proportions of townhouses and increasingly apartments.

Figure 61 Dwelling type (share of total dwellings), 2021, Manningham Suburbs

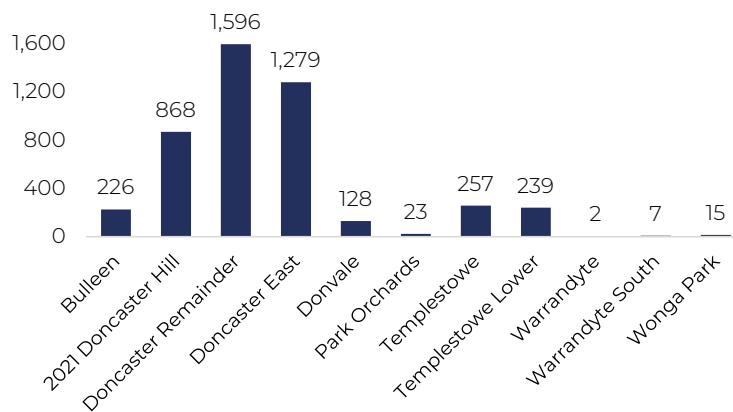


SOURCE – Australian Bureau of Statistics Census of Population and Housing

3.5.3 DWELLING GROWTH

Dwelling is largely concentrated in Doncaster (including Doncaster Hill) and Doncaster East. Stock in these two suburbs increased by 3,750 dwellings, or around 80% of the total increase in the number of dwellings in the municipality over 2016-2021. More moderate increases occurred in Bulleen (226 dwellings) Templestowe (257 dwellings) and Templestowe Lower (239 dwellings). In the same period, the number of dwellings in Park Orchards, Warrandyte, Warrandyte South and Wonga Park was largely unchanged.

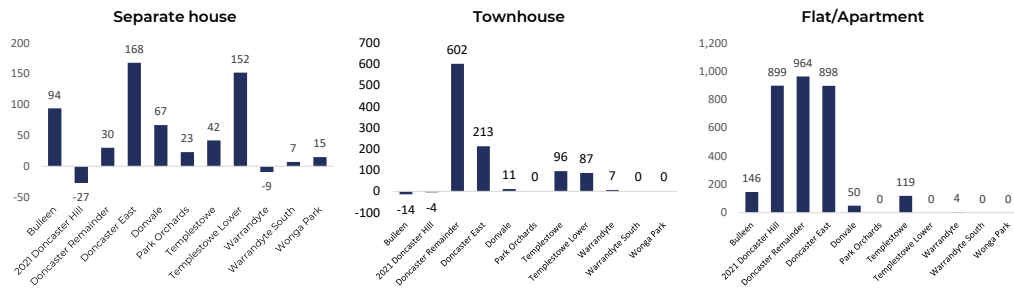
Figure 62 Net dwelling increase, 2016- 2021, Manningham Suburbs



SOURCE – Australian Bureau of Statistics Census of Population and Housing

Additional dwellings in Manningham have largely been in the form of apartments, which again have been concentrated in Doncaster and Doncaster East. Meanwhile, townhouse development have been limited outside of Doncaster, and there has been some development of houses, likely to be on older vacant blocks or small redevelopment sites.

Figure 63 Dwelling additions by type of dwelling, 2016- 2021, Manningham Suburbs

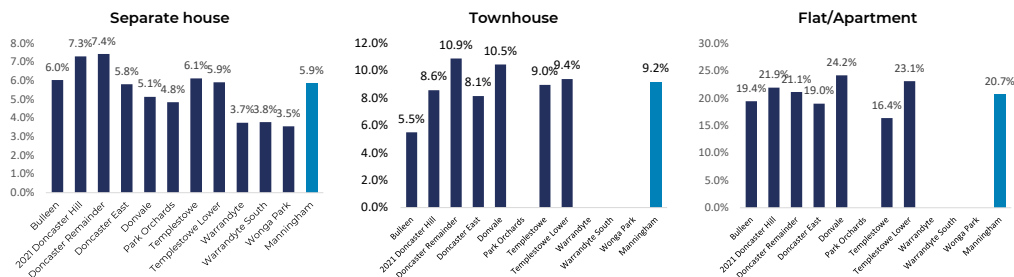


SOURCE – Australian Bureau of Statistics Census of Population and Housing

3.5.4 UNOCCUPIED DWELLINGS

Houses in Doncaster (including Doncaster Hill) had a lower utilisation of houses – i.e. more unoccupied dwellings – than the total municipal level, while the rate of unoccupied houses in Warrandyte, Warrandyte South and Wonga Park was significantly lower, at below 4%. There was less variance in unoccupied townhouses, with only Bulleen (5.5%) recording a significantly lower unoccupied rate than townhouses across the municipality overall. Unoccupied apartments are also around the 20% rate across all Manningham suburbs with apartments, although these figures are mostly relevant to Doncaster and Doncaster East where the vast majority of apartments are located.

Figure 64 Unoccupied dwellings (% of total) by type of dwelling, 2021, Manningham Suburbs



SOURCE – Australian Bureau of Statistics Census of Population and Housing
 Note: Park Orchards, Warrandyte, Warrandyte South and Wonga Park have minimal or no townhouses or apartments.

3.5.5 AGED CARE

Aged accommodation data is only available at the SA2 level (see Appendix for definitions of aged care accommodation).

- **Doncaster SA2** has the highest provision of retirement village accommodation, with 53.6 persons in retirement accommodation per 1,000 persons aged 65+ years old, followed by **Doncaster East-North SA2** (29.5 per 1,000) **Donvale-Park Orchards** (24.9 per 1,000) and **Templestowe** (21.1 per 1,000) SA2s.
- **Templestowe SA2** has the highest provision of cared accommodation at 31.9 occupied beds per 1,000 persons aged 65+ years old, closely followed by **Donvale-Park Orchards** (31.6 occupied beds per 1,000) and **Templestowe Lower** (31.4 occupied beds per 1,000).
- The greatest provision of nursing home accommodation was in **Warrandyte-Wonga Park** (26.9 occupied beds per 1,000 persons aged 65+ years old) and **Templestowe Lower** (26.7 occupied beds per 1,000), with **Templestowe** (24.3 occupied beds per 1,000) not far behind.
- There is no dedicated accommodation at all for seniors in **Bulleen SA2**, with limited options to stay in retirement villages in **Doncaster East-South SA2** and **Templestowe Lower**. Options for cared accommodation are also limited or zero in **Doncaster**, **Doncaster East-South** and **Warrandyte-Wonga Park SA2s**, while there are also no nursing homes in **Doncaster** and **Doncaster East-North**. The large variations across different aged accommodation types within SA2s makes it difficult to transition through higher care while remaining in the same area.

Figure 65 Percentage of persons age 65+ in aged accommodation by type, 2021, Manningham SA2

	Bulleen				Doncaster				Doncaster East - North			
	Retirement Village	Cared Accom	Nursing Home	ERP	Retirement Village	Cared Accom	Nursing Home	ERP	Retirement Village	Cared Accom	Nursing Home	ERP
People in accommodation												
65-74	0	0	0	2,210	75	0	0	4,850	15	15	0	3,550
75-84	0	0	0	2,156	296	0	0	4,054	92	47	0	2,290
85+	0	0	0	1,000	201	0	0	1,764	93	79	0	942
Total 65+	0	0	0	5,366	572	0	0	10,668	200	141	0	6,782
Provision per 1,000 people												
65-74	0.0	0.0	0.0		15.5	0.0	0.0		4.2	4.2	0.0	
75-84	0.0	0.0	0.0		73.0	0.0	0.0		40.2	20.5	0.0	
85+	0.0	0.0	0.0		113.9	0.0	0.0		98.7	83.9	0.0	
Total 65+	0.0	0.0	0.0		53.6	0.0	0.0		29.5	20.8	0.0	
	Doncaster East - South				Templestowe				Templestowe Lower			
	Retirement Village	Cared Accom	Nursing Home	ERP	Retirement Village	Cared Accom	Nursing Home	ERP	Retirement Village	Cared Accom	Nursing Home	ERP
People in accommodation												
65-74	3	0	11	2,656	26	19	4	4,164	4	8	14	2,762
75-84	9	0	38	2,386	77	70	70	2,838	12	52	50	2,868
85+	8	3	84	1,008	74	179	130	1,402	10	161	124	1,402
Total 65+	20	3	133	6,050	177	268	204	8,404	26	221	188	7,032
Provision per 1,000 people												
65-74	1.1	0.0	4.1		6.2	4.6	1.0		1.4	2.9	5.1	
75-84	3.8	0.0	15.9		27.1	24.7	24.7		4.2	18.1	17.4	
85+	7.9	3.0	83.3		52.8	127.7	92.7		7.1	114.8	88.4	
Total 65+	3.3	0.5	22.0		21.1	31.9	24.3		3.7	31.4	26.7	
	Donvale - Park Orchards				Warrandyte - Wonga Park				Manningham			
	Retirement Village	Cared Accom	Nursing Home	ERP	Retirement Village	Cared Accom	Nursing Home	ERP	Retirement Village	Cared Accom	Nursing Home	ERP
People in accommodation												
65-74	28	16	0	3,382	12	0	9	2,290	168	48	46	12,922
75-84	79	66	5	2,370	14	0	12	1,020	581	243	185	9,996
85+	64	135	47	1,108	10	0	79	416	478	574	487	4,532
Total 65+	171	217	52	6,860	36	0	100	3,726	1,227	865	718	27,450
Provision per 1,000 people												
65-74	8.3	4.7	0.0		5.2	0.0	3.9		13.0	3.7	3.6	
75-84	33.3	27.8	2.1		13.7	0.0	11.8		58.1	24.3	18.5	
85+	57.8	121.8	42.4		24.0	0.0	189.9		105.5	126.7	107.5	
Total 65+	24.9	31.6	7.6		9.7	0.0	26.8		44.7	31.5	26.2	

SOURCE – Australian Bureau of Statistics Census of Population and Housing



MANNINGHAM HOUSING DEMAND
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4. HOUSING AFFORDABILITY AND HOUSING STRESS

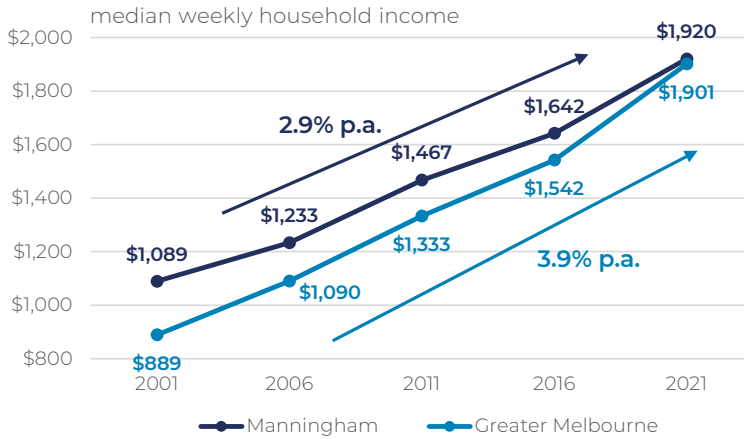
4.1 KEY POINTS

- Household incomes in Manningham are slightly above that of Greater Melbourne (median of \$1,920 per week vs \$1,901 per week) at the 2021 Census. However, the municipality's rate of income growth since 2001 has slowed, which is likely to reflect the municipality's older age profile and more population exiting work.
- The Manningham median house price in June quarter 2023 was \$1.532 million, 66% above the Greater Melbourne median house price of \$920,000. The Manningham median unit price of \$793,000 is 32% higher than the Greater Melbourne median of \$600,000. Over the past five years median house price growth in Manningham was below that of Greater Melbourne, but has been higher since the COVID pandemic, rising by 7.9% per annum vs 7.3% per annum over June 2020 to June 2023. Median unit prices grew by 4.9% per annum over the past three years, exceeding that of Greater Melbourne (1.4% per annum).
- Median unit rents in Manningham are largely in line with that of Greater Melbourne for one and two bedroom units. Three bedroom unit rents are however more expensive than the Melbourne median. Rents for Manningham's three and four bedroom separate houses command a premium. Rental growth for both houses and units in Manningham has largely been in line with that of Greater Melbourne over the past one, three and five years.
- Based on 2023 income and housing price analysis, there are extremely limited purchase options for households on very low and low incomes. For a family with children on a moderate income, there are a number of two bedroom options that are affordable purchase. There are however minimal numbers of three or more bedroom dwellings that are affordable for purchase by moderate income households.
- There are no affordable rental options for very low single adult and couple without children income households. Rental availability is extremely limited availability for families on very low incomes and couples without children on low incomes, as well as single adults on moderate incomes. Two bedroom rental dwellings are generally affordable for families on low incomes, with ready availability of affordable options for couples without children and families on moderate incomes.

4.2 INCOME

The median gross household income in Manningham at the 2021 Census was \$1,920 per week, which is only marginally above the Greater Melbourne median of \$1,901 per week. The income gap between Manningham and Greater Melbourne has narrowed over the past 20 years, with gross household income rising by 2.9% per annum in Manningham between 2001 and 2021 compared with 3.9% per annum growth across Greater Melbourne.

Figure 66 Median gross household income growth, Manningham LGA and Greater Melbourne

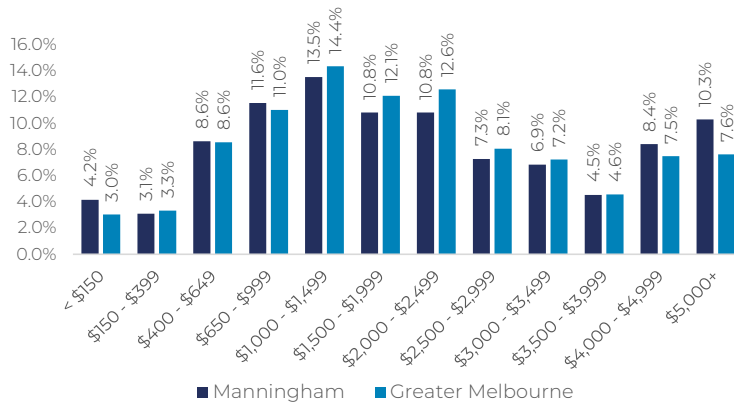


SOURCE – Australian Bureau of Statistics Census of Population and Housing

The lower rate of household income growth reflects the aging of the municipality’s population.

When compared with Greater Melbourne, Manningham incorporates a higher proportion of households on income of less than \$1,000 per week. Manningham then has a lower percentage of households with an income in all cohorts between \$1,000 per week and \$3,999 per week. In contrast, Manningham incorporates higher shares of high income households earning \$4,000 per week or greater.

Figure 67 Household income by income range (weekly), Manningham LGA and Greater Melbourne



SOURCE – Australian Bureau of Statistics Census of Population and Housing

Housing affordability within this report is measured with respect to the very low, low and moderate income thresholds prescribed by the Department of Environment, Land, Water and Planning. The thresholds for 2023 are detailed below with reference to different household types.

