



# Vibrant Villages - Activity Centre Action Plan 2023

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### ACKNOWLEDGEMENT OF COUNTRY

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

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# 1.0 Executive Summary



The Vibrant Villages Action Plan 2023 (the Plan) is a framework for the renewal and upgrade of the public spaces within Manningham's Activity Centres over the next 10 years. Activity centres vary in size and scale, ranging from a row of shops to large mixed-use centres. Manningham has a hierarchy of centres including major, neighbourhood and local activity centres.

The Plan identifies and prioritises placemaking, urban design upgrades and structure planning throughout Manningham's 10 neighbourhood and 28 local activity centres.

Importantly this Plan will guide Council's investment and ensure greater transparency, coordination and consistency in decision making.

The renewal and upgrade of Manningham's activity centres is consistent with the State Government, metropolitan policy Plan Melbourne 2017-2050.

Neighbourhood activity centres traditionally provide for 'daily needs' and are often located on a main road and contain a supermarket. However, neighbourhood activity centres are evolving by providing increased opportunities for socialising through emergence of cafes and restaurants.

The role of local activity centres in the urban areas also changed from the traditional milk bar and takeaway food shops. In these areas there is an emergence of specialist services and the occasional cafe.

The local activity centres in the rural residential areas continues to focus on meeting daily needs.

This plan assesses the existing conditions and opportunities for potential improvements to make activity centres more vibrant. This assessment is based on consideration of the:

- Location of the centre
- Presence of large retail chains and 'draw cards'

- Mix of services and night time economy
- Accessibility of public transport, walking and cycling
- Level of development in the surrounding area
- Opportunity to improve appearance and function of centres to meet the needs of existing and future community.

A summary of the assessment criteria is shown in Figure 1.

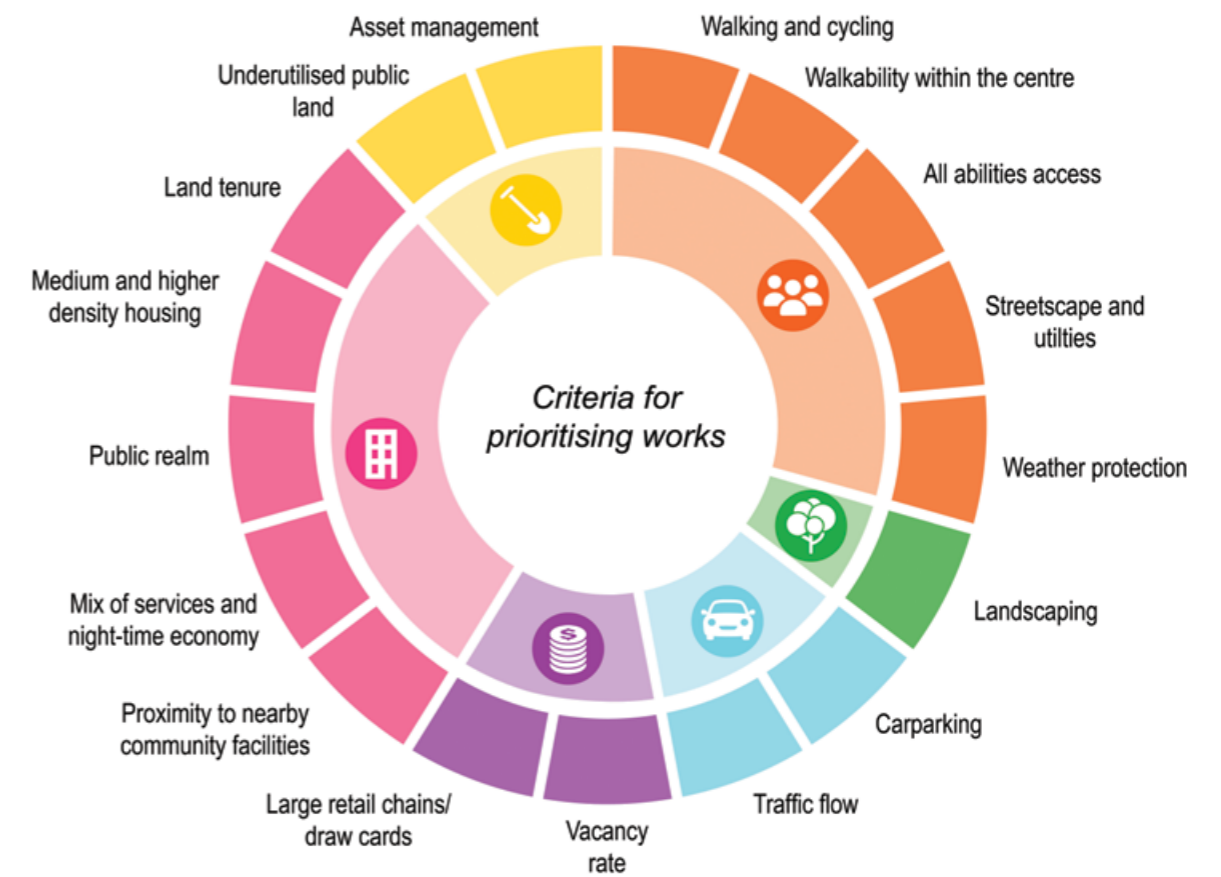


Figure 1: Assessment Criteria for Prioritising Upgrades

This plan makes recommendations as to the scale of the upgrades to be undertaken. The three scales of upgrades, include minor, moderate and major upgrades, based on the likely growth and development of the centre, surrounding area and the recommendation of the Liveable City Strategy 2040. Examples of the different scale of upgrades is shown in Figure 2.



Figure 2: Nature of Upgrade

A minimum threshold of four tenancies was considered necessary to justify Council's investment. Assessment all the neighbourhood and local centres has found the following highest prioritises for upgrade and the nature of upgrade are as follows:

Table 1: Priorities for Upgrade

Neighbourhood Activity Centre		Nature of Upgrade
Donburn		Minor
Jackson Court		Major/Minor
Macedon Square		Minor (Safety and Amenity)
Templestowe Village		Moderate
Priority	Local Activity Centre	Nature of Upgrade
1	Mitcham Road, Donvale	Moderate
2	Thompson Heights, Bulleen	Moderate
3	Whittens Lane, Doncaster	Moderate
4	Feathertop Avenue, Templestowe Lower	Moderate
5	Bulleen Road, Bulleen	Minor
6	Village Avenue, Doncaster	Minor
7	Rosella Street, Doncaster East	Minor
8	Templestowe Road at Bridge Road, Bulleen	Minor
9	Chatsworth Quadrant, Templestowe Lower	Minor
10	JJ Tully Drive, Doncaster	Minor



## 2.0 Introduction



### 2.1 The Purpose

Our activity centres provide an important role within our community. They offer shops, community facilities and services. They also provide an opportunity for the community to gather and interact and provide a place of employment. Importantly, our centres need to be of a high standard to continue to attract people, investment and be vibrant.

Improvements could include any of the following:

- Development of a public square or meeting places
- Installation of bike racks, and infrastructure to support active transport
- Improvement of all abilities access including disabled car parking spaces, uneven surfaces and tactile paving

- Planting of quality landscaping and canopy trees
- Expansion of outdoor seating areas
- Development of 'parklets' or play spaces
- Display of public or community art
- Improvement of car parking and traffic flow

Figure 3 shows an example of place making improvements that can be made to a local activity centre.

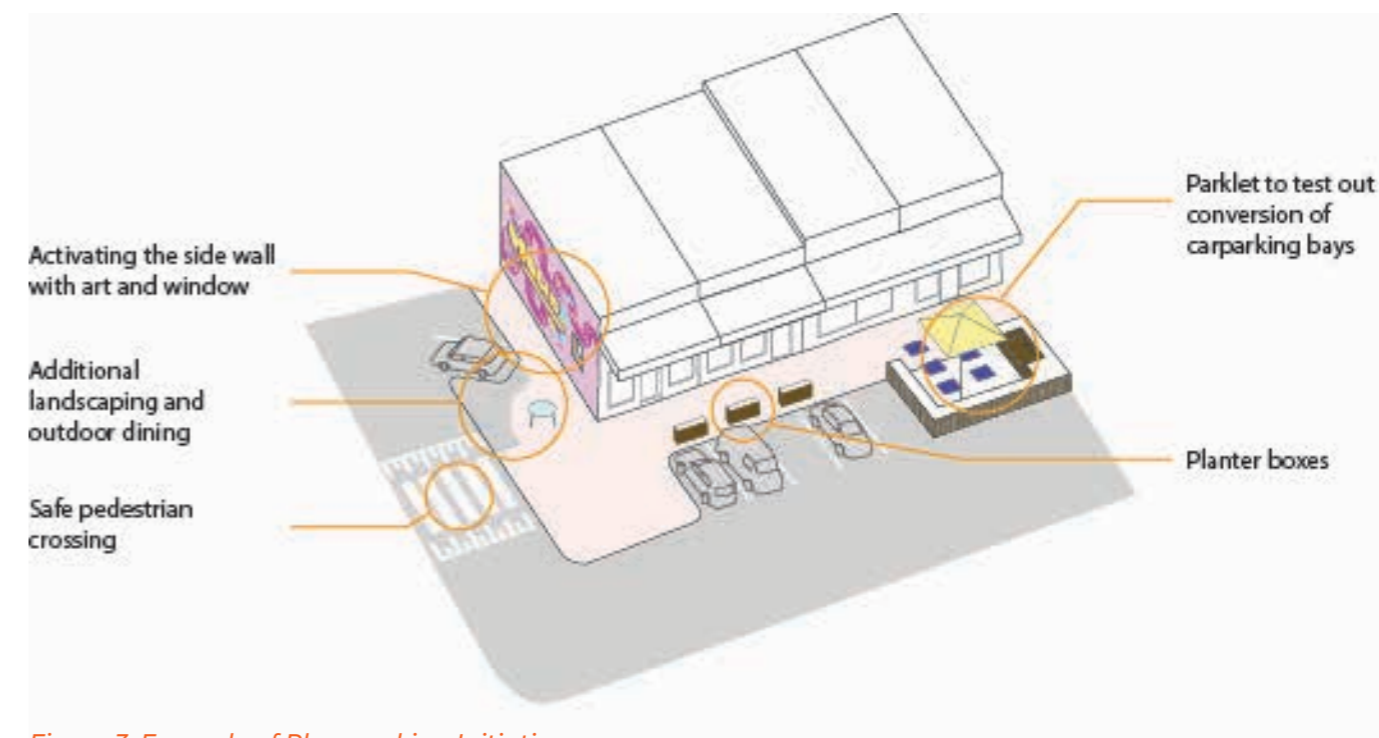


Figure 3: Example of Placemaking Initiatives

Improvements to the public realm can significantly impact on the use, function and enjoyment of an activity centre. The public realm includes seating, car parking, landscaping, footpaths and lighting, which Council generally has a direct influence over. However, in some activity centres the public realm is privately owned and Council has limited ability to make improvements without private investment or partnership.