Figure 68 Income thresholds for affordable housing at 2023

Household type	Very low income range (annual)	Low income range (annual)	Moderate income range (annual)
Single Adult	up to \$29,770	\$29,771 to \$47,630	\$47,631 to \$71,450
Couple, no dependent	up to \$44,650	\$44,651 to \$71,450	\$71,451 to \$107,170
Family (with one or two parents) and dependent children	up to \$62,510	\$62,511 to \$100,030	\$100,031 to \$150,030

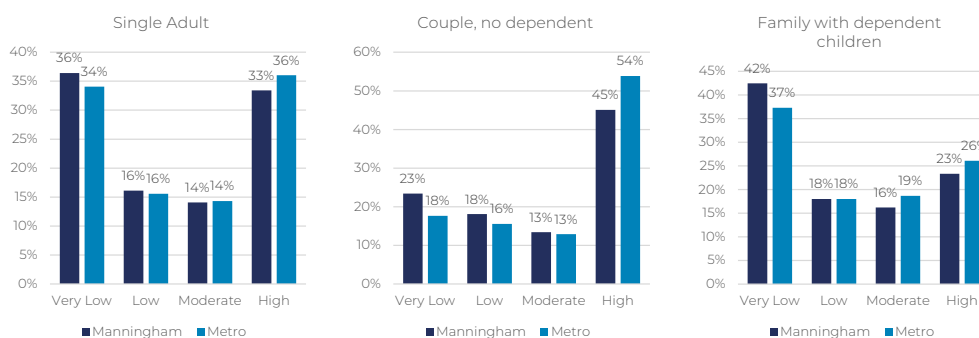
SOURCE – Department of Transport and Planning

To assess housing affordability Manningham household incomes recorded at the 2021 Census have been escalated in line with average weekly earnings.

Manningham has a slightly higher percentage of households on very low, low and moderate incomes compared to Greater Melbourne. There are also higher proportions of Couple with no children households, on very low and low incomes than Greater Melbourne (41% vs 34%) and correspondingly a lower share of these households on high incomes – which is consistent with high numbers of aging couple with no children households in the municipality.

There are also slightly higher percentages of very low income family with children households relative to Greater Melbourne (42% vs 37%) and correspondingly a lower percentage earning above moderate income thresholds (39% vs 45%). The relationship of these income groups to house prices and rents is discussed as follows.

Figure 69 Percentage of households within income* thresholds for affordable housing by household type, 2023



SOURCE – ABS Census of population and Housing, Department of Environment, Land, Water and Planning

* Bases on 2021 income at Census indexed to Average Weekly Earnings

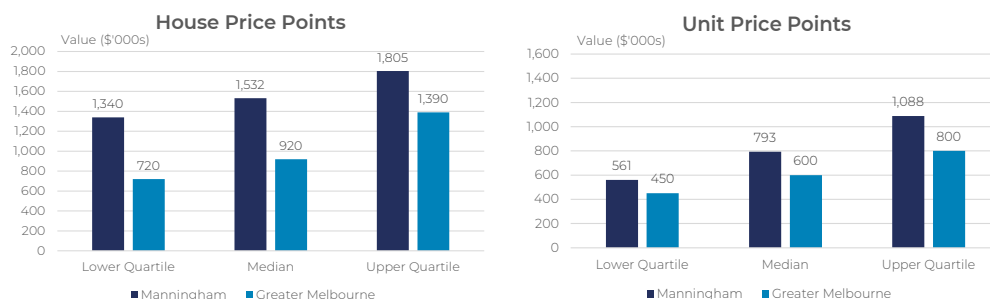
4.3 HOUSE PRICES

The Manningham median house price in June quarter 2023 was \$1.532 million which is 66% above the Greater Melbourne median house price of \$920,000.

House prices in Manningham show less diversity than across Greater Melbourne. The lower quartile, or 25th percentile, in Manningham was \$1,340,000 in June quarter 2023, or 12% below the median suggesting that there are limited opportunities for purchase below the median house price. In comparison the lower quartile house price for Greater Melbourne was \$720,000, or 22% below the Greater Melbourne median house price.

There is less differential in unit prices. The Manningham median unit price of \$793,000 is 32% higher than the Greater Melbourne median of \$605,000. However, the gap between the median and the lower quartile (\$561,000 or -29%) in Manningham is wider than that for Greater Melbourne (\$450,000 or -25%). This suggests that there are relatively more affordable units available for purchase in Manningham.

Figure 70 Median house and unit prices, June quarter 2023, Manningham LGA and Greater Melbourne

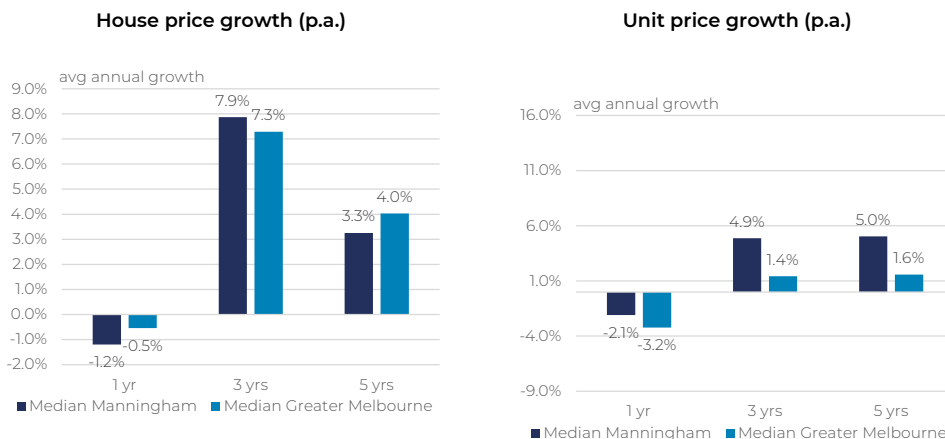


SOURCE – PriceFinder

In the year to June 2023 there was a decline in house and unit prices, reflecting the impact of steadily rising interest rates over this period. Manningham’s median house price fell by 1.2%. However, strong price growth in the years prior meant that three year price growth to June 2023 nevertheless averaged 7.9% per annum, slightly above the 7.3% per annum growth in Greater Melbourne’s median house price. Notably, over the prior five years house price growth in Manningham was below that of Greater Melbourne (3.3% per annum vs 4.0% per annum).

Median unit prices are growing suggesting strong demand for smaller dwellings. Outside of a 2.1% decline in the twelve months to June 2023, median unit prices grew by 4.9% per annum and 5.0% per annum over the past three and five years respectively. This exceeded median unit growth in Greater Melbourne.

Figure 71 Median house and unit price growth (p.a.), to June 2023, Manningham LGA and Greater Melbourne



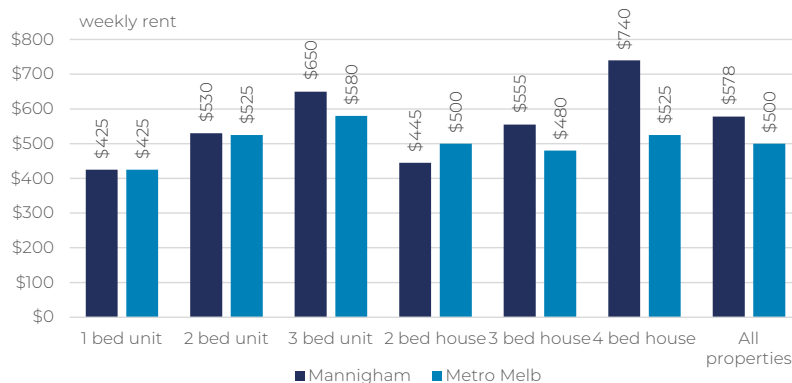
SOURCE – PriceFinder

4.4 RENTS

Median unit rents in Manningham are largely in line with that of Greater Melbourne for smaller one and two bedroom units, ranging from \$425 per week for one bedroom units to \$530 per week for two bedroom units. As discussed, rents for three bedroom units within Manningham are 12% above the metropolitan average (\$650 per week vs \$580 per week).

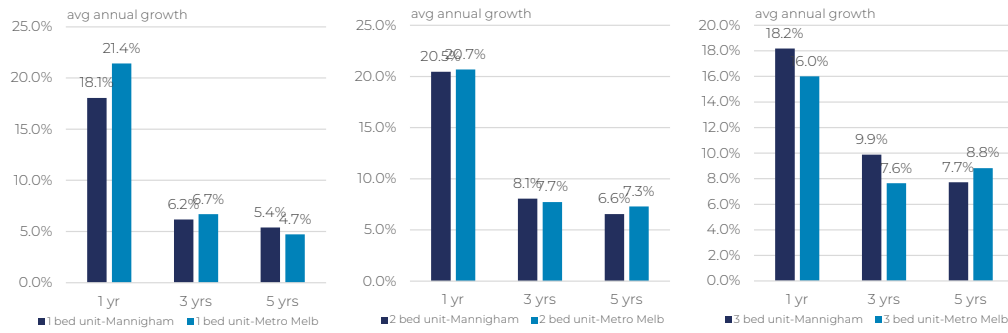
Although the median two bedroom house rent in Manningham is below that of Greater Melbourne, the median for three bedroom houses (\$555 per week) is 16% above the Greater Melbourne median and the median four bedroom house rent is \$740 per week, or 41% above the Greater Melbourne median.

Figure 72 Median weekly rents by property type, June quarter 2023, Manningham LGA and Greater Melbourne



SOURCE – Department of Families Fairness and Housing Victoria

Rents in the western suburbs of Manningham (Bulleen-Templestowe-Doncaster) are slightly higher than those in the east (Doncaster East-Donvale). Three bedroom houses in Doncaster East-Donvale



SOURCE – Department of Families Fairness and Housing Victoria

4.5 AFFORDABILITY

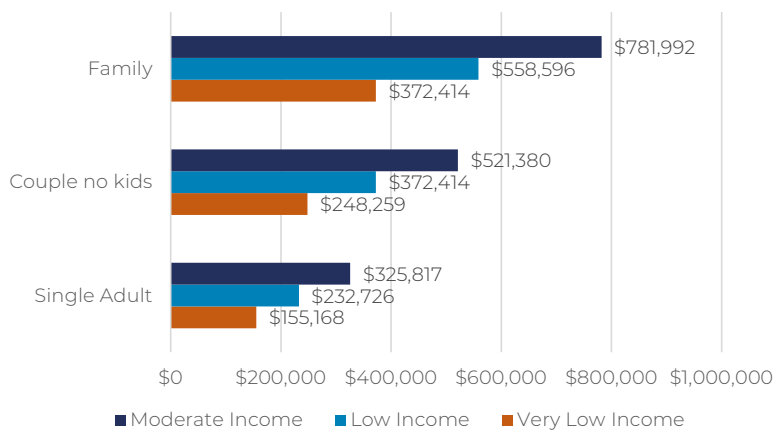
4.5.1 HOME OWNERSHIP

Purchase Thresholds

The chart below highlights home purchase price thresholds for different very low, low and moderate income household types as defined by the Victorian State Government at 2023. The home purchase price thresholds assume the purchaser has accumulated a 20% deposit and spends a maximum 30% of gross income on a mortgage repayments at a 6.0% variable borrowing rate.

The purchase thresholds range from \$155,168 for a single adult on a very low income to \$781,992 for a family on a moderate income.

Figure 75 Maximum borrowing capacity for affordable income thresholds of household types*, 2023



SOURCE – PriceFinder, Quantify Strategic Insights

* assumes a maximum of 30% of income spent on mortgage with 20% deposit and 30 year loan at 6.0% variable rate

An analysis of FY2023 detached housing sales that fall within the purchase price thresholds for different household types is detailed below. In undertaking this analysis, Quantify has assumed that a couple without children can live in either a one bedroom dwelling or two bedroom dwelling. Similarly, options for a family living in a two bedroom or three bedroom dwelling have been considered.

Overall, there are effectively no purchase options for very low and low income households within the private market within Manningham. Options for couples without children and families on low incomes are also extremely limited, with 1% and 6%-8% of sales being affordable for these households respectively.

The situation improves slightly for moderate income earners. 1% of dwellings are affordable for single adults on a moderate income and 6%-8% are affordable for couples without children. For a family with children on a moderate income, some 19% of dwellings are affordable if they choose to live in a dwelling with two bedrooms, but only 3% of dwellings of three bedrooms or more are affordable. The highest threshold for a family earning a moderate income is \$781,000 this is well below the lower quartile median house price which is \$1,340,000.

Figure 76 Percentage of sales in Manningham in FY2023 that meet affordable purchase price thresholds by household types

Household Type	Min Bedrooms	% of affordable sales in FY2023		
		Very Low Income	Low Income	Moderate Income
Single Adult	1 bedroom	0%	0%	1%
Couple no kids	1 bedroom	0%	1%	8%
	2+ bedrooms	0%	0%	6%
Family	2+ bedrooms	0%	8%	19%
	3+ bedrooms	0%	1%	3%

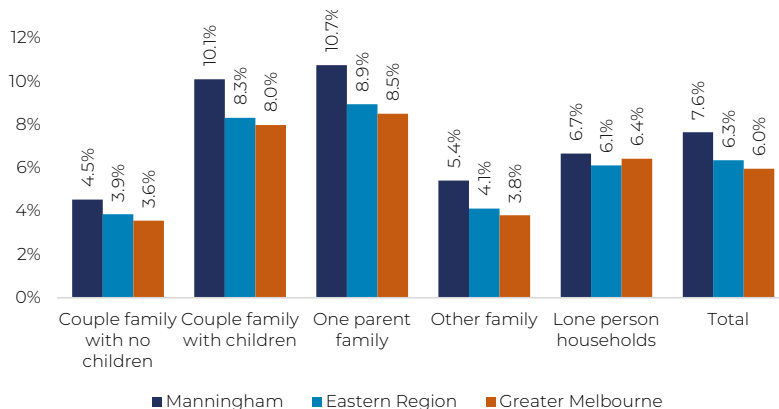
SOURCE – PriceFinder, Quantify Strategic Insights

Mortgage Stress

Housing affordability challenges are reflected in the level of mortgage stress displayed by households in the municipality. Analysis of Census data indicates that a greater percentage of households in Manningham (7.6%) were paying more than 30% of household income on mortgage repayments than the Eastern Region LGAs (6.3%) or across Greater Melbourne as a whole (6.0%). A greater level of mortgage stress was also apparent across all household types in Manningham, with the greatest percentage of one parent families and couples with children experiencing mortgage stress.

Notably, the 7.6% of mortgagee households in Manningham that were experiencing mortgage stress were assessed at a time when mortgage interest rates (and therefore mortgage payments) were at record lows. The Reserve Bank indicates that the typical interest rate for an owner occupied loan has increased from around 2.7% at the time of the Census in August 2021, to around 6.3% currently. While there will have been some growth in household incomes in this time, the consequent sizeable increase in mortgage repayments is likely to have now placed significantly more households under mortgage stress.