### 2.2 Structure of the Report

This report contains the assessment and recommendations for all neighbourhood and local activity centres. The report identifies:

- Municipal context of activity centres in Manningham
- Policy context of the Framework
- Activity Centre Assessments
- Summary of the Findings
- Principles for Implementation
- Monitoring and Review.

## 3.0 Municipal Context



### 3.1 Hierarchy of Activity Centres

Mullum Mullum Creek divides Manningham into two distinct areas, the west of the municipality is characterised by suburban style development, with some medium and higher density. The east of the municipality

is rural residential in character and includes areas of environmental and landscape value. The context of the activity centre affects the role, function and potential for future growth. The majority of activity centres are in the urban area as shown in Figure 4.

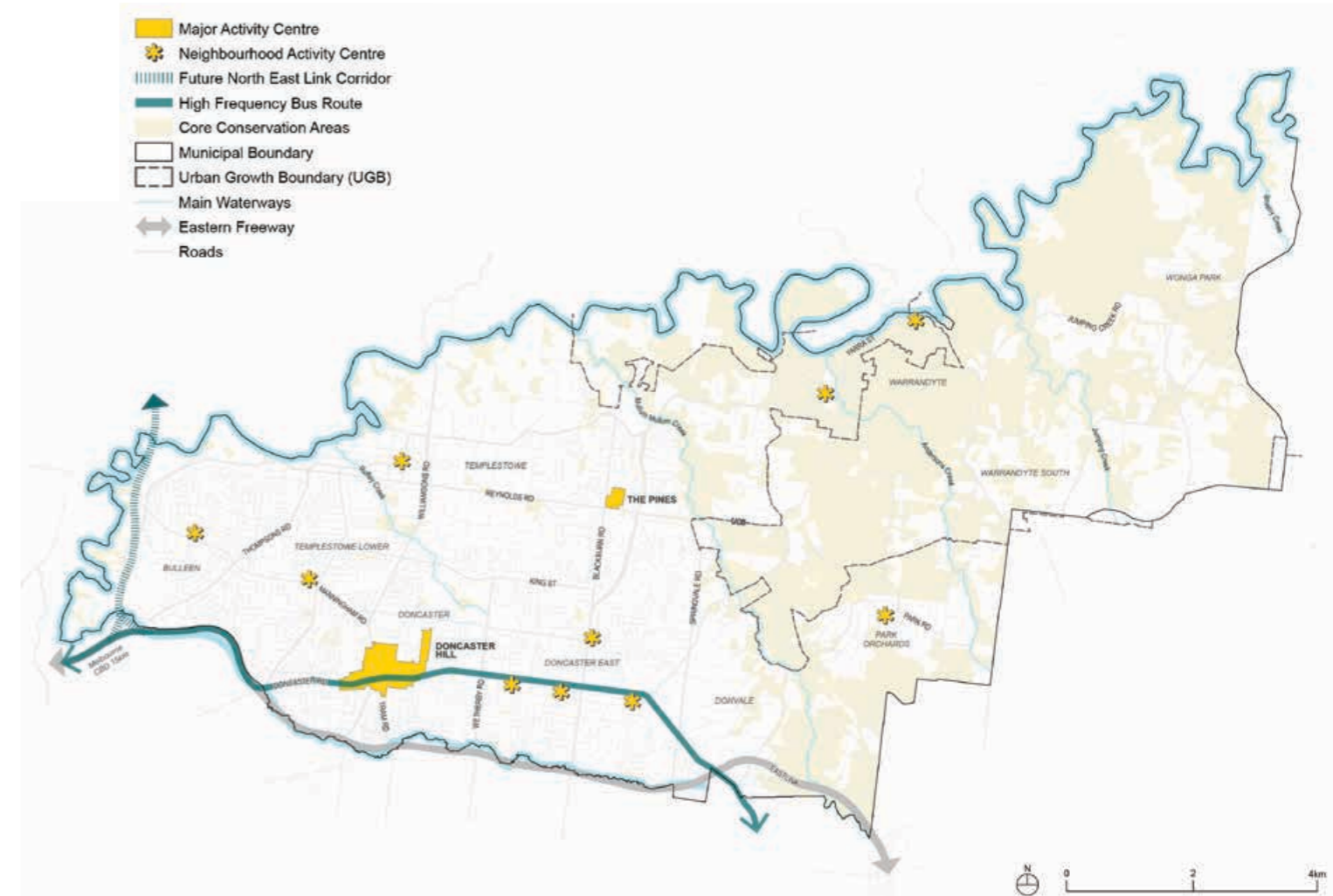


Figure 4: Map of Manningham, Manningham Planning Scheme

The hierarchy of centres including major, neighbourhood and local activity centres is defined in the Manningham Planning Scheme. The location of the activity centres is shown in Figure 5.



### 3.2 Major Activity Centres

Doncaster Hill and The Pines are identified as Major Activity Centres by Plan Melbourne 2017-2050. Major Activity Centres have a significant mix of businesses, retail, services, entertainment, and residential development. Doncaster Hill contains a large regional shopping complex with a public transport terminal (bus interchange), as well as high density residential development and other commercial uses.

Planning for the Major Activity Centres is outside the scope of this project. There are currently separate strategies that provide guidance for land use and development in Doncaster Hill and The Pines Activity Centres.

### 3.3 Neighbourhood Activity Centres

Neighbourhood Activity Centres cater for the daily needs of the community, and are often accessible for residents by walking, cycling, and public transport. Manningham's Neighbourhood Activity Centres include:

- Bulleen Plaza
- Donburn
- Doncaster East Village (Devon Plaza)
- Jackson Court
- Macedon Square/ Plaza
- Park Orchards
- Templestowe Village
- Tunstall Square
- Warrandyte Goldfields
- Warrandyte Village

### 3.4 Local Activity Centres

Traditionally local activity centres service a local catchment with basic needs and vary in size and number of tenancies. Bulleen Road, Bulleen local activity centre contains 18 tenancies, whereas Katrina Street, Doncaster contains only one tenancy. However, some local activity centres have developed into busy vibrant centres including Rosella Street, Doncaster East and Village Avenue, Doncaster. Others contain specialist services such as allied health and training facilities. A list of Local Activity Centres is shown in Figure 5. The addresses of the centres are included in Appendix A.

No.	Local Activity Centre	Suburb	No.	Local Activity Centre	Suburb
1.	Bulleen Road	Bulleen	16.	Renshaw Street at Wetherby Road	Doncaster East
2.	Lillian Street	Bulleen	17.	Rosella Street	Doncaster East
3.	Templestowe Road at Bridge Street	Bulleen	18.	Mitcham Road at McGowans Road	Donvale
4.	Thompsons Heights	Bulleen	19.	Worrell Street	Nunawading
5.	Ayr Street at Lindsay Street	Doncaster	20.	Chatsworth Quadrant	Templestowe Lower
6.	Ayr Street at Outhwaite Avenue	Doncaster	21.	Feathertop Avenue	Templestowe Lower
7.	Doncaster Road	Doncaster	22.	Gertrude Street	Templestowe Lower
8.	Doncaster Road at JJ Tully Drive	Doncaster	23.	Horsfall Street	Templestowe Lower
9.	Highview Drive	Doncaster	24.	Newmans Road	Templestowe
10.	Katrina Street	Doncaster	25.	Ringwood-Warrandyte Road	Warrandyte
11.	Stutt Avenue	Doncaster	26.	Jummping Creek Road	Wonga Park
12.	Village Avenue	Doncaster	27.	Launders Avenue	Wonga Park
13.	Fullwood Parade	Doncaster East	28.	Yarra Road at Brysons Road	Wonga Park
14.	Leeds Street	Doncaster East			
15.	Paula Crescent at Turnstall Road	Doncaster East			

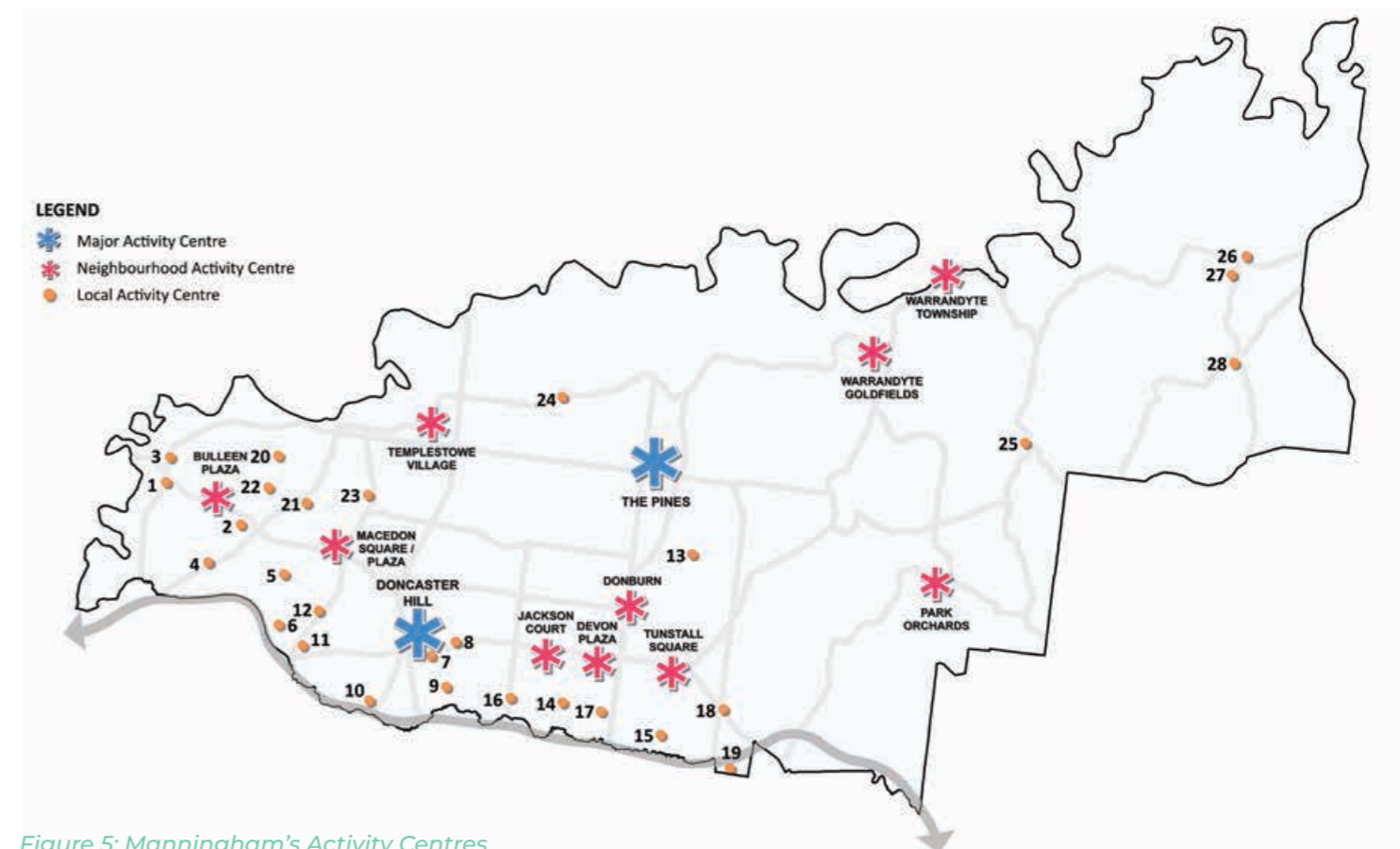


Figure 5: Manningham's Activity Centres

### 3.5 Demographic and Data Analysis

A range of demographic and other data was analysed to better understand the context and performance of each of the activity centres.

This information assists in informing the recommendations for the nature of the upgrades and will also be used to provide an important basis for the review of future performance of activity centres.

### 3.6 Growth and Development

Manningham's population is expected to increase to 150,000 and an additional 10,000 new dwellings are likely to be built by 2036. In line with the State Government direction, future growth is being directed to our activity centres to support businesses and vibrancy of centres. Growth will continue to occur across our urban area, with the majority of this growth anticipated to be accommodated in Doncaster, and to a lesser extent Bulleen. A breakdown of population forecasts and approvals for planning permits for multi-dwellings is contained in Appendix B.

### 3.7 People Movement

People movement data helps us understand peoples' frequency patterns within an activity centre. The different levels of visitation of activity centres in the west compared to the

east is reflected in the patterns of people movements. Maps of people movement around all neighbourhood activity centre area contained in Appendix C.

This information helps to ensure resources are directed to areas of high usage, where the most people will benefit from upgrades. This information is collected by mobile phones when the location services are switched on, providing an indication of visitation to the centre.

This information has been supplied by Planwisely. The data has been de-identified and is only used for the purpose of showing general trends of movement in an area.

### 3.8 Expenditure activity

Table 2 shows a comparison of the expenditure on goods and services by suburb across Manningham between December 2020 and November 2022. It is noted that this was partly during Covid-19 and may not represent normal expenditure patterns. This information has been obtained through Spendmapp by Geografia.

This information demonstrates the dominance of urban areas, especially Doncaster in terms of expenditure, especially when compared to Wonga Park. Doncaster has had one hundred times the expenditure of Wonga Park.

Table 2: Expenditure by Suburb between December 2020 and November 2022

Suburb	Total Expenditure in the Suburb
Doncaster	\$2.41B
Doncaster East	\$925M
Templestowe	\$423M
Bulleen	\$326M
Donvale	\$188M
Lower Templestowe	\$175M
Warrandyte	\$156M
Park Orchards	\$43.7M
Wonga Park	\$24.1M



## 4.0 Policy Context



The key policy initiatives which have influenced the Plan include:

- Plan Melbourne 2017-2050
- Council Plan 2021-2025
- Liveable City Strategy 2040
- Manningham Placemaking Framework 2021

### 4.1 Plan Melbourne 2017-2050

Plan Melbourne 2017-2050 is a long-term plan to accommodate Melbourne's future growth. Plan Melbourne is guided by the principle of 20-minute neighbourhoods. The '20-minute neighbourhood' supports 'living locally'—which seeks to provide the opportunity for people to meet most of their daily needs within a 20-minute walk from home, with access to safe cycling and local public transport options. Research shows

that 20 minutes is the maximum time people are willing to walk to access daily needs locally. This represents an 800m walk from home to a destination, and back again.

The Vibrant Villages Action Plan will support '20-minute neighbourhoods' by encouraging investment and development of neighbourhood and local activity centres which provide for 'local living'.

### 4.2 Council Plan 2021-2025

The Council Plan identifies the need to "develop a 10-Year Vibrant Villages Plan to prioritise future upgrades or precinct master planning of all major and local neighbourhood activity centres". Table 3 shows the development of this plan will assist in achieving the following Council Plan themes and goals.

Table 3: Council Plan 2021-2050 Relevant Themes and Goals

<b>Healthy Community</b>
1.1: A healthy, resilient, and safe community
1.2: A connected and inclusive community
<b>Liveable Places and Spaces</b>
2.1: Inviting places and spaces
2.2: Enhanced parks, open spaces, and streetscapes
2.4 Well maintained and utilised community infrastructure
<b>Resilient Environment</b>
3.2: Reduced environmental impact and adaption to climate change
<b>Vibrant and Prosperous Economy</b>
4.1: Growth in local business, tourism, and economy
<b>Well Governed Council</b>
5.1: A financially sustainable Council that manages resources effectively and efficiently.

### 4.3 Liveable City Strategy 2040

The Liveable City Strategy 2040 seeks to improve the liveability of Manningham by creating a high-quality urban environment. The strategy identifies the need to develop a 10-year Vibrant Villages Plan to improve the viability of Manningham's activity centres.

The improvement of our Activity Centres is supported by the following key directions in the Liveable City Strategy 2040 seeks to:

- Provide local shops and services within walking distance of as many residents as possible.
- Encourage access to activity centres by active and public transport.
- Provide a safe, inclusive, and inviting public realm.

- Ensure high quality design in the development of built form and public realm within activity centres.
- Support flexible design responses to assist in the COVID-19 recovery.
- Strengthen the unique character of each activity centre.
- Encourage greater residential density within and in proximity to activity centres, while avoiding unreasonable impacts on the amenity and character of adjoining residential areas.

#### 4.4 Manningham Placemaking Framework 2021

Manningham's Placemaking Framework 2021 outlines the way we understand, design, and deliver our public spaces and community activities. The Framework includes our placemaking approach, guiding principles, benefits and key steps to creating vibrant and inclusive local places in Manningham.

The Framework describes placemaking as the process by which we shape our public realm by reinventing public spaces as a place for the community to enjoy and feel welcome.

At the highest level, the goals of placemaking are to strengthen the connection between people and places, and to improve social, economic, and environmental sustainability and the community's health and wellbeing.

This Plan has been prepared to accompany the Placemaking Framework 2021 and assist in the implementation by prioritising actions.

#### 4.5 Economic Development Strategy 2023-2026 (pending)

The Economic Development Strategy seeks to:

- Re-invigorate and support existing businesses
- Develop opportunities to attract new industry.

The four key pillars for the Strategy include:

- 20-minute economy
- Circular economy
- Visitor economy
- Night-time economy.

The improvement of the public realm in our activity centres will provide direct benefit to businesses, which will assist in the implementation of the Economic Development Strategy 2023-2026.

#### 4.6 Other Relevant Strategies

Other relevant strategies have been summarised in Appendix D.



## 5.0 Activity Centre Assessments



### 5.1 Assessment Criteria

All of the activity centres were assessed against defined selection criteria with the aim of upgrading centres in response to each centres need and opportunity as follows:

- Visitation in terms of the presence of large retail chains, mix of services and night time economy and night time economy on offer
- Accessibility by public transport, walking and cycling
- Availability of Council land
- Opportunities to improve the existing characteristics including the streetscape, carparking and traffic flow, weather protection and landscaping
- Potential for future growth based on existing planning policies and the Liveable City Strategy 2040.

A description of each selection criteria has been included in Table 4. The selection criteria will ensure projects align with

Council's values as described in the Council Plan. Each centre has been assessed using a standard scoring system which includes:

Support for upgrade	
High = 3	<span style="color: red;">●</span>
Med = 2	<span style="color: yellow;">●</span>
Low = 1	<span style="color: purple;">●</span>
None/Not applicable = 0	<span style="color: black;">●</span>

Council can only influence the public realm where the land is owned by Council. Activity centres which are privately owned, have a lower priority for upgrade.

The assessment criteria have been grouped under two themes to identify existing conditions and future potential opportunities. A description of each criteria is outlined in Table 4.

Table 4: Selection Criteria

Criteria	Description
<b>Existing Conditions</b>	
Presence of larger retail chain stores	A large business that offers greater choices and attracts people from a broader catchment. There is a tendency to attract other businesses, so patrons frequent several businesses in one trip. This may be in the form of a supermarket or large retail chain, such as Chemist Warehouse.  Local activity centres are assessed in terms of 'draw cards'. This may be smaller in scale and may include a popular shop or café.
Mix of services and night time economy	A mix of services refers to the variety of shops, services and facilities offered at an activity centre. A mix of services supports local living. This will be considered in terms of the availability of a post office, bank, supermarket, fresh produce, cafes/ restaurants as well as the presence of a night-time economy.
Accessibility from public transport	Accessibility of the centre by public transport.
Walking and cycling to the centre	The accessibility of the centre from key walking and cycling paths, including consideration of topography within an 800m radius of the activity centre.
Walkability within the centre	The extent to which Council can improve the walkability within the activity centre, in terms of convenience of key routes and safety including topography, sightlines and safe crossing points.
Extent of land in Council ownership	The percentage of public land in the centre.
Extent of under-utilised public land	The availability of under-utilised public land, including car parks or vacant sites.
Percentage of vacant tenancies	If the activity centre is experiencing financial hardship, this may demonstrate a need for an upgrade. This will be measured in terms of the percentage of vacant shops, which was assessed in March 2022 by the Economic Development Team.