Figure 77 Mortgage stress (% of mortgage households paying 30%+ of household income on mortgage), selected areas, 2021



SOURCE – Australian Bureau of Statistics Census of Population and Housing

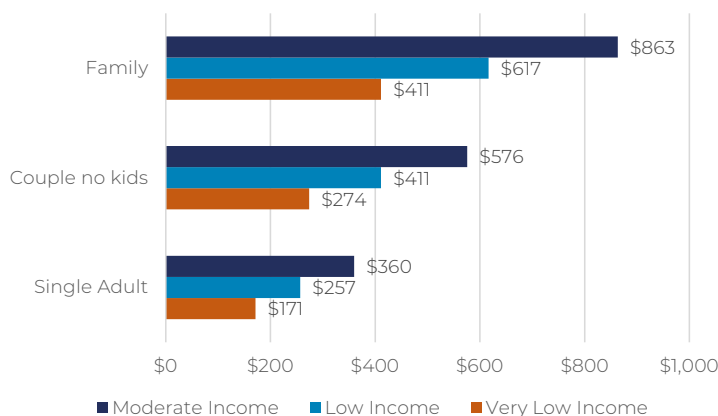
4.5.2 RENTING

Rental Thresholds

The chart below details rental thresholds for different household types based on the affordable housing income thresholds for very low, low and moderate incomes. The rental thresholds assume the household spends a maximum of 30% of gross income on weekly rent.

The rental thresholds range from \$171 per week for a single adult on a very low income to \$863 per week for a family on a moderate income.

Figure 78 Housing rental thresholds* by affordable income thresholds of household types, 2023



SOURCE – PriceFinder, Quantify Strategic Insights

* assumes a maximum of 30% of gross income is spent on rent

In undertaking the following analysis, Quantify has assumed that a couple without children is likely to live in either a one bedroom dwelling or two bedroom dwelling. Similarly, when considering dwellings options Quantify has considered two and three bedroom dwellings for families with children.

An analysis of rents in FY2023 that fall within the rental thresholds for different household types and affordable income thresholds shows that options for affordable rental are limited in Manningham for very low income earners.

For single adults on very low, low and moderate incomes there are effectively no rental options in the private market. Similarly, there are no affordable options for couples without children on very low incomes and limited options for those on low incomes (6% of one bedroom dwellings and 3% of two or more bedroom dwellings were affordable for these households in 2023). Options increase for couple without children on moderate incomes, with up to 47% of advertised one bedroom dwellings and 42% of advertised two or more bedroom dwellings affordable for these households.

Prospects are also very limited for families with children on very low incomes, with only 2% of two bedroom lettings and 1% of three or more bedroom lettings being affordable. There are significantly more affordable two bedroom options for family households on low (53% of advertised rents) and moderate (88%) income levels. There are also three bedroom options (36% of three bedroom rentals were affordable to low income family households and 84% affordable to moderate income family households).

Figure 79 Percentage of advertised rents in Manningham in year to September 2023 that meet affordable rental thresholds by household types

Household Type	Min Bedrooms	% of affordable rents in yr to Sep 2023		
		Very Low Income	Low Income	Moderate Income
Single Adult	1 bedroom	0%	0%	1%
Couple no kids	1 bedroom	0%	6%	47%
	2+ bedrooms	0%	3%	42%
Family	2+ bedrooms	3%	53%	88%
	3+ bedrooms	1%	36%	84%

SOURCE – PriceFinder, Quantify Strategic Insights

The Department of Families Fairness and Housing Victoria provides its own measure of rental affordability. The measure assumes that the household is receiving Centrelink benefits and rental assistance and assumes that an affordable rent is where the rent for a suitable dwelling type/size for that household is less than 30% of the corresponding Centrelink benefit received (net of rental assistance).

The results are shown below. According to the DFFHV analysis, housing options for households in Manningham on Centrelink benefits are almost zero, with the most favourable outcome being for a couple on Jobseeker with four children looking for a four bedroom dwelling. Nevertheless, only 4% of lettings in Manningham were affordable for this household type in the year to September 2023.

Figure 80 Affordable rental availability for households on Centrelink benefits and receiving rent assistance, Manningham

Household type	Assumed property size	Weekly income (net of Rent Assistance)	Affordable weekly rent	Year to Jun 2023		
				Affordable Lettings	Total Lettings	Affordable proportion
Singles on Jobseeker	1 bedroom	347	185	2	624	0%
Single Parent with 1 child	2 bedroom	667	295	9	1,693	1%
Couple on Jobseeker with 2 children	3 bedroom	952	380	13	1,566	1%
Couple on Jobseeker with 4 children	4+ bedroom	1,182	460	15	425	4%

SOURCE – Department of Families Fairness and Housing Victoria

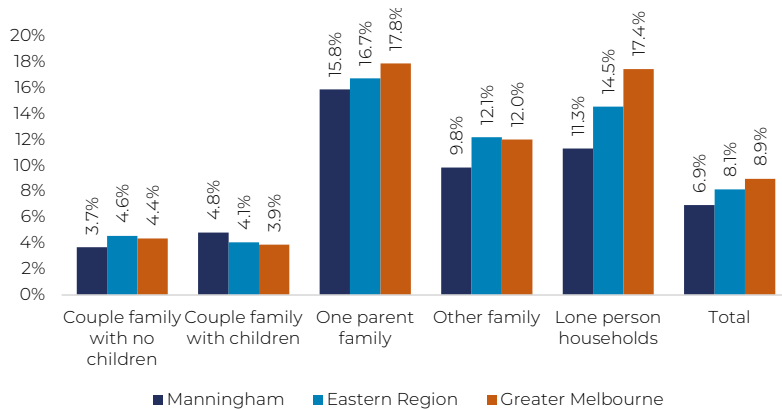
Rental Stress

Analysis of Census data indicates that a lower percentage of rental households in Manningham (6.9%) were paying more than 30% of household income on their rent than the Eastern Region LGAs (8.1%) or across Greater Melbourne as a whole (8.9%). This was the case across all household types, with the exception for couple families with children, where there was a greater percentage of households under rental stress. Rental stress is most prevalent amongst one parent families and lone person households.

Rents in Manningham have increased steeply since the 2021 Census. The median rent for a three bedroom house in Manningham rose by 33% between September quarter 2021 and June quarter 2023. While there will have been some growth in household incomes in this time, this substantial rise in

rents is likely to have increased housing stress within the community particularly on households on lower incomes.

Figure 81 Rental stress (% of rental households paying 30%+ of household income on rent), selected areas, 2021

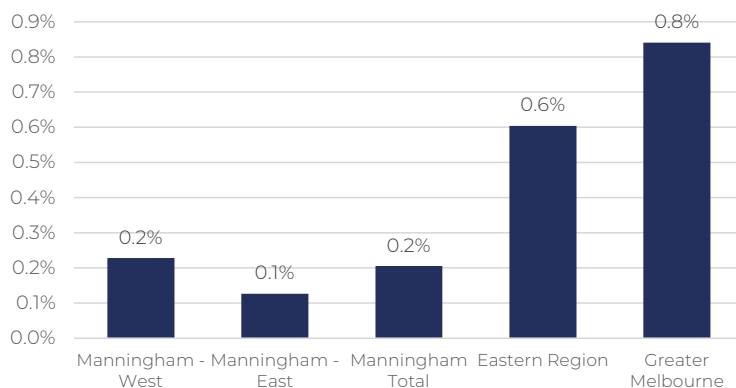


SOURCE – Australian Bureau of Statistics Census of Population and Housing

4.5.3 HOMELESSNESS

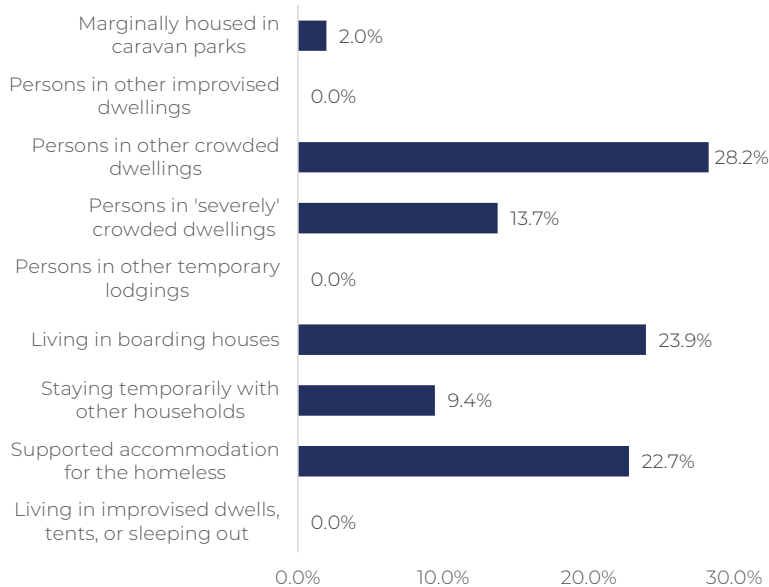
Despite the affordability challenges, Manningham has a lower percentage of population classified as 'homeless' compared to the Eastern Region LGAs and Greater Melbourne. Individuals and households that are homeless or in constrained living conditions are generally more likely to locate closer to central Melbourne. We note that the 2021 Censuses recorded a total of 255 homeless individuals in Manningham, which was 0.6% of the Greater Melbourne total.

Figure 82 Percentage of homeless population, selected regions



SOURCE – Australian Bureau of Statistics Census of Population and Housing

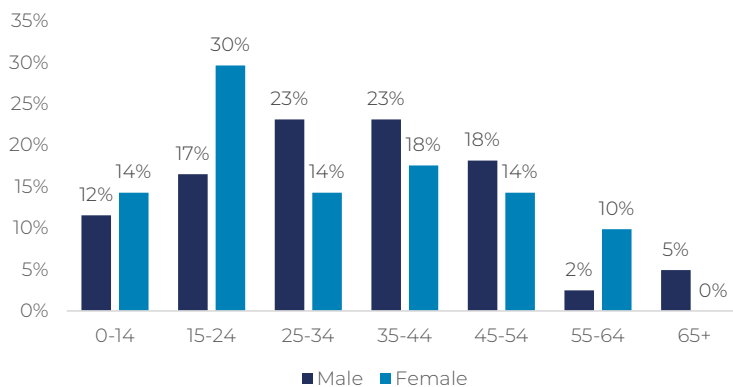
Figure 83 Type of homelessness, % of homeless population, Manningham



SOURCE – Australian Bureau of Statistics Census of Population and Housing

A slightly higher proportion of homeless individuals (57%) are male. The chart below shows the age profile of both male and female individuals that are homeless. The largest homeless groups are aged under 55 years of age, with a slightly greater concentration of females in younger age cohorts in this group, while there is a proportionately larger share of homeless males who are older.

Figure 84 Homeless profile by age and gender, Manningham



SOURCE – Australian Bureau of Statistics Census of Population and Housing

5. HOUSING DEMAND

5.1 KEY POINTS

- New dwelling activity in Manningham is dominated by apartments and townhouses. While separate houses continue to be built, they are typically built to replace an existing house that is demolished, which results in no net increase in the municipality's dwelling supply.
- At present, market challenges have resulted in a reduction in new projects coming to the market, which will in the future impact the short-to-medium term supply of new dwellings in Manningham.
- According to *Victoria in Future 2023* population projections, over 2021-2036, Manningham's population is projected to increase by 18,261, from 125,894 to 144,155. In this time, the municipality's households will grow by 7,176 households resulting in associated demand for 8,282 additional dwellings to 2036.
- Couples without children are projected to be the largest component of household growth resulting in significant underlying demand for smaller dwellings. Accordingly, Manningham will experience significant demand for townhouses (demand for 5,546 dwellings over 2021-2036) and apartments (+5,449 dwellings) to 2036. Changing dwelling preferences, which reflect the local market, point to a reduction in the number of detached houses (-2,713) over 2021-2036.
- Growing numbers of persons aged 65 years old and over in Manningham will require more age-specific accommodation. To ensure the provision of aged care is at least as good as current levels or equivalent to that of Greater Melbourne the municipality will require a further +326 retirement living places over 2021-2036, +329 beds in cared accommodation and +568 beds nursing homes beds.

5.2 DEVELOPMENT TRENDS

5.2.1 TRENDS IN SUPPLY

Trends in residential development provide an insight into demand for different types of dwellings. In a municipality such as Manningham, that has effectively no greenfield land available, new dwelling supply entails the redevelopment of existing sites and dwellings.

Compared to the 2002-2013 period, recent new dwelling building activity in Manningham has increased significantly, with 1,320 new dwellings approved for construction annually over 2014-2019. Apartments were the main source of new dwellings in this period, with approvals for around 600 new apartments per annum over this period, compared to 340 houses per annum and 380 townhouses per annum.

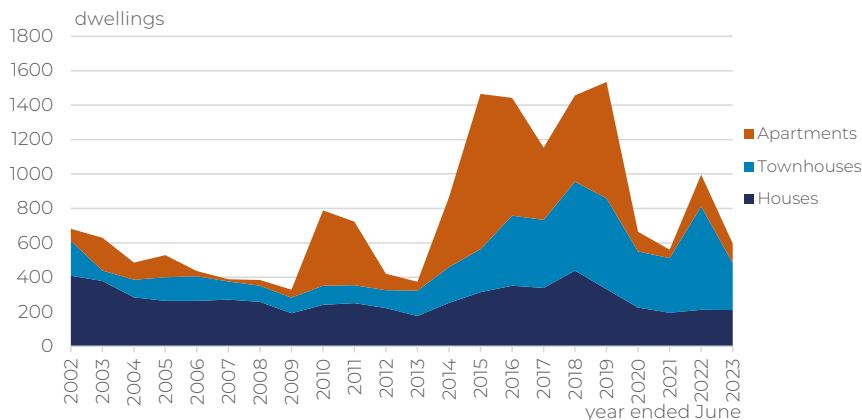
Building approvals have, since 2019, nearly halved to 705 per annum over 2020-2023. This has been driven by several factors, including negative population growth through the COVID pandemic, reduced demand by residential investors, rising construction and development costs and more recently increases to interest rates.

Since 2019 both new house and apartment activity has decreased. In contrast new townhouse development has remained robust and continued at 2014-2019 levels (380 per annum). This is likely to be a result of the relative affordability of townhouses particularly at a time when houses have become less affordable. Townhouses also provide a 'downsizer' option for older residents in larger dwellings in the municipality.

The decline in recent building approval activity indicates that Manningham is set to experience relatively low levels of new dwelling supply in the short to medium term. The ABS has estimated that

an average of around 300 houses in Manningham were demolished annually over 2017–2022, being replaced by another house, townhouses or apartments. Consequently, new dwelling activity needs to be above 300 dwellings per annum just to result in an increase in stock.