Potential opportunities for improvement	
Proximity to nearby community service and facilities	The extent to which people may visit the activity centre from nearby schools, place of assembly, childcare centres, offices, open space, parks or other major commercial developments within 800m from the centre.
Streetscape and utilities	The need to upgrade and improve public assets in the centre, including public seats, paving, public toilets, or drainage.
Carparking	The extent to which Council can improve car parks including whether the centre provides an appropriate number of car parks, layout of car parks, safety for users and flow of traffic.
Traffic flow	The extent to which Council can improve traffic flow through the activity centre.
Medium and higher density housing	The likelihood of medium and higher density development being supported in the surrounding area based on the Manningham Planning Scheme and Liveable City Strategy 2040.
Public realm	The extent to which Council can improve a centre through place making initiatives including bicycle infrastructure, providing places to sit, meet and rest and the availability of waste management and public lighting. Opportunities to improve bicycle infrastructure including convenient bicycle parking and other end of trip facilities.
All abilities access	The extent to which Council can improve all abilities access, including the provision of disabled carparking spaces and tactile paving.
Weather protection	The need and opportunity for Council to improve weather protection, in the form of trees or fixed awnings.
Landscaping	The need and opportunity for Council to improve landscaping and the quality of the planting, including the presence of canopy trees.

Neighbourhood and local activity centres have been assessed separately. The highest-scoring centres determine Council's future priorities for upgrade.

### 5.2 Nature of Upgrade

The Plan includes recommendations for three different levels of upgrade. The three categories for work include:

**1. Minor Upgrades (Quick wins):** Small scale placemaking to help improve amenity of an activity centre usually with a budget under \$150,000.

**2. Moderate Upgrades:** Urban design and streetscape to improve the use or function of an activity centre.

**3. Major Upgrades:** Structure Planning to guide substantial change and development.

The type of the upgrade will be reviewed as part of the project planning and a detailed assessment of what is required at the centre at the time.



Figure 6: Examples of Different Types of Upgrades

### 5.3 Minor Upgrades

Minor upgrades or 'quick wins' will include placemaking initiatives which generally can be completed within 12 months. These projects will form a 'Fast Track Program' to provide minor improvements to the public realm. This program will focus on assisting businesses and communities to recover from Covid-19. A minor upgrade would be budgeted at no more than \$150,000.

These minor upgrades will focus on placemaking and providing outdoor seating, tables, parklets and improvements to footpaths and widening footpaths to provide

comfortable places for people to meet, relax and eat outside with shade from street trees, in our neighbourhood and local activity centres. A secondary focus of this program will be to incorporate public or community art projects. As well as the implementation of environmental sustainability initiatives.

Ayr Street (South) is an example of a minor upgrade. The upgrade included converting a footpath and part of a carparking space into a permanent outdoor dining space, planter boxes, art and accessible car parking space. A diagram of the changes is shown Figure 8.



Figure 7: Ayr Street South Placemaking Improvements

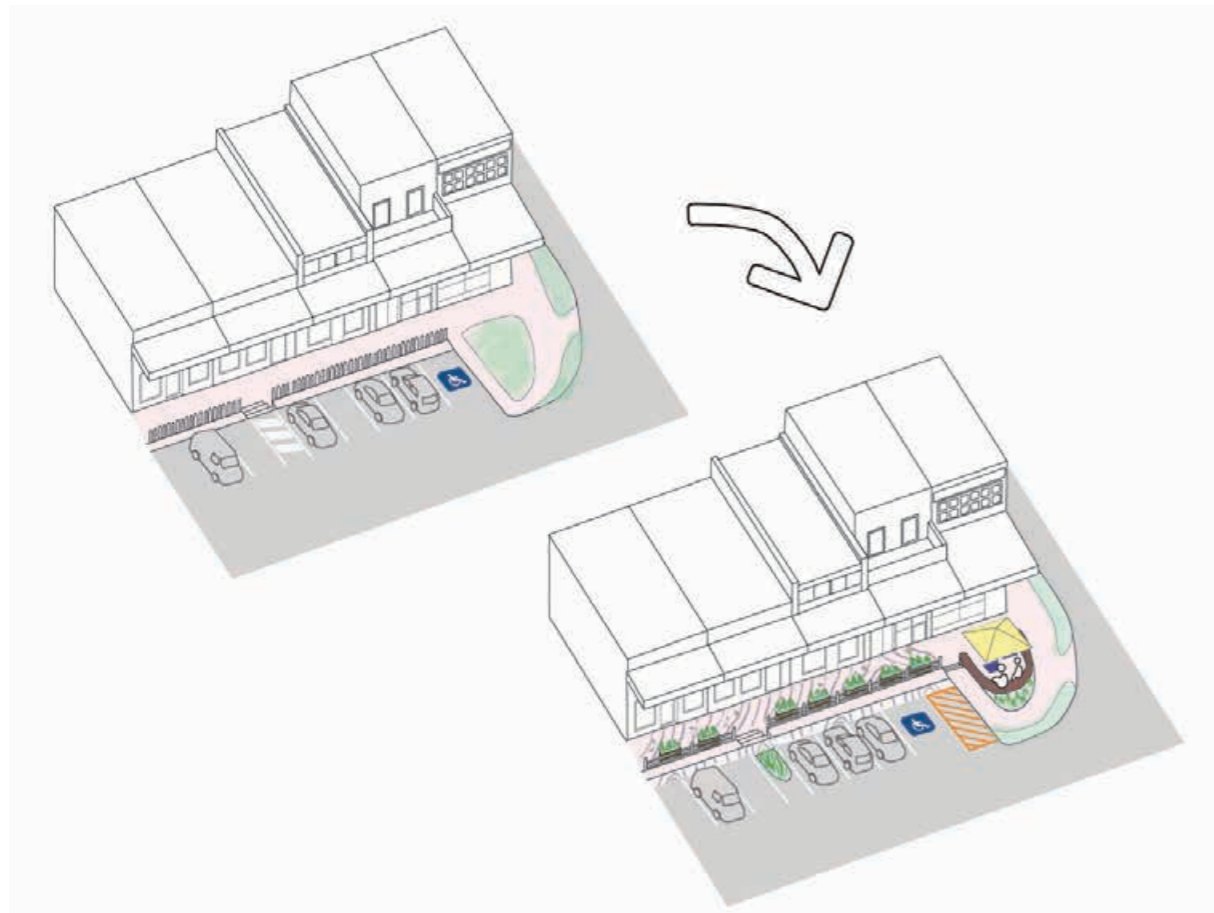


Figure 8: Ayr Street Place Making Before and After

### 5.4 Moderate Upgrade

Moderate upgrades will include substantive changes to the public realm including changes to traffic or car parking arrangements to prioritise people movement within Activity Centres, or other improvements.

Tunstall Square is an example of a moderate upgrade which involved the closure of a road and conversion to outdoor dining and seating, landscaping and improved lighting (see Figures 9 and 10). Whilst the works, when viewed in isolation, could be considered minor in nature, it was

determined to be a Moderate Upgrade on the basis that the overall project was more complex as it involved a range of works and sequence of actions before the public realm works could be undertaken. In this instance, a formal process of a road closure was required to be undertaken, which was informed by the Tunstall Square Structure Plan (2015). The improvements were initially introduced on a trial basis before being made permanent in 2022.

It is anticipated that Moderate Upgrades would be budgeted at several million dollars and take over 12 months to complete.

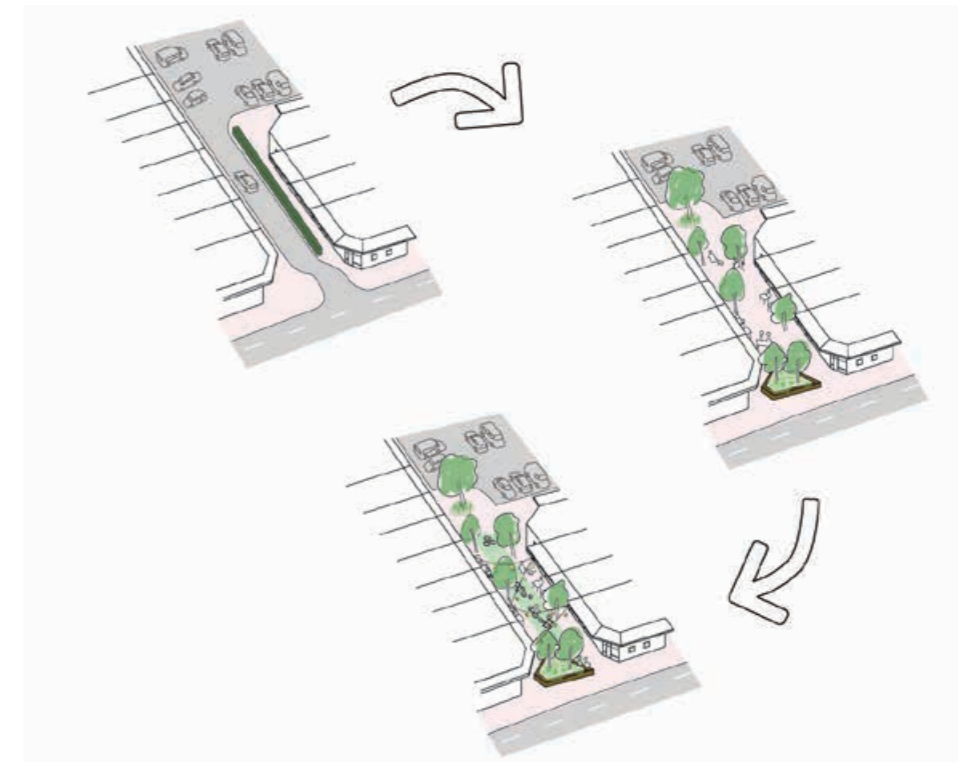


Figure 9: Tunstall Square Public Realm Upgrades



Figure 10: Tunstall Square Urban Design Upgrade

### 5.5 Major Upgrades

Activity Centres which are or are expected to experience significant change and development will be the focus for structure planning. When an area is experiencing significant population growth there will be greater demand for retail development, business and professional services.

Structure Planning seeks to create a long-term vision, identify the type and scope of change for the activity centre. Structure Planning will consider and provide guidance in relation to land use activities, design guidelines, public realm improvements, public open space, access, and movement. Structure Planning is used to support significant change within an activity centre, while providing certainty to the community and businesses about the form of future development.

Structure Planning is often timely, costly and will usually require an amendment to the planning scheme to implement the changes. Importantly, the work undertaken in a centre should be proportionate to the role and size of the centre.

### 5.6 Customer Feedback

Customer requests and complaints to Council relating to footpaths, litter, public safety and car parks, in each activity centre between 2011 and 2022 have been reviewed and have been used to inform the activity centre assessments.

The highest number of complaints or customer requests were recorded as follows:

- Templestowe Village - 75
- Jackson Court - 72
- Macedon Square - 59

Of these, the majority of complaints and requests related to litter (202) and footpaths (196). There were considerably less complaints relating to carparks (9), lighting (38) and public safety (8).

A full break down of customer feedback is contained in Appendix E.

### 5.7 Activity Centre Assessments

The following section provides an assessment of all the individual activity centres. The assessments have been ordered, neighbourhood activity centres first, then the local activity centres in alphabetical order.

## 5.8 Neighbourhood Activity Centres





### Bulleen Plaza



Location Plan

**Type of Activity Centre:**  
Neighbourhood Activity Centre

**Location:**  
Manningham Road, Manningham  
**Ownership of the Public Realm:** Private  
**Number of Tenancies:** 70

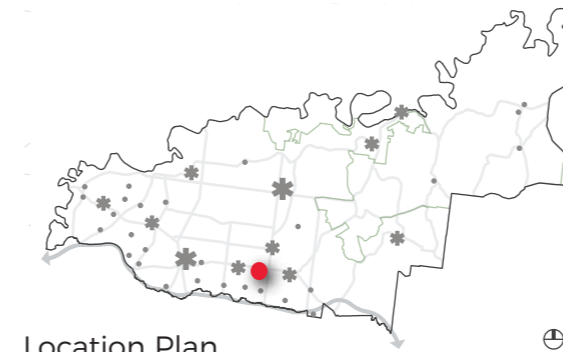


Aerial View

Existing conditions	
Presence of larger retail chain stores	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade  
 ● High  
 ● Medium  
 ● Low  
 ● None

### Doncaster East (Devon Plaza)



Location Plan

**Type of Activity Centre:**  
Neighbourhood Activity Centre  
**Location:**  
Doncaster Road  
**Ownership of the Public Realm:** Private  
**Number of Tenancies:** 59



Aerial View



Existing conditions	
Presence of larger retail chain stores	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade  
 ● High  
 ● Medium  
 ● Low  
 ● None

### Donburn



Location Plan

**Type of Activity Centre:**  
Neighbourhood Activity Centre

**Location:**  
Blackburn Road, Doncaster East

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 36



Aerial View

Existing conditions	
Presence of larger retail chain stores	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None



### Jackson Court



Location Plan

**Type of Activity Centre:**  
Neighbourhood Activity Centre

**Location:**  
Doncaster Road, Doncaster East

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 66



Aerial View



Existing conditions	
Presence of larger retail chain stores	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Macedon Square



Location Plan



Aerial View

**Type of Activity Centre:**  
Neighbourhood Activity Centre

**Location:**  
Manningham Road, Lower Templestowe  
**Ownership of the Public Realm:** Public  
**Number of Tenancies:** 60



Existing conditions	
Presence of larger retail chain stores	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade  
 ● High  
 ● Medium  
 ● Low  
 ● None

### Park Orchards



Location Plan



Aerial View

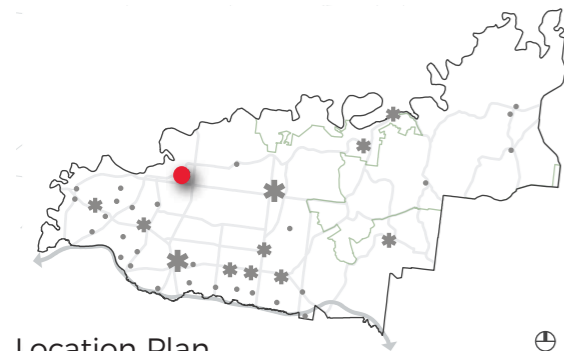
**Type of Activity Centre:**  
Neighbourhood Activity Centre  
**Location:**  
Park Road, Park Orchards  
**Ownership of the Public Realm:** Private  
**Number of Tenancies:** 18



Existing conditions	
Presence of larger retail chain stores	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade  
 ● High  
 ● Medium  
 ● Low  
 ● None

### Templestowe Village



Location Plan



Aerial View

**Type of Activity Centre:**  
Neighbourhood Activity Centre  
**Location:**  
Parker Street, Templestowe  
**Ownership of the Public Realm:**  
Public and Private  
**Number of Tenancies:** 74



Existing conditions	
Presence of larger retail chain stores	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade  
 ● High  
 ● Medium  
 ● Low  
 ● None

### Tunstall Square



Location Plan



Aerial View

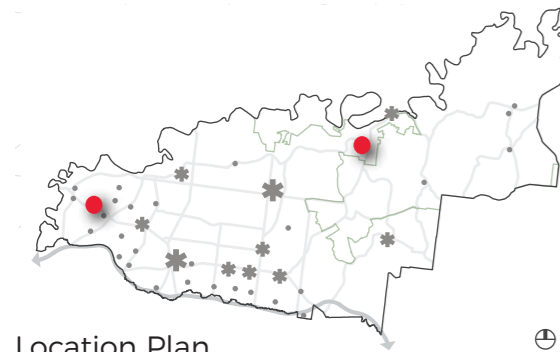
**Type of Activity Centre:**  
Neighbourhood Activity Centre  
**Location:**  
Doncaster Road, Doncaster East  
**Ownership of the Public Realm:**  
Public and Private  
**Number of Tenancies:** 61



Existing conditions	
Presence of larger retail chain stores	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade  
 ● High  
 ● Medium  
 ● Low  
 ● None

### Warrandyte Goldfields Plaza



Location Plan



Aerial View

**Type of Activity Centre:**

Neighbourhood Activity Centre

**Location:**

Heidelberg-Warrandyte Road, Warrandyte

**Ownership of the Public Realm:** Private

**Number of Tenancies:** 29



Existing conditions	
Presence of larger retail chain stores	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Warrandyte Village



Location Plan



Aerial View

**Type of Activity Centre:**

Neighbourhood Activity Centre

**Location:**

Yarra Street, Warrandyte

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 28



Existing conditions	
Presence of larger retail chain stores	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

## 5.9 Local Activity Centres



### Bulleen Road, Bulleen



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Bulleen Road, Bulleen

**Ownership of the Public Realm:**

Public and Private

**Number of Tenancies:** 18



**Existing conditions**

Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●

**Opportunities**

Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Lilian Street, Bulleen



Location Plan

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Lilian Street, Bulleen

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 07



Aerial View

Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None



### Templestowe Road, Bulleen



Location Plan

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Templestowe Road at Bridge Street, Bulleen

**Ownership of the Public Realm:** Public and Private

**Number of Tenancies:** 06



Aerial View

Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None



### Thompsons Heights, Bulleen



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Thompsons Road, Bulleen

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 11



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Ayr Street at Lindsay Street, Doncaster



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Ayr Street at Lindsay Street, Doncaster

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 10



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None



### Ayr Street at Outhwaite Avenue, Doncaster



Location Plan

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Ayr Street at Outhwaite Avenue, Doncaster

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 18



Aerial View

Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None



### Whittens Lane, Doncaster



Location Plan

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Whittens Lane corner Doncaster Road, Doncaster

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 14



Aerial View

Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None



### Doncaster Road at JJ Tully Drive, Doncaster



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Doncaster Road at JJ Tully Drive, Doncaster

**Ownership of the Public Realm:**

Public and Private

**Number of Tenancies:** 05



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Highview Drive, Doncaster



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Highview Drive corner Bond Street, Doncaster

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 04



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Katrina Street, Doncaster



**Type of Activity Centre:**

Local Activity Centre

**Location:**

Katrina Street corner Morris Street, Doncaster

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 01



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Stutt Avenue, Doncaster



**Type of Activity Centre:**

Neighbourhood Activity Centre

**Location:**

Manningham Road, Manningham

**Ownership of the Public Realm:** Private

**Number of Tenancies:** 06



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Village Avenue, Doncaster



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Village Avenue corner High Street, Doncaster

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 17



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Paula Crescent, Doncaster East



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Paula Crescent corner Tunstall Road, Doncaster East

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 02



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Renshaw Street, Doncaster East



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Renshaw Street corner Brindy Crescent, Doncaster East

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 05

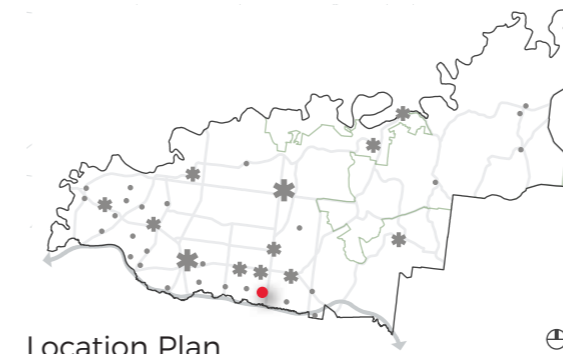


Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Rosella Street, Doncaster East



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Rosella Street corner Cassowary Street, Doncaster East

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 13



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Mitcham Road, Donvale



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Mitcham Road corner Springvale Road, Donvale

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 13



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Worrell Street, Nunawading



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Worrell Street, Nunawading

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 06



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Chatsworth Quadrant, Templestowe Lower



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Chatsworth Quadrant, Templestowe Lower