Figure 85 Annual new dwelling building approvals, Manningham



SOURCE – Australian Bureau of Statistics

5.3 DWELLING DEMAND

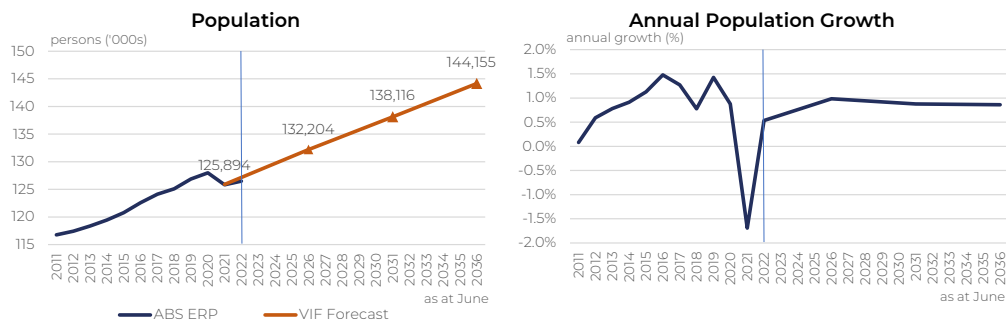
Future demand is based on *Victoria in Future 2023* projected housing demand (see Appendix for discussion of population forecast selection).

5.3.1 POPULATION FORECAST

Manningham’s population is projected to increase by 18,261, from 125,894 to 144,155, or by around 1,217 per annum on average.

After increasing by as much as 1.5% per annum over 2016–2019, population growth is projected to average 1.0% per annum over 2021–2026 and ease to just under 0.9% per annum by 2031–2036.

Figure 86 Projected population and population growth, Manningham

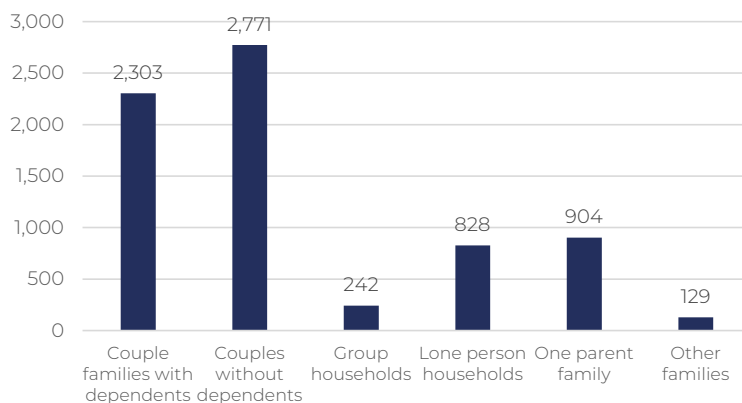


SOURCE –Victoria in Future

5.3.2 HOUSEHOLD FORECAST

To 2036 the total number of households in Manningham is expected to grow by 7,200 households particularly as a result of increases in couples without dependents (+2,771 households) and couples with dependents (+2,303 households).

Figure 87 Projected increase in households over 2021-2036 by household type, Manningham



SOURCE –Victoria in Future

5.3.3 DWELLING PROPENSITIES

The charts below demonstrate trends in the percentage of households, by household type, occupying separate houses, townhouses and apartments. In general, the percentage of households occupying separate houses is declining across all household types, while the percentage occupying townhouses and apartments is increasing. Dwelling demand and projections anticipate continued growth in the development and occupancy of smaller dwellings as has occurred over the past decade.

With couple families (with and without dependents) accounting for the greatest share of household growth, trends in their household occupancy will have the most impact on the scale and form of Manningham’s future housing demand. Growth in lone person households is also likely to have a notable influence.

Figure 88 Occupancy of dwellings by household type, Manningham



SOURCE –Australian Bureau of Statistics, Quantify Strategic Insights

5.3.4 DWELLING DEMAND FORECAST

Dwelling propensities have been used to project demand for the number of dwellings by dwelling type over 2021–2036 period.

The results are shown in the table below. Based on projected population growth and demographic demand, an additional 8,282 dwellings will be required in Manningham over 2021–2036., or an average 552 dwellings per annum. The projection anticipates a decreased propensity for households to occupy detached houses as these are renewed into smaller dwellings while there is a corresponding increase in demand for smaller dwellings including apartments and townhouses as per the last decade of household and housing change. The households living in apartments will continue to grow driven by demand from couples without dependents and lone person households, who are expected to support the highest growth in apartment occupancy by 2036.

The dwelling estimate incorporates an allowance for unoccupied dwellings.

Figure 89 Projected dwelling demand by dwelling type, Manningham

Dwelling type	2021	2026	2031	2036	2021-2036	2021-2036 (p.a.)
Houses	35,201	34,588	33,604	32,489	-2,713	-181
Townhouses	8,451	10,182	12,011	13,997	5,546	370
Apartments	6,265	7,880	9,736	11,714	5,449	363
Total	49,918	52,650	55,350	58,200	8,282	552
5-yr growth		2,732	2,700	2,850		

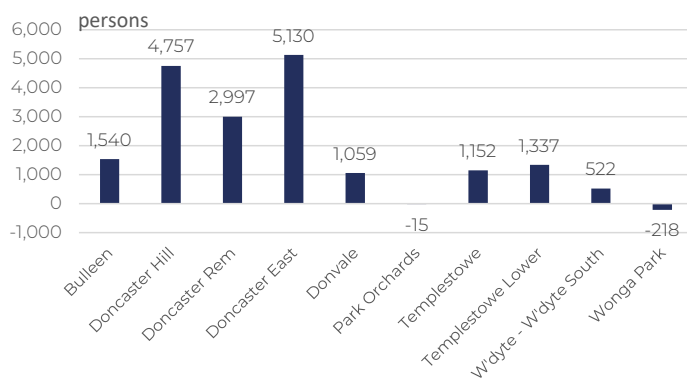
SOURCE –Victoria in Future, Australian Bureau of Statistics, Quantify Strategic Insights

5.3.5 DEMAND BY LOCAL AREA

The population growth projections by planning region have been derived from a combination of forecast.id and VIF SA2 projections. Where the SA2 coincides with a planning region, the VIF SA2 projection is used. Alternatively, where the SA2 includes more than one planning region (such as Doncaster with Doncaster Hill and Doncaster Remainder), the forecast.id projection is adjusted so that the sum of the component planning region estimates for population, age and households will add up to the VIF SA2 total.

Based on these assumptions, Doncaster East is projected to experience the largest increase in population over 2021–2036 (+5,130 persons), followed by Doncaster Hill (+4,757) and Doncaster Remainder (+2,997). At the other end of the scale both Wonga Park (-218) and Park Orchards (-15) experience population decline by 2036.

Figure 90 Projected change in population by Manningham local area, 2021-2036

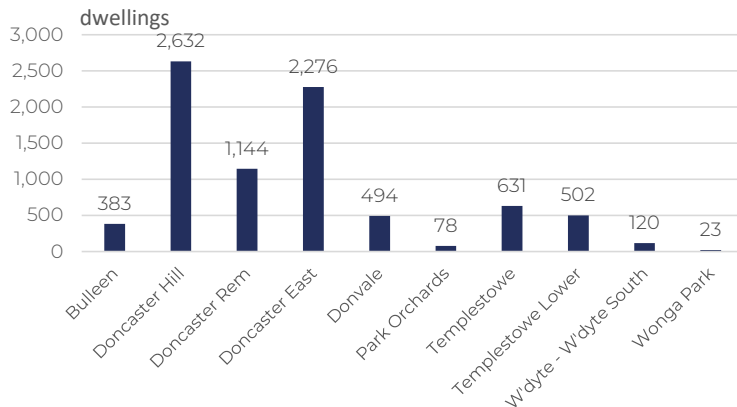


SOURCE -Victoria in Future, forecast.id, Quantify Strategic Insights

A similar methodology is used to derive planning region household projections, which in turn are used to estimate the requirement for future dwellings to accommodate the projected population growth.

The greatest requirement for new dwellings is projected in the Doncaster Hill region (+2,632 dwellings), followed by Doncaster East (+2,276 dwellings). The higher level of dwelling demand in Doncaster Hill relative to population growth is a function of the smaller households occupying dwellings in this location. Similar trends are evident in dwelling demand in Templestowe and Templestowe Lower, where dwelling demand is projected to be higher than Bulleen, despite having lower projected population growth. Meanwhile, declining population in Park Orchards, Warrandyte/Warrandyte South and Wonga Park will be reflected in minimal additional dwellings.

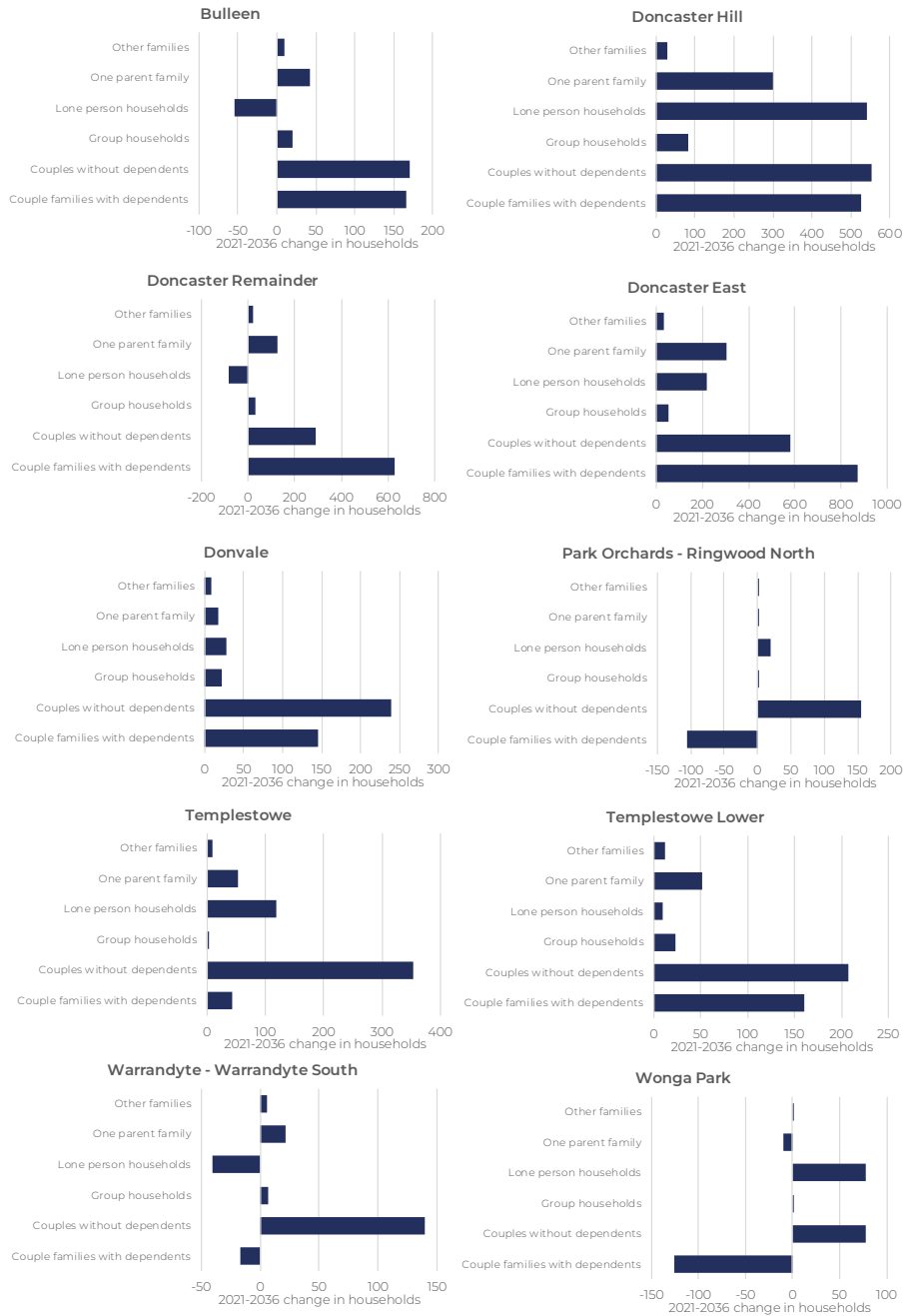
Figure 91 Projected demand for dwellings by Manningham local area, 2021-2036



SOURCE -Victoria in Future, forecast.id, Quantify Strategic Insights

Dwelling demand results from household formation. The charts below show the household composition of household growth over 2021–2036. Typically, smaller households, such as lone persons and couples without children, are more consistently occupy smaller dwellings such as apartments, while families with children more consistently occupy detached houses. Townhouses fit somewhere in between, being able to accommodate both smaller households and offering an affordable option for larger households.

Figure 92 Projected growth in households by Manningham planning region, 2021-2036



SOURCE –Victoria in Future, forecast.id, Quantify Strategic Insights

5.4 PROJECTED AGED CARE DEMAND

Sections 2.4.7 and 3.5.5 earlier in this report outlined aged care provision in City of Manningham. This provides a basis for projecting demand to 2036. Manningham has a greater provision of retirement village and cared accommodation (places per 1,000 people aged 65 and over) than the Greater Melbourne average and a lower provision of nursing home places (see Appendix for definitions of aged care accommodation).

Demand for aged care provision (by different aged care types) is projected by applying the estimated 2036 population in the 65-74, 75-84 And 85+ year old age cohorts to a selected provision rate to determine the required provision by 2036. This is done for two scenarios:

- **Scenario 1:** This applies the provision rate for Greater Melbourne in each age cohort. This recognises that there is some over-provision relative to the Melbourne average and assumes that by 2036, demand would resemble the Melbourne average.
- **Scenario 2:** This applies the higher provision rate of either Manningham or Greater Melbourne to 2036. This assumes that current provision levels in Manningham should be maintained, but where it is below the Greater Melbourne average, provision will increase to the metropolitan level.

The results are shown in the table below.

- Under Scenario 1, retirement village capacity will need to expand to 2036 by +380 persons. A further 568 more nursing home beds will also be required.
- Under Scenario 2, retirement village capacity will need to expand by +326 persons by 2036. An additional +329 cared accommodation places would be required while a further +568 nursing home beds would also be required. This expansion would ensure that the provision of aged care accommodation would be at least as good as current levels in Manningham or the Greater Melbourne average.