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 06



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Feathertop Avenue, Templestowe Lower



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Feathertop Avenue corner Caroline Avenue, Templestowe Lower

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 05



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Gertrude Street, Templestowe Lower



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Gertrude Street corner Rose Ave, Templestowe Lower

**Ownership of the Public Realm:** Private

**Number of Tenancies:** 04



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Horsfall Street, Templestowe Lower



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Horsfall Street corner Bryson Grove, Templestowe Lower

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 06



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None



### Newmans Road, Templestowe



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Newmans Road, Templestowe

**Ownership of the Public Realm:** Private

**Number of Tenancies:** 07



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Ringwood-Warrandyte Road, Warrandyte



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Ringwood-Warrandyte Road corner

Husseys Lane, Warrandyte

**Ownership of the Public Realm:** Private

**Number of Tenancies:** 03



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Jumping Creek Road, Wonga Park



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Jumping Creek Road corner Dudley Road, Wonga Park

**Ownership of the Public Realm:** Private

**Number of Tenancies:** 03



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

### Yarra Road, Wonga Park



Location Plan



Aerial View

**Type of Activity Centre:**

Local Activity Centre

**Location:**

Yarra Road at Brysons Road, Wonga Park

**Ownership of the Public Realm:** Public

**Number of Tenancies:** 03



Existing conditions	
Number of draw cards	●
Mix of services and night time economy	●
Accessibility from public transport	●
Walking and cycling to the centre	●
Walkability within the centre	●
Extent of land in Council ownership	●
Extent of under-utilised public land	●
Percentage of vacant tenancies	●
Opportunities	
Proximity to nearby community facilities	●
Streetscapes and utilities	●
Carparking	●
Traffic flow	●
Medium and higher density housing	●
Public realm	●
All abilities access	●
Weather protection	●
Landscaping	●

Support for upgrade

- High
- Medium
- Low
- None

## 6.0 Findings



Figure 11: Example of Place Making at Templestowe Village

The activity centre assessments have identified the top three neighbourhood activity centres and top ten local activity centres for upgrade. A minimum threshold of four tenancies was considered necessary to justify Council's investment. Therefore activity centres with less than four tenancies have not been prioritised for this project.

Recommendations for the nature of works has been developed in conjunction with the recommendation of the Liveable City Strategy 2040 and assessment of each centre and the potential for change.

Table 5: Neighbourhood Activity Centres

Activity Centres	Score out of 51	Recommendations for Nature of Works	Summary of Assessment
<b>Bulleen Plaza</b>	29/51	Major Upgrade - This would need to be undertaken in partnership with private landowners to prepare a Development Plan Overlay to support the redevelopment of the site.	Bulleen Plaza has a broad mix of services and limited night time economy. There is potential for people to visit from nearby facilities and excellent public transport. The public realm of the centre is generally privately owned and there are limited opportunities for Council to undertake upgrades.
<b>Donburn</b>	39/51	Minor Upgrade - There are opportunities to improve the public space including footpaths, outdoor seating and landscaping.	There is a limited mix of shops, night-time economy and services available at Donburn. There is convenient public transport along Blackburn Road and George Street. The centre is divided by Blackburn Road. The majority of the public realm is in publicly owned. Doncaster East Secondary School is close by. There are opportunities to improve the public realm.
<b>Doncaster East Village (Devon Plaza)</b>	34/51	Major Upgrade - In partnership with landowners, prepare a Development Plan Overlay to support the redevelopment of the private realm. Investigate opportunities to improve the public realm through minor upgrades. .	Doncaster East has a large supermarket and provides a broad mix of services. There is some night time economy with restaurants along Doncaster Road. There is convenient public transport and a bike lane along Doncaster Road. The activity centre is divided by Doncaster Road. The public realm of the centre is partly privately owned (plaza) and the remainder is publicly owned. There are mature canopy trees along Doncaster Road. However, there are further opportunities to improve landscaping throughout the centre.

Activity Centres	Score out of 51	Recommendations for Nature of Works	Summary of Assessment
<b>Jackson Court</b>	44/51	<p>Major Upgrade - There is likely to be significant growth and development in around Jackson Court over the next 15 year period, which would justify the development of structure plan.</p> <p>Minor Upgrade - There are opportunities to improve the public spaces to support the night time economy.</p>	<p>Jackson Court has two large retail chains, a broad mix of services and a strong night time economy. There is SMART bus route and a bike lane along Doncaster Road. The public realm of the centre is mostly publicly owned. Currently the carpark divides the centres. There are opportunities to improve the pedestrian permeability of the centre.</p>
<b>Macedon Square</b>	46/51	<p>Minor Upgrade - To include required safety and amenity works.</p>	<p>Macedon Square has two large supermarkets, a broad mix of services and a limited night time economy. There is SMART bus route along Manningham Road and High Street. There are opportunities to improve the walkability within the centre and opportunities to improve the public assets in the centre. The public realm of the centre is partly publicly owned (Square) and privately (Plaza).</p>
<b>Park Orchards</b>	30/51	<p>Moderate Upgrade - Develop a streetscape plan to improve the public realm and identify built form opportunities.</p>	<p>Park Orchards is a small neighbourhood activity centre, with no larger retail chains and limited night time economy. There is limited public transport, and the sloping topography and absence of bike lanes makes active transport less likely. The public realm of the centre is partly privately and publicly owned.</p>

Activity Centres	Score out of 51	Recommendations for Nature of Works	Summary of Assessment
<b>Templestowe Village</b>	45/51	<p>Moderate Upgrade - Develop a streetscape plan to improve the public realm and identify built form opportunities.</p>	<p>Templestowe Village has a strong night time economy with several cafes and restaurants. There is a broad mix of services including a bank and post office, but limited fresh produce suppliers. There are limited footpaths in the surrounding area and sloping topography. There is a bike lane along James Street connecting through to Anderson Street. The public realm of the centre is partly publicly and privately owned.</p>
<b>Tunstall Square</b>	38/51	<p>Major Upgrade - In partnership with landowners, prepare a Development Plan Overlay to support the redevelopment of the east side of the site.</p>	<p>Tunstall Square has a large supermarket and provides a broad mix of services with a very limited night time economy. There is convenient public transport and a bike lane along Doncaster Road. The surrounding area is relatively flat and there are footpaths. The activity centre is divided by Tunstall Road. The public realm of the centre in the east is privately owned and west is publicly owned. Some of the public assets have recently been updated.</p>
<b>Warrandyte Township</b>	31/51	<p>Moderate - Develop a streetscape plan to improve the public realm and identify built form opportunities.</p>	<p>Warrandyte township key tenants include the Pub and Library. There is a limited mix of services and some night time economy, including a range of eateries and retail shops. A SMART bus route operates along Yarra Street. There is a shared path along the Yarra River. There are limited footpaths in the surrounding area and sloping topography. Many of the public assets are in reasonable good condition.</p>

Activity Centres	Score out of 51	Recommendations for Nature of Works	Summary of Assessment
<b>Warrandyte Goldfields</b>	29/51	Minor Upgrade - Investigate opportunities to improve the public realm through minor upgrades.	Warrandyte Goldfields has a broad mix of services and limited night time economy. The centre has good accessibility from public transport. Active transport access to the centre is limited by sloping topography, limited footpaths and no bike lanes. The public realm of the centre is generally privately owned and there are limited opportunities for Council to undertake upgrades.

Table 6: Top Ranking Local Activity Centres

Activity Centres	Ranking	Recommendations for Nature of Works	Summary of Assessment
<b>Mitcham Road, Donvale</b>	1 (45)	Moderate Upgrade	This centre has a large petrol station at the southern end. A take-away food shop is a key draw card, and provides some night time economy. The centre has convenient public transport with a take away shop and restaurant access along Mitcham Road. The public realm of the centre is generally publicly owned. This centre would benefit from improvements to the access and car parking at the centre.
<b>Thompson Heights, Bulleen</b>	2 (43)	Minor Upgrade	This centre has a number of key draw cards including the bottle shop, butcher and green grocer and post office. There is a night time economy. The centre has convenient public transport access. The public realm of the centre is generally publicly owned. There are opportunities to improve the pedestrian access to the centre, public realm and landscaping.
<b>Whittens Lane, Doncaster</b>	3 (42)	Minor Upgrade	This centre contains a strong draw card, limited night time economy and convenient access to public transport. The public realm in the centre is partly privately and publicly owned. There are opportunities to improve the public realm and landscaping throughout the centre with outdoor dining.

Activity Centres	Ranking	Recommendations for Nature of Works	Summary of Assessment
<b>Feathertop Avenue, Templestowe Lower</b>	4 (39)	Minor Upgrade	There is a strong draw card, limited night time economy and a mix of services provided at this centre. There is convenient access to public transport along Thompson Road. The public realm of the centre is generally publicly owned. There are opportunities to improve the public realm including a pedestrian crossing and landscaping.
<b>Bulleen Road, Bulleen</b>	5 (38)	Minor Upgrade	There is a strong draw card with a mix of services and some night time economy provided at this centre. There is convenient access to public transport along Manningham Road. The public realm of the centre is publicly owned. There are opportunities to improve the public realm.
<b>Village Avenue, Doncaster</b>	6(35)	Minor Upgrade	This centre has a strong night time economy, with a number of restaurants and takeaway food premises. There is convenient access to public transport along High Street. The public realm of the centre is publicly owned, and there are opportunities to expand outdoor dining areas and landscaping.
<b>Rosella Street, Doncaster East</b>	7 (35)	Minor Upgrade	There are several draw cards in this centre, including a deli and cafés. There is a good mix of services and but no night time economy. There is access to public transport along Blackburn Road. The public realm of the centre is publicly owned. There are opportunities to improve the public realm including landscaping.

Activity Centres	Ranking	Recommendations for Nature of Works	Summary of Assessment
<b>Templestowe Road at Bridge Road, Bulleen</b>	8 (34)	Minor Upgrade	There is a limited mix of services and night time economy provided at the centre. Public transport is available along Manningham Road. The public realm of the centre is publicly owned. There are opportunities to improve footpaths, landscaping, and pedestrian connections across Templestowe Road to Banksia Park.
<b>Chatsworth Quadrant, Templestowe Lower</b>	9 (34)	Minor Upgrade	The centre has a good mix of services including some evening activities. Public transport is limited. Despite the sloping topography, there is some walking and cycling access because of the quiet street network. The public realm of the centre is publicly owned. There are opportunities to improve outdoor seating and landscaping.
<b>JJ Tully Drive at Doncaster Road, Doncaster</b>	10 (33)	Minor Upgrade	This centre will likely be considered as part of any upgrades for Whittens Lane, given its close proximity. The centre benefits from a number of community facilities nearby. This centre has excellent access from bus services along Doncaster Road. Great pedestrian connectivity from the walking path JJ Tully Drive and through Schramms Reserve. There are opportunities to provide additional outdoor seating.

## 7.0 Implementation



Implementation of each of the projects will be guided by the following key principles of:

- Engagement
- Sustainability
- Equality
- Public and Community Art
- Maximum public value.

Ongoing maintenance and safety issues will continue to be addressed on a as need basis.

### 7.1 Engagement

Engagement with stakeholders including the broader community and traders will be undertaken at the time when individual activity centres are to be upgraded. There will be different forms of engagement depending on the nature of the upgrade. Each project will have different stakeholders, with different levels of interest. The consultation will drive the nature and scope of works to be delivered.

The Placemaking Framework 2021 outlines the engagement approach for minor upgrades. Moderate and major upgrades will have a tailored engagement plan. Major upgrades will involve a planning scheme amendment process.

### 7.2 Sustainability

Improving the sustainable design and development of our activity centres will be a key focus for all projects by:

- Use of recycled or low carbon materials, with a long life.
- Integrating water sensitive urban design measures where possible.
- Designing communal open spaces with consideration to weather conditions, including shading in summer, solar access in winter, shelter from the wind and rain.
- Providing street trees or weather protection for shading of the public realm.
- Shading car parks with trees or fixed structures
- Locating communal spaces with direct access to public transport, pedestrian links and cycling paths.
- Providing electric charge points and car share spaces at appropriate places to support the use of electronic cars.
- Providing infrastructure to support bike usage.

### 7.3 Equality

We have a responsibility and opportunity to help reduce the many physical, social and cultural barriers currently experienced by people based on their age, disability, ethnicity, gender identity, race, religion, sexual orientation and other attributes in our activity centres.

Accessibility to activity centres is essential for all members of the community. Some activity centres provide very limited physical access to facilities for visitors in wheelchairs, including picnic tables, toilets or pathways. Many footpaths do not cater for the needs of blind or vision impaired people or prams. Information about centres is not provided in an accessible format or different languages. Manningham's ageing population will also increase the number of people with a disability, as the incidence of disability increases with age. Enabling more people to access the activity centre will improve business.

We will aim to improve our activity centres for everyone by:

- Minimising dark, isolated, remote and unpopulated spaces, particularly in car parks
- Maximising passive surveillance of public areas including public toilets and car parks
- Widening footpaths to make it more accessible for people with prams or wheelchairs
- Providing additional seating
- Providing adequate lighting of pathways, public transport stops, pedestrian crossings, building entries and open spaces
- Providing places for children to play and learn

A 'Gender Impact Assessment' will be undertaken as part of any Major Upgrade Projects, which includes research and consultation to ensure an understanding of the needs for the diversity of the population. Minor and moderate upgrade will apply a 'Gender Lens' to consider:

- Cultural background, sexual orientation and disability
- Experiences such as homelessness and incarceration
- Geography, particularly place based disadvantage.

### 7.4 Public and Community Art

The Plan aims to improve the appearance and amenity of activity centres through the inclusion of public and community art. Public and community art can make a positive contribution to our health and wellbeing and sense of identity and community. In accordance with Manningham's Public Art Policy 2021-2024, we seek to commission public art that:

- Respects the culture of traditional landowners, Wurundjeri Woi Wurrung;
- Reflects local identity;
- Is site specific and enhances the public places;
- Connects with community by stimulating reflection and imagination; and
- Contributes to contemporary art practice.

### 7.5 Maximise Public Value

This Plan seeks to maximise public value for works in our activity centres. Priority is given to centres that will benefit the most, to ensure the greatest return for Councils investment. The minimum threshold of the number of tenancies and consideration of major retail chains/ draw cards will also assist in ensuring that the activity centre is a sufficient scale and visitation to justify the investment.

### 7.6 Essential and Desirable Components for Upgrades

The implementation of the Plan will include both essential and desirable components. There is a need to support the use of natural character in the design elements. Eight essential components have been identified to provide a high quality public realm including:

- Trees
- Landscaping
- Seats
- Bins
- Bike Infrastructure
- Footpaths
- Disability Access and Spaces
- Car Parking and Access

Seven additional components have been identified to provide a higher level of amenity and vibrancy in the centre including:

- Public squares/ meeting places
- Feature paving/ pedestrian connections
- Lighting
- Outdoor dining
- Parklets/ Play spaces
- Public and Community Art
- Public Toilets.

These components will assist in preparing designs for the activity centres.



Accessible car parking



Trees providing shade and amenity



Seating and pedestrian crossing



Planting as a visual amenity and for space delineation



Bike racks



Bins

Courtesy: Furphy Foundry



Pedestrian crossing



Easy access to public transport





Croydon Town Square  
Courtesy: Hansen Partnership



Public Art  
Courtesy: Toorak Village



Feature lighting, Glen Waverley



Outdoor dining, Eastland  
Courtesy: theworldlovesmelbourne



Feature tree grates  
Courtesy: Iron Age Grates



Public Toilets  
Courtesy: Hansen Partnership



Feature paving  
Courtesy: Hansen Partnership



## 8.0 Monitoring and Review



The assessment and ranking of activity centres will be monitored and reviewed every two years.

The review will include an assessment of the need and opportunity at each activity centre, consideration of any new feedback from the community regarding our neighbourhood and local activity centres. The performance of activity centres will be assessed against economic and social data as well as research with community and business users of the improved centres including any available people movement data and expenditure data.

Feedback will also be sought from across Council service units to assess the success of the prioritisation and ranking of the activity centres, as well as identifying further opportunities, subject to the availability of resources and funding.



# Appendices

## Appendix A: Local Activity Centres

Table 7: Local Activity Centres Street Addresses

Local Activity Centre	Street address	Suburb
<b>Bulleen Road</b>	178-208 Bulleen Road	Bulleen
<b>Lillian Street</b>	1-9 Lillian Street and 14-20 Pinnacle Crescent	Bulleen
<b>Templestowe Road at Bridge Street</b>	2-14 Templestowe Road	Bulleen
<b>Thompsons Heights</b>	117-125A Thompsons Road	Bulleen
<b>Ayr Street at Lindsay Street</b>	120-134A Ayr Street	Doncaster
<b>Ayr Street at Outhwaite Avenue</b>	34-52 Ayr Street	Doncaster
<b>Doncaster Road</b>	688-708 Doncaster Road	Doncaster
<b>Highview Drive</b>	9-15 Highview Drive	Doncaster
<b>Katrina Street</b>	19 Katrina Street	Doncaster
<b>Stutt Avenue</b>	4-12 Stutt Avenue	Doncaster
<b>Doncaster Road at JJ Tully Drive</b>	745-755 Doncaster Road	Doncaster
<b>Village Avenue</b>	1-29 Village Avenue and 87-93 High Street	Doncaster
<b>Fullwood Parade Shops</b>	1 Fullwood Parade	Doncaster East
<b>Leeds Street</b>	77 Leeds Street	Doncaster East
<b>Paula Crescent at Tunstall Road</b>	49-57 Paula Crescent	Doncaster East
<b>Renshaw Street at Wetherby Road</b>	74-84 Renshaw Street	Doncaster East
<b>Rosella Street</b>	5-31 Rosella Street	Doncaster East
<b>Mitcham Road at McGowans Road</b>	63-77 Mitcham Road	Donvale
<b>Worrell Street</b>	17-29 Worrell Street	Nunawading
<b>Chatsworth Quadrant</b>	53-65 Chatsworth Quad	Templestowe Lower

Local Activity Centre	Street address	Suburb
<b>Feathertop Avenue</b>	1-5B Feathertop Avenue	Templestowe Lower
<b>Gertrude Street</b>	1-11 Gertrude Street	Lower Templestowe
<b>Horsfall Street</b>	8-16 Horsfall Street	Templestowe Lower
<b>Newmans Road</b>	29-32 Newmans Road	Templestowe
<b>Ringwood-Warrandyte Road</b>	482-484 Warrandyte- Ringwood Road	Warrandyte
<b>Jumping Creek Road</b>	68-72 Jumping Creek Road	Wonga Park
<b>Launders Avenue</b>	4-6 Launders Avenue	Wonga Park
<b>Yarra Road at Brysons Road</b>	323 Yarra Road	Wonga Park

The following Figures 12 and 13 contain information collected to assist in profiling all of the activity centres. The number of tenancies and vacant tenancies has been collected, by the Council's Economic and Community Wellbeing team in March 2022. The land tenure and number of carparking spaces has been collected using Weave aerial mapping.