Figure 93 Demand scenarios for aged care accommodation, 2021 and 2036, Manningham

	Population and demand			Occupancy Provision (places per 1,000)		
	Scenario 1		Scenario 2	Manningham	Greater Melb	Highest provision
	2021	2036	2036	2021	2021	2036
Population/age						
65-74	12,922	14,220	14,220			
75-84	9,996	11,027	11,027			
85+	4,532	6,892	6,892			
Total 65+	27,450	32,139	32,139			
Aged care occupancy (persons/beds)						
Retirement Village						
65-74	168	282	185	13.0	19.8	13.0
75-84	581	707	641	58.1	64.1	58.1
85+	478	618	727	105.5	89.7	105.5
Total places	1,227	1,607	1,553	44.7	43.3	44.7
Cared Accom						
65-74	48	57	53	3.7	4.0	3.7
75-84	243	171	268	24.3	15.5	24.3
85+	574	552	873	126.7	80.1	126.7
Total places	865	780	1,194	31.5	17.9	31.5
Nursing Home						
65-74	46	78	78	3.6	5.5	5.5
75-84	185	295	295	18.5	26.7	26.7
85+	487	912	912	107.5	132.4	132.4
Total places	718	1,286	1,286	26.2	29.4	29.4

SOURCE –Victoria in Future, Australian Bureau of Statistics, Quantify Strategic Insights
 Scenario 1: Assumes provision per person in Manningham remains the same in 2036
 Scenario 2: Takes the higher provision of Manningham or Greater Melbourne for 2036

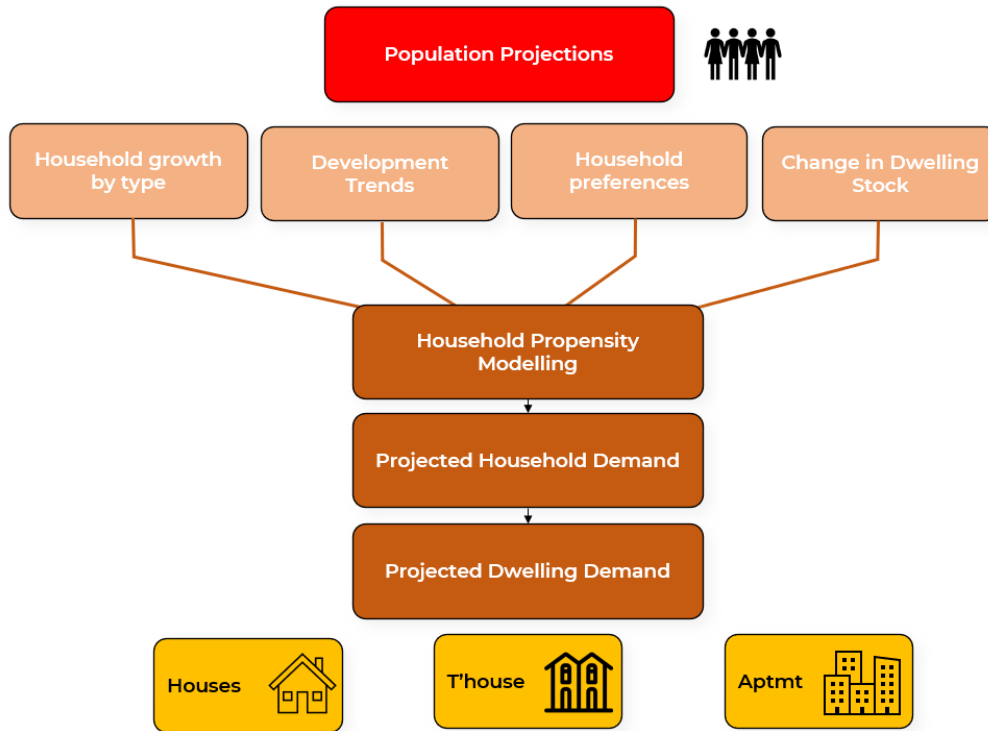
6. APPENDICES

6.1 DWELLING PROPENSITY METHODOLOGY

The dwelling demand model starts with population projections, which in turn are translated into household projections. As a household will typically require a dwelling to live in, the household projection will correspond with the number of occupied dwellings. In assessing the rate of growth in households, consideration also needs to be given to trends in new development and supply, which will reflect demand, as well as changing household preferences (of different household types) to be occupying different types of dwelling (houses, townhouses and apartments).

A propensity to occupy each dwelling type for different household types is then projected forward and applied to the projected household composition to estimate the number of households occupying for different dwelling types. Once the expected number of occupied dwellings is estimated, an allowance is made for unoccupied dwellings. These are then aggregated to provide total demand for each type of dwelling.

Figure 94 Dwelling demand projection model



6.2 POPULATION, HOUSEHOLD, AND DWELLING PROJECTIONS

6.2.1 DIFFERENCES IN DATA

There are two sets of population projections available for City of Manningham.

- Bespoke population, household and dwelling projections were undertaken in January 2023 by forecast.id for the whole of the municipality, as well as suburbs and selected precincts.
- The State Government has also provided projections (published in December 2023) of population, households and dwellings for only Manningham Local Government Area as well as SA2 regions as part of its 'Victoria in Future' (VIF) release.

There are minor differences between the suburb boundaries used by forecast.id and the SA2 boundaries used by VIF. SA2 boundaries are typically the middle of a road, while the suburb boundary may be shifted slightly so that both sides of the road are included in the same suburb. Some SA2s in Manningham also contain more than one suburb, including Donvale-Park Orchards and Warrandyte-Wonga Park (which also includes Warrandyte South). This report also separates out the Doncaster Hill precinct from the rest of the suburb/SA2 of Doncaster.

From the perspective of assessing housing demand, the areas of overlap between suburb and SA2 are small, and within the overlap there is limited land that is likely to be developed. As such, there will be minimal difference in the incremental housing demand projected, whether it is for the suburb or SA2.

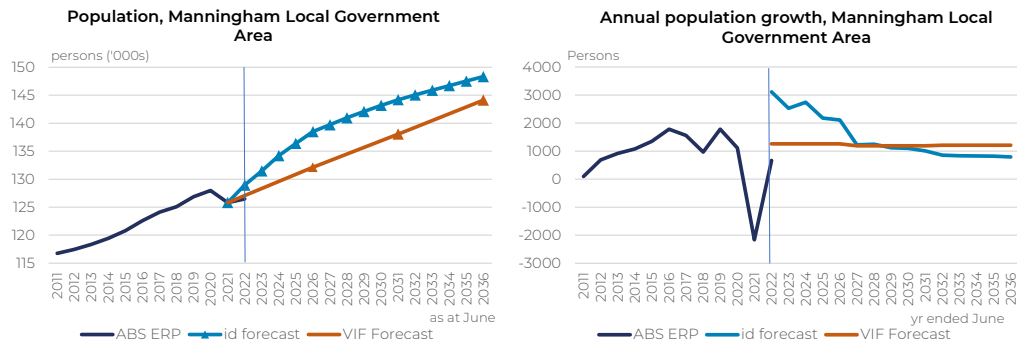
6.2.2 POPULATION

The chart below shows a comparison of the forecast.id and VIF projections of total population and annual population growth for City of Manningham over 2021-2036, as well as actual population growth over 2011-2022. Note that the forecast.id projections are annual, while the VIF projections are at 5-year intervals.

Population growth indicated by forecast.id is significantly stronger than the VIF projection over 2021-2026 (+12,674 vs +6,310), before growth roughly converges over 2026-2031 and falls below VIF over 2021-2036. As a result, the gap between their population projections widens to 2026 before steadily narrowing out to 2036 (148,318 in forecast.id vs 144,155 in VIF). Over the 2021-2036 period, Manningham's population is projected to increase by 22,490 under the forecast.id numbers and 18,261 under the VIF numbers.

Since the 2021 starting point, population growth in 2022 has so far been lower than that projected by forecast.id and more in line with the VIF projection. The surge in net overseas migration over 2023 points to stronger population growth in this year, and despite lower new supply, the increase in vacant dwellings and reduction in household sizes points to there is still some capacity by the existing stock to absorb an upturn in population growth. Nevertheless, low supply is expected to continue beyond this year and ultimately, the lower short term growth projected by VIF over 2021-2026 (compared to forecast.id) is likely to be more in line with the limited dwelling pipeline that is expected in this period.

Figure 95 Population and population growth projections 2011-2036, Manningham

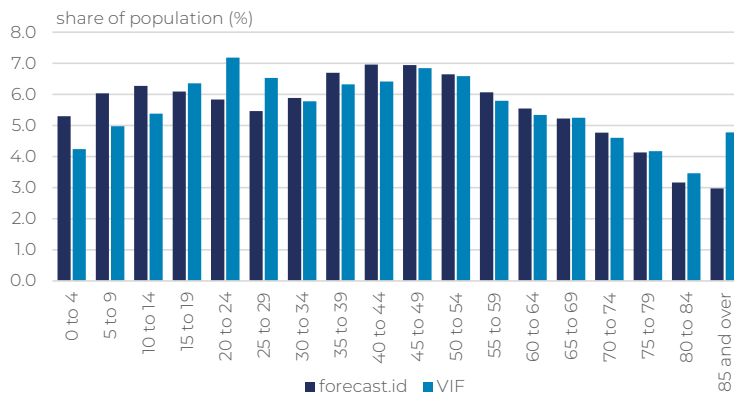


SOURCE – forecast.id, Victoria in Future

In addition to differences in the total population, a comparison of the expected age profile of Manningham in 2036 by forecast.id and VIF also highlights some differences. VIF estimates that 85+ year olds will account for nearly 5% of the Manningham population in 2036, whereas the forecast.id projections assume that the 85+ year old population is relatively stable over 2021 to 2036 at around 3% of the population. This is inconsistent with Manningham’s already higher (relative to Greater Melbourne) proportion of residents currently in each of the 70 year old and over age cohorts that will be 85+ years old by 2036. Assessing this cohort is important in determining Council’s need to resource the adequate servicing of this older cohort.

At the younger end of the scale, the forecast.id projections assume a higher percentage of population in each of the 0–14 year old age cohorts than VIF, which would imply more, or larger, families with children.

Figure 96 Forecast age profile comparison in 2035, Manningham



SOURCE – forecast.id, Victoria in Future

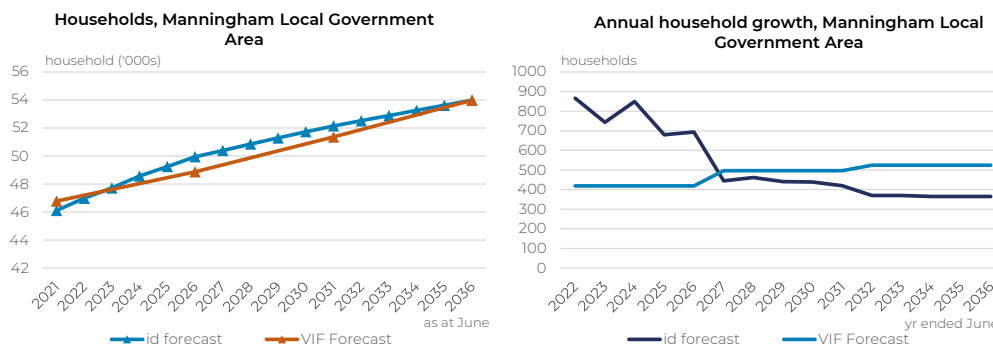
6.2.3 HOUSEHOLDS

A similar comparison between the household forecasts by forecast.id and VIF shows a similar pattern. Household growth in the forecast.id projections is stronger in the short term and slows later in the decade, presumably as development potential starts to dry up. In contrast, the lower short term

household projection in the VIF numbers over 2021-2026 reflects the lack of dwellings in the current development, but it appears there is an assumption of development improving.

The end result is that by 2036, the total households projected in Manningham by forecast.id and VIF are identical at around 54,000 households. Notably, by 2036, the average household size under the forecast.id projections is 2.75 persons per household, compared in 2.67 in the VIF numbers.

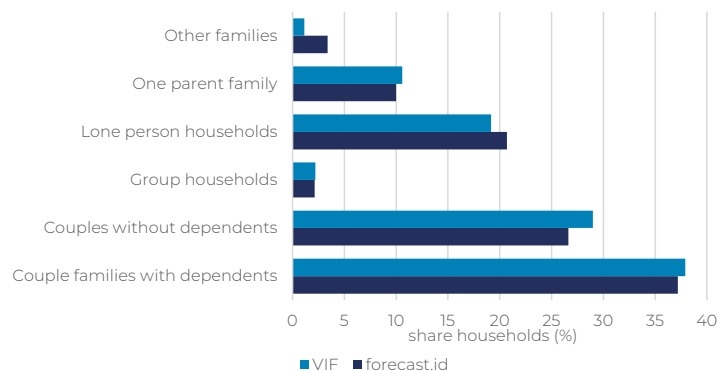
Figure 97 Households and household growth projections 2011-2036, Manningham



SOURCE – forecast.id, Victoria in Future

While the total household forecasts by 2036 are identical, there are some minor differences in the expected composition of households in Manningham. The forecast.id estimate of couple families with dependents in 2036 is slightly lower than VIF, which is at odds with the forecast of a larger presence of 0-14 year olds. Conversely, the VIF forecast has a lower share of lone person households in contrast to the larger forecast of 85+ year olds, although some of this could be reflected in the larger presence of couples without children in the VIF numbers (which are also likely to reflect the higher projected presence of 20-29 year olds).

Figure 98 Forecast household composition comparison in 2035, Manningham

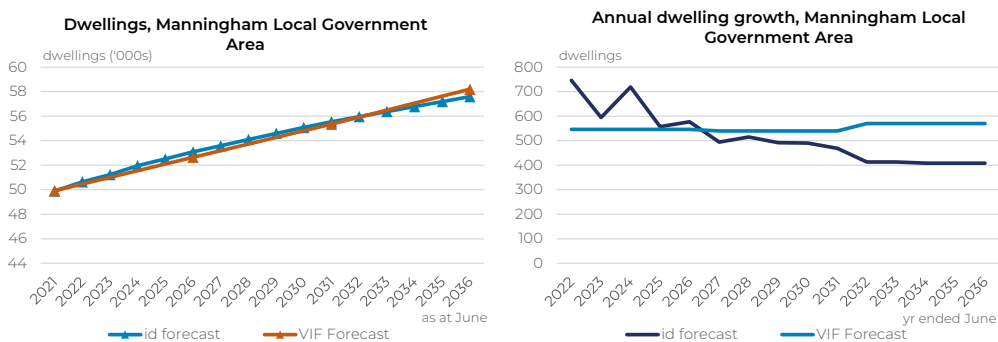


SOURCE – forecast.id, Victoria in Future

6.2.4 DWELLINGS

The dwelling projections largely follow the projections for total households. Notably, the forecast.id dwelling projections allow for an average of 639 net dwelling additions per annum over 2022-2026, which is inconsistent with recent dwelling activity (net increase of 400 per annum, being 700 new dwellings per annum less annual demolitions of around 300 per annum). As with the household forecasts, the dwelling forecasts merge by 2023, although the VIF forecast is slightly higher (58,200 dwellings vs 57,600 dwellings), implying a higher rate of unoccupied dwellings, given the identical number of households.

Figure 99 Dwellings and dwelling growth projections 2011-2036, Manningham



SOURCE – forecast.id, Victoria in Future

6.3 AGED CARE DEFINITIONS

For the purposes of projecting aged care demand, aged care accommodation falls into three categories; Retirement Villages, Cared Accommodation, and Nursing Homes.

- **Retirement Villages** are more specifically referred to by the ABS as “Retirement Village (self contained)” and refer to aged accommodation where the person lives independently.
- **Cared Accommodation** is more specifically referred to by the ABS as “Accommodation for the retired or aged (not self-contained)” refers to aged accommodation where meals are provided.
- **Nursing Homes** include all meals for occupants and provide 24-hour access to assistance for personal and/or medical needs.

As self contained dwellings, retirement villages are included within the dwelling stock by the ABS, while the other two are classified as non-private dwellings.





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11 CONNECTED COMMUNITIES

There are no Connected Communities reports.

12 CITY SERVICES

There are no City Services reports.

13 EXPERIENCE AND CAPABILITY

There are no Experience and Capability reports.

14 CHIEF EXECUTIVE OFFICER

14.1 Informal Meetings of Councillors

File Number:	IN24/140
Responsible Director:	Chief Executive Officer
Attachments:	<ol style="list-style-type: none">1 Manningham Disability Advisory Committee Meeting - 19 February 2024 ↓2 CEO Employment and Remuneration Committee Meeting - 20 February 2024 ↓3 Strategic Briefing Session - 20 February 2024 ↓4 Healthy Ageing Advisory Committee - 22 February 2024 ↓5 Councillor and CEO Only Time - 27 February 2024 ↓6 Liveable Places and Spaces Advisory Committee - 28 February 2024 ↓7 Health and Wellbeing Advisory Committee Meeting - 6 March 2024 ↓8 Strategic Briefing Session - 12 March 2024 ↓9 Youth Advisory Committee Meeting - 13 March 2024 ↓

PURPOSE OF REPORT

The purpose of this report is to promote transparency in Council's business by providing a record of informal meetings attended by Councillors.

EXECUTIVE SUMMARY

Chapter 6, sub rule 1 of Manningham's Governance Rules requires a record of each meeting that constitutes an Informal Meeting of Councillors to be reported to Council and those records to be incorporated into the minutes of the Council Meeting.

COUNCIL RESOLUTION

MOVED: CR ANNA CHEN
SECONDED: CR LAURA MAYNE

That Council note the Informal Meetings of Councillors for the following meetings:

- **Manningham Disability Advisory Committee – 19 February 2024**
- **CEO Employment and Remuneration Committee Meeting - 20 February 2024**
- **Strategic Briefing Session – 20 February 2024**
- **Healthy Ageing Advisory Committee - 22 February 2024**
- **Councillor and CEO Only Time – 27 February 2024**
- **Liveable Places and Spaces Advisory Committee - 28 February 2024**
- **Health and Wellbeing Advisory Committee Meeting - 6 March 2024**
- **Strategic Briefing Session – 12 March 2024**
- **Youth Advisory Committee Meeting - 13 March 2024**

CARRIED UNANIMOUSLY

2. BACKGROUND

- 2.1 Section 60 of the *Local Government Act 2020*, requires a Council to develop, adopt and keep in force Governance Rules (the Rules).
- 2.2 Chapter 6, sub rule 1 of Manningham’s Governance Rules requires the Chief Executive Officer to ensure a summary of matters discussed at an informal meeting is tabled at the next convenient Council meeting and recorded in the minutes of that meeting.
- 2.3 An Informal Meeting of Councillors is a meeting that:
 - is a scheduled or planned meeting of all Councillors (irrespective of how many Councillors attend) with the Chief Executive Officer for the purpose of discussing the business of Council or briefing Councillors; or
 - is a scheduled or planned meeting of all Councillors (irrespective of how many Councillors attend) with the Executive Management Team for the purpose of discussing the business of Council or briefing Councillors; or
 - is a scheduled or planned advisory committee meeting attended by at least one Councillor and one member of Council staff; and
 - is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting.

3. DISCUSSION / ISSUE

Summaries of the following informal meetings are attached to this report:

- Manningham Disability Advisory Committee – 19 February 2024
- CEO Employment and Remuneration Committee Meeting - 20 February 2024
- Strategic Briefing Session – 20 February 2024
- Healthy Ageing Advisory Committee - 22 February 2024
- Councillor and CEO Only Time – 27 February 2024
- Liveable Places and Spaces Advisory Committee - 28 February 2024
- Health and Wellbeing Advisory Committee Meeting - 6 March 2024
- Strategic Briefing Session – 12 March 2024
- Youth Advisory Committee Meeting - 13 March 2024

4. IMPLEMENTATION

4.1 Communication and Engagement

Stakeholder Groups	Councillors, Officers and members of Manningham’s Advisory Committees
Is engagement required?	No. This information is provided in the interests of public transparency.
Where does it sit on the IAP2 spectrum?	N/A
Approach	N/A

5. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Manningham Disability Advisory Committee Meeting				
Date:	Monday, 19 February 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>3:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>5:00pm</td> </tr> </table>	Time Opened:	3:00pm	Time Closed:	5:00pm
Time Opened:	3:00pm				
Time Closed:	5:00pm				
Location:	Council Chambers, Civic Centre				
Councillors Present:	Cr Kleinert OAM				
Officers Present:	Catherine Simcox, Katrine Gabb, Michelle Zemancheff				
Apologies:	Nil				
Items discussed:	<ol style="list-style-type: none"> 1. Confirmation of previous meeting minutes 2. Business arising from previous minutes 3. Terms of Reference and Code of Conduct <ul style="list-style-type: none"> - What we have achieved 4. Learning about our committee members <ul style="list-style-type: none"> - Small group activity 5. Events for 2024 <ul style="list-style-type: none"> - Inclusion Expo (proposed for mid-2024) 6. Online workshops (4 scheduled in collaboration with other eastern local government areas) 7. Strategic Work <ul style="list-style-type: none"> - Update on advocacy at State and Federal Level 				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	CEO Employment and Remuneration Committee Meeting				
Date:	Tuesday, 20 February 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>5:30pm</td> </tr> <tr> <td>Time Closed:</td> <td>6:20pm</td> </tr> </table>	Time Opened:	5:30pm	Time Closed:	6:20pm
Time Opened:	5:30pm				
Time Closed:	6:20pm				
Location:	Heide Room, Civic Centre				
Councillors Present:	Cr Lange (Mayor) (Chair), Cr L Mayne (Deputy Mayor), Cr Chen, Cr Conlon, Cr Diamante, Cr Gough, Cr Kleinert OAM, C S Mayne, Cr Lightbody				
Officers Present:	Kerryn Paterson				
Apologies:	Nil				
Items discussed:	CEO Performance Process 2023/24				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS

Meeting Name:	Strategic Briefing Session		
Date:	Tuesday, 20 February 2024	Time Opened:	6:30pm
		Time Closed:	9:23pm
Location:	Council Chambers, Civic Centre		
Councillors Present:	Cr Carli Lange (Mayor), Cr Laura Mayne (Deputy Mayor), Cr Anna Chen, Cr Andrew Conlon, Cr Deirdre Diamante, Cr Geoff Gough, Cr Michelle Kleinert OAM, Cr Tomas Lightbody and Cr Stephen Mayne		
Officers Present:	<p>Executive Officers Present</p> <p>Andrew Day, Chief Executive Officer Jon Gorst, Chief Financial Officer Kerryn Paterson, Director Experience and Capability Rachelle Quattrocchi, Director City Services Lee Robson, Director Connected Communities Andrew McMaster, Acting Director City Planning Carrie Bruce, Acting Chief Legal and Governance Officer</p> <p>Other Officers in Attendance</p> <p>Kim Tran, Acting Senior Governance Lead Krishen Soobrayen, Manager City Projects Vivienne Green, Acting Manager People Experience Jude Whelan, Manager Engaged Communities Michelle Zemancheff, Manager Community Wellbeing and Partnerships Lisa DiCenso, Community Projects Lead Emma Michie, Manager Community Participation Lauren Parker, Coordinator HR Frankie Bailey, Senior Engagement Partner Kylee Ling, Capability and Engagement Partner</p>		
Apologies:	Nil		
Items discussed:	<ol style="list-style-type: none"> 1. Quarterly Capital Works Status Report - Quarter 2 2. People Report - Culture and Pulse Survey 3. Communicating with our young people 4. Bulleen Library Future Directions (Confidential) 5. Change to Customer Service Opening Hours 6. Cyclic Block Pruning and Tree Maintenance 		

CONFLICT OF INTEREST DISCLOSURES

Were there any conflict of interest disclosures by Councillors? No

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Healthy Ageing Advisory Committee				
Date:	Thursday, 22 February 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>6:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>8:00pm</td> </tr> </table>	Time Opened:	6:00pm	Time Closed:	8:00pm
Time Opened:	6:00pm				
Time Closed:	8:00pm				
Location:	Council Chambers, Civic Centre				
Councillors Present:	Cr Chen, Cr Diamante				
Officers Present:	Michelle Zemancheff, Gabrielle Spence				
Apologies:	Nil				
Items discussed:	<p>Agenda items were as follows:</p> <ol style="list-style-type: none"> 1. Terms of Reference and Code of Conduct 2. Conflict of Interest 3. Introductions 4. Healthy Ageing Service Unit <ul style="list-style-type: none"> - Navigation - Participation and Partnerships <ul style="list-style-type: none"> • Community Transport • Grants - Regional Assessment Service (RAS) 5. Healthy Ageing Strategic Direction <ul style="list-style-type: none"> - 2023 Community Consultation - Council Plan and Health & Wellbeing Strategy - Age Friendly Victoria Accreditation - Dementia Friendly Community Certification - Age Friendly City Framework 6. Latrobe University Care Economy Research Institute Partnership 7. Aged Care Act Exposure Draft 8. Other Business <ul style="list-style-type: none"> - Memory Place Café - Group Photo 				
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Councillor and CEO Only Time				
Date:	Tuesday, 27 February 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>6:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>6:30pm</td> </tr> </table>	Time Opened:	6:00pm	Time Closed:	6:30pm
Time Opened:	6:00pm				
Time Closed:	6:30pm				
Location:	Councillor Lounge, Civic Centre				
Councillors Present:	Cr C Lange (Mayor), Cr L Mayne (Deputy Mayor), Cr A Chen, Cr A Conlon, Cr D Diamante, Cr G Gough, Cr M Kleinert OAM, Cr S Mayne				
Officers Present:	Andrew Day (CEO)				
Apologies:	Cr T Lightbody				
Items discussed:	Council Agenda Review				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Liveable Places and Spaces Advisory Committee				
Date:	Wednesday, 28 February 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>6:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>8.00pm</td> </tr> </table>	Time Opened:	6:00pm	Time Closed:	8.00pm
Time Opened:	6:00pm				
Time Closed:	8.00pm				
Location:	Function Room 3, Civic Centre				
Councillors Present:	Cr Lange (Mayor), Cr Chen, Cr Gough				
Officers Present:	Andrew McMaster, Frank Vassilacos, Carrie Lindsay, Lydia Winstanley, Samantha Cimati				
Apologies:	Nil				
Items discussed:	<ul style="list-style-type: none"> • Purpose of the LPSAC • Governance • Guiding Strategies • Questions from the committee • Workshop – Residential Strategy Review • Agenda Items in 2024 • Other Business 				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Health and Wellbeing Advisory Committee Meeting				
Date:	Wednesday, 6 March 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>6:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>8:00pm</td> </tr> </table>	Time Opened:	6:00pm	Time Closed:	8:00pm
Time Opened:	6:00pm				
Time Closed:	8:00pm				
Location:	Council Chambers, Civic Centre				
Councillors Present:	Cr Lange (Mayor)				
Officers Present:	Catherine Simcox, Felicity Raper, Michelle Zemancheff				
Apologies:	Nil				
Items discussed:	<ol style="list-style-type: none"> 1. Confirmation of previous meeting minutes 2. Business Arising – Gambling Policy 2024 Draft, Advisory Committee Review 3. Terms of Reference, Code of Conduct 4. Health and Wellbeing Action Plan 2024-2025 5. State Health and Wellbeing Strategy 6. Action 5.2 Support the responsible management of alcohol in the municipality, alcohol harm snapshot of Manningham 7. Other Business – Council Community Grants program, Libraries Autumn program, Elimination of Racial Discrimination Event 				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS					
Meeting Name:	Strategic Briefing Session				
Date:	Tuesday, 12 March 2024				
	<table border="1"> <tr> <td>Time Opened:</td> <td>6:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>8:12pm</td> </tr> </table>	Time Opened:	6:00pm	Time Closed:	8:12pm
Time Opened:	6:00pm				
Time Closed:	8:12pm				
Location:	Council Chambers, Civic Centre				
Councillors Present:	Cr Carli Lange (Mayor), Cr Laura Mayne (Deputy Mayor), Cr Anna Chen, Cr Andrew Conlon, Cr Deirdre Diamante, Cr Michelle Kleinert OAM, Cr Tomas Lightbody and Cr Stephen Mayne (arrived at 6:22pm)				
Officers Present:	<p>Executive Officers Present</p> <p>Andrew Day, Chief Executive Officer Andrew McMaster, Director City Planning Rachelle Quattrocchi, Director City Services Kerryn Paterson, Acting Director Connected Communities Vanessa Mitchell, Acting Director Experience and Capability</p> <p>Other Officers in Attendance</p> <p>Kim Tran, Acting Senior Governance Lead Katie Kinden, Acting Manager People Experience Frank Vassilacos, Manager Integrated Planning Linda Merlino, Project Lead - Strategic Planning Portfolio Lydia Winstanley, Coordinator City Planning Jean Ooi, People Experience Partner Frankie Bailey, Senior Engagement Partner</p>				
Apologies:	Cr Geoff Gough				
Items discussed:	<ol style="list-style-type: none"> 1. Gender Equality Act Progress Report 2023 2. Manningham Residential Discussion Paper - Residential Strategy (for Community Consultation) 3. Expressions of Interest - Former Quarry (Confidential) 				
CONFLICT OF INTEREST DISCLOSURES					
Were there any conflict of interest disclosures by Councillors?	No				

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS				
Meeting Name:	Youth Advisory Committee Meeting			
Date:	Wednesday, 13 March 2024			
	<table border="1"> <tr> <td>Time Opened:</td> <td>6:00pm</td> </tr> <tr> <td>Time Closed:</td> <td>7:30pm</td> </tr> </table>	Time Opened:	6:00pm	Time Closed:
Time Opened:	6:00pm			
Time Closed:	7:30pm			
Location:	Council Chambers, Civic Centre			
Councillors Present:	Cr L Mayne (Deputy Mayor) (Co-Chair), Cr Chen			
Officers Present:	Michelle Zemancheff, Jenny Urbano			
Apologies:	Cr Gough, Pamela Dewhurst, Bonnie-Mai Smith			
Items discussed:	Agenda items were as follows: <ol style="list-style-type: none"> 1. Introductions and Icebreaker 2. MYAC 2024 3. Confirmation of Minutes 15 Nov 2023 4. Business Arising 5. Guest Speaker, Youth Representative to United Nations 6. Manningham Youth Service Update 7. Preparation for Forthcoming Workshop 8. Other Business 9. Attestation 			
Were there any conflict-of-interest disclosures by Councillors?				
	No			

15 URGENT BUSINESS

15.1 Documents for Sealing

File Number: IN24/161
 Responsible Director: Chief Executive Officer
 Attachments: Nil

PURPOSE OF REPORT

The purpose of this report is to seek Council’s authority to sign and seal the document outlined in the recommendation.

EXECUTIVE SUMMARY

The following documents are submitted for signing and sealing by Council.

COUNCIL RESOLUTION

MOVED: CR MICHELLE KLEINERT
SECONDED: CR LAURA MAYNE

That the following document be signed and sealed:

**Deed of Surrender
 Council and Chinese Community Social Services Centre Incorporated
 Part 687 Doncaster Road, Doncaster**

CARRIED UNANIMOUSLY

2. BACKGROUND

The Council’s common seal must only be used on the authority of the Council or the Chief Executive Officer under delegation from the Council. An authorising Council resolution is required in relation to the documents listed in the recommendation section of this report.

3. IMPLEMENTATION

3.1 Communication and Engagement

Stakeholder Groups	The other parties to the agreements
Is engagement required?	No. This information is provided in the interests of public transparency.
Where does it sit on the IAP2 spectrum?	N/A
Approach	N/A

4. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

16 COUNCILLOR REPORTS AND QUESTION TIME

16.1 Councillor Questions

Cr Anna Chen asked a question regarding lighting at Council's facilities where badminton is played and asked how the lighting could be improved for local participants of this sport. Cr Chen mentioned that she has received community feedback whilst attending local events, that the badminton lighting environment in Council's multi-use facilities, has a significant impact on the enjoyment and performance of our residents who play badminton. Notably the lighting glare during badminton matches was causing concern to participants. Local residents expressed that this issue has become a barrier and is limiting their opportunities to participate in physical activity.

Cr Chen requested a progress report from council officers concerning this issue.

Ms Lee Robson, Director Connected Communities responded that Council's Sports Facility Development Plan (SFDP) Stage 2 identified a number of actions in relation to badminton. The actions primarily focused on enhancing existing facilities to cater for badminton, including:

- 1 Consider the needs of badminton when retrofitting existing Council facilities including wall colour, lighting positions and line marking.*
- 2 Work with Council's Leisure Services Provider to enable future access to Council facilities to cater for badminton, with a focus on usage during business hours.*
- 3 If additional indoor stadiums are constructed by Council, ensure the needs of badminton are considered.*

Additionally, the SFDP identified the need to work with Doncaster Secondary College to advocate for community use within their proposed badminton facility.

Aligned Leisure, as the management group responsible for the operation of Council's stadiums, is supporting the growth of Badminton through the operation of the Doncaster Badminton Centre, which includes 6 badminton courts and is open for 103 hours per week, and Donvale Indoor Sports Centre, which includes 8 badminton courts.

Aligned Leisure is also exploring the introduction of badminton at Mullum Mullum Stadium.

16.2 Councillor Reports

Cr Michelle Kleinert acknowledged the Templestowe Bowling Club's (TBC), Club Champion James Sementriadis, who made history last weekend by becoming the first bowler from TBC to win the coveted Yarra region Champion of Champions medal. Mr Sementriadis defeated all the club champions from the Bowling clubs throughout the Yarra region. Cr Kleinert congratulated Mr Sementriadis on his success and noted that as he has just reached the ripe old age of 26, he has many years of success to look forward to in his bowling career.

Cr Kleinert recently attended the annual community event, Manningham Family Festival at Finns and noted that it was again another success. The event was created many years ago by the Rotary Club of Templestowe, and now with the merger with Manningham Club is brought to the community by the Rotary Club of Manningham City.

Cr Kleinert noted the high patronage turnout and that for the second time, the organisers had partnered with the Mental Health Foundation Australia, with the 'Walk for Youth Mental Health'. Cr Kleinert noted it was wonderful to witness so many diverse cultures and backgrounds taking part in the day's events and activities and thanked all those in the community who contributed to the great success of this year's event.

Cr Laura Mayne wished to thank the Scouts for their contribution at the annual community event, Manningham Family Festival at Finns and noted that it was wonderful to see the collaboration between the Scouts, Rotary and so many other community organisations to bring the day to fruition for the enjoyment of our local community. Cr L Mayne expressed that it was a sign of a very bonded and strong community of which she was thankful to be a part of.

The Mayor, Cr Carli Lange reported that the Run for Warrandyte 2024 was a huge success, with many races held in all age group categories and commented that the event's motto for this year was "Healthy, Physically, Mentally and Socially"; and that it was a great day to connect socially with others in the community.

Mayor Cr Lange expressed that she enjoyed the feel-good atmosphere that the event inspired, especially in terms of doing something beneficial for your mental health.

Mayor Cr Lange along with fellow Councillors, recently attended the Manningham Concert Band's "Autumn Favourites" concert and noted that it was a very enjoyable occasion and encouraged residents to get themselves along to one of their upcoming concerts scheduled for this year.

17 CONFIDENTIAL REPORTS**COUNCIL RESOLUTION**

MOVED: CR GEOFF GOUGH
SECONDED: CR ANDREW CONLON

That the Council consider the confidential reports in a closed Council Meeting session as public disclosure may be prejudicial to the interests of the Council and/or other parties.

CARRIED UNANIMOUSLY

The Meeting was closed to the public at 8:19pm to consider the following reports and reopened at 8:33pm.

17.1 Future Directions Regional Assessment Service

In the confidential meeting, Council resolved to make this report publicly available in the Council minutes.

File Number:	IN24/101
Responsible Director:	Acting Director Connected Communities
Attachments:	1 Regional Assessment Service non-confidential Council Report 27 February 2024
	2 ↓Confidential
	3 ↓Confidential

CONFIDENTIAL MATTERS

This report contains confidential information as defined in the *Local Government Act 2020*. The relevant ground applying is S3(1)l of the Act concerning information that was confidential information for the purposes of section 77 of the *Local Government Act 1989*.

PURPOSE OF REPORT

This report sets out the proposed future directions for the Regional Assessment Service (RAS) for aged care and notes the intention to commence staff consultation regarding an in-principle decision to cease providing this service at the end of the contract from the State and Commonwealth on 30 June 2024.

EXECUTIVE SUMMARY

The Regional Assessment Service (RAS) is a government-funded service operated by Manningham Council that assesses older adults for their eligibility to receive Commonwealth-funded aged care services. Manningham Council has been delivering the RAS for many years.

The service is funded by the Commonwealth and contracted to the Victorian Government, who in turn sub-contracts the service to local government. Most local councils in Victoria have operated a RAS until recently, with many councils now ceasing delivering the service at the same time as ceasing Commonwealth Home Support Services.

Significant Commonwealth aged care reforms have been implemented in the past decade, with changes to the funding and operating environment resulting in councils being ill equipped to continue as competitive providers of aged care services.

The first stage of the reform has now been completed at Manningham, with the cessation of the Commonwealth Home Support Program (CHSP). The second component of the reform agenda is the streamlining of the current RAS system to simplify the way that older adults are assessed for funded services. The RAS in its current form will cease operating on 30 June 2024. A new single assessment system will replace it with different features to the current system, including a sub-regional service across many municipalities (approximately four regions for all of Victoria). A block funded contract will no longer be offered to Manningham Council.

At the Council Meeting of 27 February 2024, Council endorsed an 'in-principle' decision to cease the Regional Assessment Service at the end of contract on 30 June 2024. A non-confidential version of this report was released publicly once all staff were informed. (Attachment 1). The in-principle decision triggered a consultation process (required under the terms of our Enterprise Agreement) to allow staff affected by the proposed change to be consulted about it. Other key stakeholders were also informed of the proposed changes.

Staff feedback was invited during the consultation process. During this time the team responded to questions of clarification, however, no feedback regarding the proposal or alternative proposals were received.

The Australian Services Union (ASU) was informed of the proposed change. The ASU sought clarification on the timing of the proposed changes in consideration of continuing discussions between State and Federal government and information on discussions between Council and other providers. These questions were responded to during the consultation period.

Given that no feedback or alternative proposals were received during the consultation period, it is the officer's view there is no impediment to proceeding with a final decision to cease the Regional Assessment Service at the end of contract on 30 June 2024.

A public-facing non-confidential version of this Council report is intended to be released once all staff have been informed.

This report also notes that planning for our future role in supporting our older residents is well underway. The establishment of the new Healthy Ageing service unit includes a dedication navigation service, together with the inauguration of the Healthy Ageing Advisory Committee which can help identify community views about the role of Health Ageing and gaps in social connections in Manningham for older adults. This information will be used to help shape the ongoing role of the Healthy Ageing service unit.

Changes to aged care service delivery is a sensitive matter as there will be direct impacts on staff as well as older residents. A range of resources will be put in place to provide direct communication with clients and their families in the lead up to 30 June 2024. Staff assistance would be maintained beyond this date to ensure a smooth transition, and otherwise, the new Healthy Ageing service unit will support residents to gain help and advice in navigating the aged care system. This navigation support is critical to supporting our residents through a period of change as well as in the longer term.

COUNCIL RESOLUTION

MOVED: CR GEOFF GOUGH
SECONDED: CR MICHELLE KLEINERT

That Council:

- A. Notes the consultation process undertaken, with no feedback or alternative proposals received.**
- B. Determines that it will cease the Regional Assessment Service at the end of contract on 30 June 2024.**
- C. Commits to working with the Victorian and Commonwealth Governments to negotiate efficient transition processes that will protect the interests of clients, their families, staff and the broader community.**
- D. Affirms that, in taking this decision, Manningham Council will continue to play an active role in advocating for the needs of vulnerable members of the community to continue to receive high-quality aged care services.**

- E. Affirms that Manningham Council will continue to develop its new Healthy Ageing service unit to focus on programs and activities for older adults in Manningham, with the priorities to be informed by community consultation as well as the Council Plan 2021-2025 and the Health and Wellbeing Strategy 2021-2025.**
- F. Provides delegated authority to the Chief Executive Officer, or their nominee, to undertake or commission all tasks and activities related to the implementation of this Council decision.**
- G. Approves that this report and resolutions be made public through Councils minutes and website once staff have been informed to ensure transparency in Council's decision-making process.**
- H. Notes that under the Commonwealth service agreements, all processes and matters related to the transition process with any incoming providers will remain confidential until the Commonwealth provides consent for the release of information.**

CARRIED UNANIMOUSLY

2. BACKGROUND

- 2.1 The Regional Assessment Service (RAS) is a Commonwealth-funded service which enables older adults to be assessed by a skilled practitioner to determine their eligibility for aged care services.
- 2.2 The Commonwealth funding is provided via contract to the Victorian Government, who in turn, sub-contract the service to Manningham. Most Victorian councils have provided a RAS in the past. With the aged care reform agenda now progressing, many councils have ceased delivering RAS, at the same time as ceasing their other aged care services.
- 2.3 Manningham Council ceased delivering Commonwealth Home Support Services (CHSP) on 31 October 2023. A decision about ceasing the RAS component was deferred, pending the receipt of further information about the future directions for RAS in Victoria.
- 2.4 Australia's integrated national aged care program has been undergoing significant reforms over the past 10 years, following a Commonwealth direction to take full responsibility for aged care in 2011, including the establishment of the National Disability Insurance Scheme around the same time.
- 2.5 Key drivers for the Commonwealth aged care reforms included:
- The increase in older adults nationally, with an expected increase of 350 percent between 2011 and 2050.
 - System weaknesses (difficult navigation, limited services, variable quality and no consumer choice) and inefficiencies (duplication of effort, no competition, and high-cost structures).
 - Real concern that the cost of providing adequate care for older adults in future would be unaffordable as a nation.
 - The findings of the Aged Care Royal Commission which recommended system-wide changes.
- 2.6 At the Council Meeting on 27 February 2024, an in-principle decision was made to cease the RAS at the end of contract on 30 June 2024, noting that the current RAS

contract ceases in its current form on 30 June 2024 due to changes to the Commonwealth-funded aged care system.

- 2.7 The in-principle decision triggered staff consultative processes (required under the terms of our Enterprise Agreement) to allow staff affected by the proposed change to be consulted about it, as well as the Australian Services Union. Other stakeholders were also informed of the proposed changes to seek their views.

Summary of changes to Regional Assessment Service

- 2.8 Currently, aged care assessment is part of a two-tier system.

- **Simple entry level assessment** for funded aged care services is being conducted by a RAS at the municipal level.
- **Complex level assessments** for older adults who have complex needs are managed through a different service – the Aged Care Assessment Team (ACAT) which operates regionally.

- 2.9 Under the Aged Care Reform agenda, assessment would be delivered through a new process, through a simplified single assessment process, using an Integrated Assessment tool. This would be a new process for Victoria.

- 2.10 The May 2023 Federal Budget indicated that one combined assessment system would be implemented, and the current RAS service would cease on 30 June 2024.

- 2.11 Council has been briefed about the changes to the Regional Assessment Service on at least five occasions since 2016. The proposed shift to a new assessment system was originally planned for 2020, however this has been delayed by the Commonwealth each year since. There has been bi-partisan support for the broader Aged Care Reform agenda over the last ten years, if not longer.

- 2.12 Other Councils who have already ceased RAS service delivery have seen the services picked up by alternative services such as Monash Health. (At Whitehorse, Monash Health became the new service provider.)

- 2.13 The provision of information from both the Commonwealth and State regarding future directions has been scant. Manningham Council was advised in late January 2024 of a proposed tender process.

- 2.14 The open tender is for the delivery of a Single Assessment System, to commence 1 July 2024, to replace both the Regional Assessment Service (RAS) and the Aged Care Assessment Teams (ACAT). As an open tender, it is expected to attract both clinical and non-clinical providers. Four service regions are proposed across Victoria, and it is expected that the tendering provider/agency is in partnership with other providers/agencies. To date, no other agency has contacted Manningham Council to propose a partnership. Tenders were advertised to close on 21 March 2024.

- 2.15 The Victorian Government advised, via the Department of Health, that it will not be participating in the open tender. It will, however, continue to negotiate with the Commonwealth to deliver hospital assessments and some community assessments under the new Single Assessment System model, and will advise once a decision is made.

- 2.16 In anticipation of the transition period after 1 July 2024, the Department of Health has invited expressions of interest from local governments as to their interest in extending contracts to 31 December 2024, and is otherwise making provision for alternative providers to be available, pending the establishment of the single assessment system.

2.17 Officers are satisfied that there will be new providers in place who can provide aged care assessment from 1 July 2024 and that an extension until December 2024 would not have any substantial benefit to staff or clients. Under the new Single Assessment System, Manningham residents will still be provided with assessment services.

Summary of staff feedback received during consultation

2.18 All nine full and part-time RAS staff were informed in person (or online if the staff member was on leave) of Council's in-principle decision. All staff members were invited to provide feedback. At an in-person meeting on 28 February 2024, general queries were raised regarding outplacement opportunities.

2.19 Following the notification to staff, we received a follow up question regarding the provision of reference checks. No feedback regarding the proposal or alternative proposals were received during the consultation period.

2.20 While RAS staff have been updated over a lengthy period about the impending Commonwealth reforms, the shift away from direct assessment delivery is a challenging situation for many. Staff have been supported through this consultation period, and will continue to be supported, with a range of activities:

- On site Employee Assistance Program counselling;
- Weekly update emails;
- A dedicated email address and phone line were established to receive feedback; and
- Outplacement support.

Other feedback

2.21 The Australian Services Union (ASU) responded to the Notice of Change on 29 February 2024 (Confidential Attachment 2), requesting a meeting with affected staff and seeking further information.

2.22 The ASU was provided approval to organise a meeting with affected staff in the RAS team. We have been provided no information to confirm whether this meeting occurred.

2.23 The queries raised by the ASU related to the timing of the proposed changes in consideration of continuing discussions between State and Federal government and information on discussions between Council and other providers (Confidential Attachment 2). A response was provided to the ASU on 7 March 2024 (Confidential Attachment 3).

2.24 The Healthy Ageing Advisory Committee was informed of Council's in-principle decision at its March meeting.

2.25 The Department of Health, who contracts the RAS for the Victorian Government on behalf of the Commonwealth, has also been informed of Council's in-principle decision.

- 2.26 Officers are of the view that the Commonwealth aged care reform process, including the conclusion of the RAS from 30 June 2024 and the establishment of the new Single Assessment System from 1 July 2024, is well underway, with limited ability for Councils in Victoria to influence the national agenda, and there is no viable alternative proposal. There are no barriers to therefore proceeding with a final decision.

Process for transition

- 2.27 As the Commonwealth Government is responsible for aged care, they are responsible for sourcing alternative assessment providers for those Council areas who are no longer providing the assessment service. The Commonwealth has indicated that providers will be appointed for approximately four regions across Victoria. Each of these providers will be quality assured.
- 2.28 As the current contract concludes on 30 June 2024, this provides the preferred conclusion date to be communicated to the Victorian Government (who contracts on behalf of the Commonwealth). Once the RAS clients have been assessed, they move through the My Aged Care system, they don't remain with Council. From 1 July 2024 and ongoing, the new Single Assessment System will be undertaken by the new provider appointed by the Commonwealth. Our Navigation team will support the community with any queries and provide direction to the new provider.

3. DISCUSSION / ISSUE

- 3.1 The information released by the Victorian and Commonwealth Governments and reviewed with consideration of the points outlined above indicates that it would be difficult for Manningham Council to be able to effectively operate under the new Commonwealth Single Assessment System without significant investment in - and changes to - the operating model and a significant reduction in operating costs.
- 3.2 This report proposes that Council now finalises its decision to cease the Regional Assessment Service at the end of contract on 30 June 2024.
- 3.3 Officers will liaise with the Victorian and Commonwealth Governments to initiate the transition for the Manningham community to the new Single Assessment System provider. In the meantime, RAS staff will continue to provide services to our residents under the existing terms and conditions of our RAS contract until its conclusion on 30 June 2024. This funding agreement notes that information about clients and funding arrangements are subject to confidentiality and any release of information will require the permission of the State on behalf of the Commonwealth.
- 3.4 Manningham Council recognises that it has responsibilities to clients, families, staff and the broader community to manage any transition effectively and to continue to provide navigation support to enable in-home program access and outcomes for residents.
- 3.5 Manningham Council will play an important role in supporting residents who may have enquiries about the introduction of the new Single Assessment System, or who may need some assistance to navigate the changing national system, or who are seeking information relevant to their individual support needs. With the recent establishment of the Navigation team, we already play an increasingly prominent role in the identification and implementation of programs and services that improve positive and healthy ageing outcomes for our older adults aged over 65 years in the Manningham community, and advocate for their needs.

Supporting transition

- 3.6 While the Commonwealth will appoint the new Single Assessment System provider/s, there are a number of things that officers will do to enact an effective transition process:
- Utilise our trained Navigation Officers in the Healthy Ageing service unit to support residents beyond the contract conclusion date, to assist in 'navigating' the aged care system, representing their needs, advocating for quality service provision and providing direction about the system.
 - Initiate a comprehensive communications plan to provide consistent and easy to understand messaging, including translated.
- 3.7 Manningham Council staff are highly trained and well regarded. For those staff who wish to find employment with the new single assessment service providers, we would provide a range of supports to assist including:
- Outplacement support, interview practice and resume writing;
 - A facilitated connection with new employers who are seeking trained staff;
 - Additional training;
 - Redeployment opportunities; and
 - Support for financial advice.

4. COUNCIL PLAN / STRATEGY

- 4.1 The Manningham Council Plan 2021-2025 theme, Healthy Community, has two relevant goals, which are:
- 4.1.1 A healthy, safe, and resilient community; and
- 4.1.2 A connected and inclusive community.

5. IMPACTS AND IMPLICATIONS

Finance / Resource Implications

- 5.1 Pre and post transition, Manningham Council would continue to support the Manningham community to access aged care services by providing information and navigational support from within the organisation.
- 5.2 Additionally, the new Healthy Ageing service unit provides advice and connections to programs to benefit a wide number of our older adult community. With an ageing population, we recognise that supporting our older residents is a high priority and highly valued. Manningham Council remains committed to enhancing services for all residents over 65 and notes that this change would see a continuation and expansion of activities and programs with a focus on healthy and positive ageing. Our continuing investment focuses on proactive social support activities that address key priorities in our Health and Wellbeing Strategy such as addressing loneliness, improving social connections, addressing elder abuse and supporting mental health for older adults. In particular, the Health Ageing service unit oversees:
- 5.2.1 **Transition and Navigation Support:** Officers support both the transition process to new providers as well as ongoing support to 'navigate' the aged care system for residents and their families. Navigating the aged care system can be difficult for older people and their families. The Navigation Officers are dedicated and trained staff to support client enquiries and service navigation.

There could be multiple roles where a resident could ask questions about the service system, how to get access to My Aged Care and what services and supports are available. This is a critical service that we will provide ongoing and has already shown to be highly valued by our community. Recent surveying in Manningham showed that residents have a high level of trust in our advice about aged care services and think of us as the first place to seek information. Trained staff will be important to supporting our community through the transition of services and beyond.

5.2.2 **Participation:** Community Transport, liaison with partners such as Seniors Clubs and agencies, resourcing a proposed new Healthy Ageing Advisory Committee, and facilitating a range of activities to support the directions for older adults identified in the Council Plan 2021-2025 and the Health and Wellbeing Strategy 2021-2025, as well as priorities identified by the community through consultation (see Communication and Engagement below).

5.3 It is essential to recognise the years of dedicated service provided by the RAS staff, and to honour their history of commitment to Manningham Council and the community. The involvement of the Mayor and Councillors along with senior leaders would be appropriate to recognise the contribution of RAS staff to our older residents and the Manningham community.

6. IMPLEMENTATION

Finance / Resource Implications

6.1 A final Council decision will trigger the need for redundancy provisions for staff as outlined in our Enterprise Agreement.

Communication and Engagement

6.2 As part of developing the priorities for Manningham Council’s future role in Healthy Ageing, building on from the community consultation undertaken in 2023, the inaugural Healthy Ageing Advisory Committee will help to identify any gaps and gather views about where resources could be best used to support our older community.

6.3 A communications plan will be implemented to inform staff, the wider organisation and the community of the outcome of this decision.

Stakeholder Groups	1. Staff 2. Union 3. Victorian and Commonwealth Governments 4. General community 5. Wider organisation
Is engagement required?	No. This has now been completed, following the in-principle decision of Council at the February Council meeting. The outcomes of this consultation are included in this report.
Where does it sit on the IAP2 spectrum?	Inform
Approach	In person staff – individual and group Staff letters and FAQs Written advice Submissions Publications – e.g Manningham Matters Internal communications.

Timelines

- 6.4 Following the Council decision, staff will be informed in the week commencing 27 March 2024.
- 6.5 The Victorian and Commonwealth Governments will be contacted on 27 March 2024 to advise that Council will cease the Regional Assessment Service at the end of contract on 30 June 2024, and initiate a transition plan to the new Single Assessment System provider/s as of 1 July 2024.
- 6.6 Clients will be informed from the second week of April 2024 with the implementation of a communications plan.

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

17.2 Expressions of Interest - Former Quarry

In the confidential meeting, Council resolved to make this report publicly available in the Council minutes.

File Number: IN24/144
Responsible Director: Director City Services
Attachments: Nil

PURPOSE OF REPORT

To seek endorsement for the procurement strategy, to proceed with an Expression of Interest and Request for Proposal process for 620-628 Blackburn Road, Doncaster East.

EXECUTIVE SUMMARY

At the 26 September 2023 Council meeting, Council endorsed the Market Sounding process for two SPP sites including 620-628 Blackburn Road (former Doncaster quarry) – to develop an Expression of Interest (EOI) process to explore the highest and best use of the site.

With investigation into the market appetite now complete, this report outlines the next phases to include an EOI process and Request for Proposal.

COUNCIL RESOLUTION

MOVED: CR TOMAS LIGHTBODY
SECONDED: CR MICHELLE KLEINERT

That Council:

- A. Notes the commitment to the Strategic Property Portfolio in making Manningham a financially sustainable council.**
- B. Approves the commencement of a non-binding Expression of Interest (EOI) process inviting responses from interested parties for a unique opportunity to present options for the Council owned land at 620-628 Blackburn Road, Doncaster East to assist Council to realise the vision of the Strategic Property Portfolio.**
- C. Note that following the EOI, officers will proceed with the Request for Proposal process where a shortlisted selection of interested parties will be invited to submit a detailed proposal for the site.**
- D. Authorises the Chief Executive Officer to enter discussions with the shortlisted selection of interested parties to enable a recommendation to be developed for consideration and decision by Council.**
- E. Request that officers prepare a confidential report for a council meeting recommending shortlisted parties submit a binding final and best offer on a specific proposal indicating the direction from the Council for options for the council-owned land, and the potential inclusion of the depot site with probity advice.**

F. Note that following the Council resolution, this report and final resolution will be made publicly available in Council's minutes to ensure transparency in Council's decision making process.

FOR (7): Councillors Carli Lange, Laura Mayne, Anna Chen, Andrew Conlon, Geoff Gough, Michelle Kleinert and Tomas Lightbody.

AGAINST (1): Councillors Stephen Mayne.

THE MOTION WAS CARRIED

2. BACKGROUND

- 2.1 At the 22 October 2019 Council meeting, Council endorsed the Vision of the Property Investment Portfolio (PIP). At the 25 October 2022 Council Meeting, Council endorsed the Strategic Property Investment Policy, Criteria and Governance Framework. Subsequently the Policy along with the Vision and the Principals were made public.
- 2.2 The Strategic Property Portfolio (SPP) vision is *"to provide Manningham Council with an additional funding source to enhance services and associated infrastructure for the benefit of the community."*
- 2.3 The SPP principal is to *'Contribute to an alternative income stream to achieve Council's mission to be a financially sustainable Council.'*
- 2.4 At the 26 September 2023 meeting, Council made public the properties included in the SPP portfolio including 620-628 Blackburn Road, Doncaster East.

3. DISCUSSION / ISSUE

Procurement strategy

- 3.1 This exercise is intended to be a three-phase process with hold points for Council review, feedback, and approvals.

3.1.1 Market Sounding – Completed

3.1.2 Phase 1: Expression of Interest (EOI)

- a) Draft EOI documentation including governance framework, probity plan, objectives, and evaluation criteria.
- b) Seek proposals for Quarry and Quarry/Depot.
- c) EOI to run for 4 weeks.
- d) Non-binding offers.
- e) Shortlist for RFP stage.

Hold point – Councillor review and feedback

3.1.3 Phase 2: Request for Proposal (RFP)

Hold point – Councillor review and feedback

3.1.4 Phase: Best and Final Offers (BAFO)

- a) Undertake commercial negotiations with interested parties.
 - b) Seek formal resolution from Council to enter contract with the endorsed developer.
- 3.2 An independent Probity Advisor has been engaged and is monitoring the process as well as Council's legal team and external law firm.
- 3.3 In addition, the process will be undertaken in line with the SPP Governance structure which included internal sign-off from the project team, acquisitions panel and CEO.
- 3.4 Council's Commercial Property Advisor, along with officers and probity advisors, have met with potential developers to gauge interest in the future of the quarry. Responses have been highly positive with keen interest in undertaking the complexities of a former quarry.
- 3.5 With the positive response, officers aim to proceed with the Expression of Interest release to market. This will be undertaken via council's Procurement Portal where interested parties will need to sign-up to the portal to view documentation. Note, the EOI process is non-binding and Council is not committed to proceed with a proposal.
- 3.6 A summary of the proposals received will be provided to Councillors (de-identified) at the conclusion of the EOI period and before proceeding to the next stage.
- 3.7 A Communications Strategy has been developed with information made publicly to the community.

4. COUNCIL PLAN / STRATEGY

- 4.1 The Strategic Property Portfolio aligns with Goal 5.1 of the Council Plan – to support a financially sustainable Council that manages resources effectively and efficiently.

5. IMPACTS AND IMPLICATIONS**5.1 Finance / Resource Implications**

- 5.1.1 Since 2019, Council has a long-standing commitment to the vision of the Strategic Property Portfolio '*to provide Manningham Council with an additional funding source to enhance services and associated infrastructure for the benefit of the community*'.
- 5.1.2 As the Expression of Interest process is non-binding, it will not require Council to commit any additional funds in the budget at this time.
- 5.1.3 Council's long-term financial plan is not predicated on any land sale proceeds or costs associated with the development of this site.

6. IMPLEMENTATION

6.1 Communication and Engagement

6.1.1 Phase One (completed): Information made available to the community following Council meeting on the 26 September 2023. The community were informed on the SPP, its objectives, purpose, and benefits to the community. The former quarry and 300 Blackburn Road were also identified as key strategic sites.

6.1.2 Phase Two: Is to inform the community on the Expression of Interest process.

Is engagement required?	Yes
Stakeholder Groups	1. General community 2. Interested parties
Where does it sit on the IAP2 spectrum?	Phase 1: Inform Phase 2: Inform Phase 3: Consult
Approach	
Communication material: Website update	

Media release 6.2 Timeline:

Market Sounding – Completed

Procurement Strategy Proposal - Completed

Phase 1 Expression of Interest – March/ April 2024

Hold point – Councillor review and feedback

Phase 2 Request for Proposal– April 2024

Hold point – Councillor review and feedback

Phase 3 Options – July 2024

7. DECLARATIONS OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

The meeting concluded at 8:33pm.

Chairperson
CONFIRMED THIS 23 APRIL 2024