### Neighborhood Activity Centres

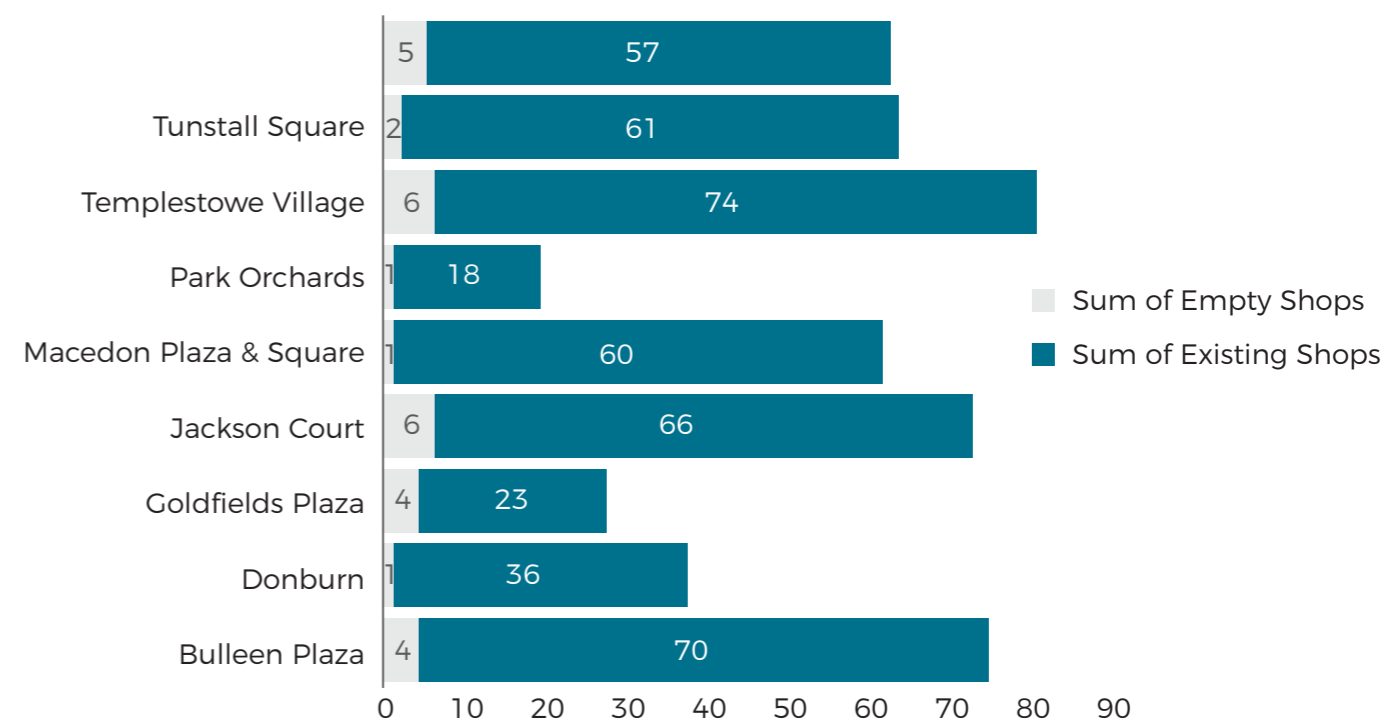


Figure 12: Number of Tenancies and Vacant Tenancies at Neighbourhood Activity Centres as at March 2022

Local Activity Centres

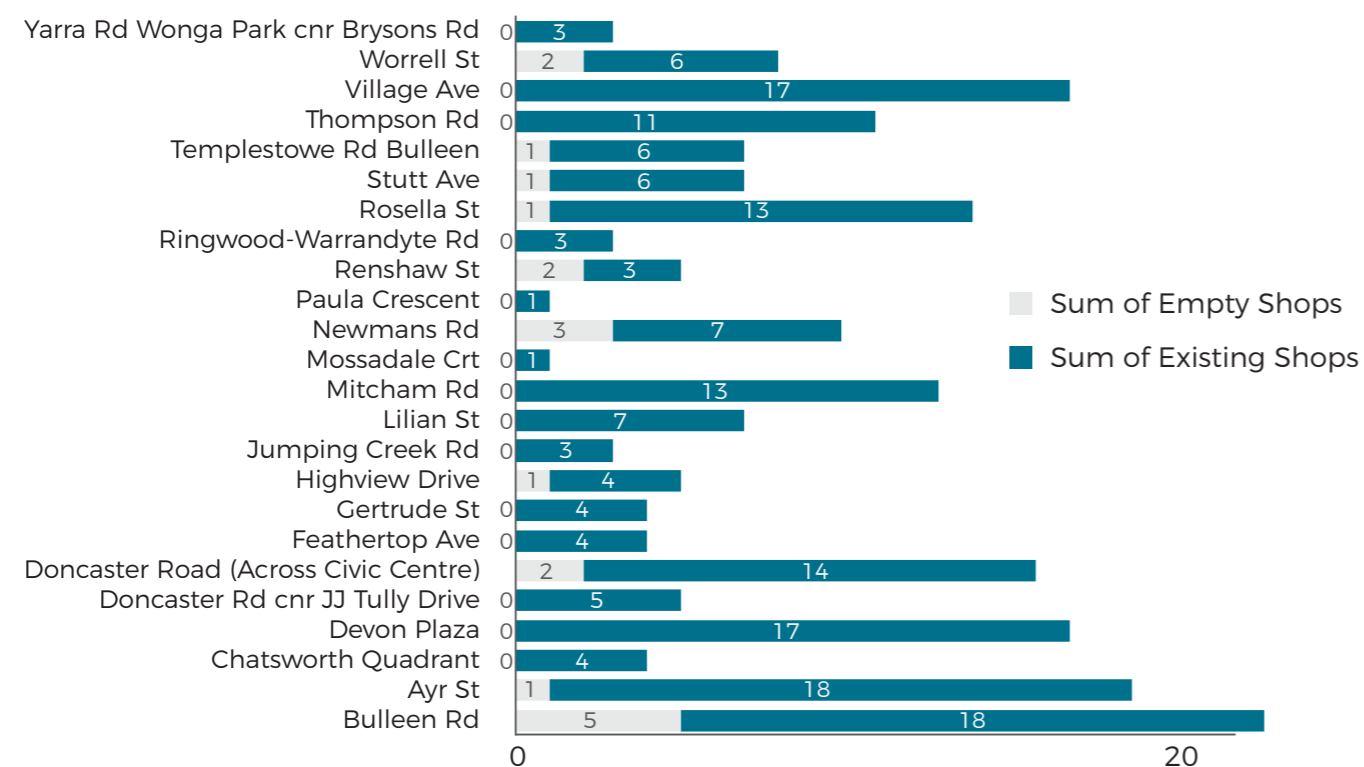


Figure 13: Number of Tenancies and Vacant Tenancies at Local Activity Centres as at March 2022

Table 8: Activity Centres - Number of Tenancies, Number of Vacant Tenancies, Land Tenure of Public Realm and Carparking Space Estimates

Activity Centre		Number of Tenancies	Number of Vacant Tenancies (as of March 2022)	Land Tenure of Public Realm including car parking and footpaths	Estimates of Car Parking Spaces
<b>Neighbourhood Activity Centre</b>					
<b>Bulleen Plaza</b>	Bulleen	70	4	Private	471
<b>Donburn</b>	Doncaster East	36	1	Public	153
<b>Doncaster East Village</b>	Doncaster East	59	3	Private	217
<b>Jackson Court</b>	Doncaster East	66	6	Public and Private	378
<b>Tunstall Square</b>	Donvale	61	2	Public and Private	719
<b>Park Orchards</b>	Park Orchards	18	1	Public and Private	39

Activity Centre		Number of Tenancies	Number of Vacant Tenancies (as of March 2022)	Land Tenure of Public Realm including car parking and footpaths	Estimates of Car Parking Spaces
<b>Neighbourhood Activity Centre</b>					
<b>Macedon Square</b>	Templestowe Lower	60	1	Public and Private	568
<b>Templestowe Village</b>	Templestowe	74	6	Public and Private	292
<b>Warrandyte Goldfields</b>	Warrandyte	29	5	Private	134
<b>Warrandyte Township</b>	Warrandyte	28	5	Public and Private	143
<b>Local Activity Centres</b>					
<b>Bulleen Road</b>	Bulleen	18	1	Public and Private	69
<b>Lillian Street</b>	Bulleen	7	0	Public	26
<b>Templestowe Road at Bridge Street</b>	Bulleen	6	1	Public	15
<b>Thompsons Heights</b>	Bulleen	11	0	Public	26
<b>Ayr Street at Lindsay Street</b>	Doncaster	10	2	Public	32
<b>Ayr Street at Outhwaite Avenue</b>	Doncaster	9	0	Public	16
<b>Doncaster Road</b>	Doncaster	14	2	Public/ Private	
<b>Doncaster Road at JJ Tully Drive</b>	Doncaster	5	0	Public and Private	5
<b>Highview Drive</b>	Doncaster	4	1	Public	18
<b>Katrina Street</b>	Doncaster	1	1	Private	17
<b>Stutt Avenue</b>	Doncaster	6	1	Public	18
<b>Village Avenue</b>	Doncaster	17	0	Public	75
<b>Fullwood Parade</b>	Doncaster East	0	0	Private	0

Activity Centre		Number of Tenancies	Number of Vacant Tenancies (as of March 2022)	Land Tenure of Public Realm including car parking and footpaths	Estimates of Car Parking Spaces
<b>Local Activity Centres</b>					
<b>Leeds Street</b>	Doncaster East	1	1	Public	5
<b>Paula Crescent at Tunstall Road</b>	Doncaster East	2	0	Public	11
<b>Renshaw Street at Wetherby Road</b>	Doncaster East	5	2	Public	14
<b>Rosella Street</b>	Doncaster East	13	1	Public	36
<b>Mitcham Road at McGowans Road</b>	Donvale	13	0	Public	47
<b>Worrell Street</b>	Nunawading	6	2	Public	4
<b>Chatsworth Quadrant</b>	Templestowe Lower	6	0	Public	22
<b>Feathertop Avenue</b>	Templestowe Lower	5	0	Public	23
<b>Gertrude Street</b>	Templestowe Lower	4	0	Public	18
<b>Horsfall Street</b>	Templestowe Lower	6	4	Public	22
<b>Newmans Road</b>	Templestowe	7	3	Private	2
<b>Ringwood-Warrandyte Road</b>	Warrandyte	3	0	Public	2
<b>Jumping Creek Road</b>	Wonga Park	3	0	Private	0
<b>Launders Avenue</b>	Wonga Park	-	-	Private	24
<b>Yarra Road at Brysons Road</b>	Wonga Park	3	0	Public	7

## Appendix B: Growth and Development

### Growth Forecasts

Id. Consulting have identified a forecast population growth in Manningham from 2021 to 2036 to be an additional 23,3589 residents (18.75%), with an average annual change of 0.86%. Most of the growth is likely to occur in Doncaster and Bulleen. Less than 1% of population growth per year, is forecast for other suburbs including Doncaster East, Donvale, Park Orchards- Ringwood North, Templestowe, Templestowe Lower, Warrandyte - Warrandyte South and Wonga Park.

Id. Consulting have forecast the increase in the number of dwellings in Manningham to be 8,137 between 2021 and 2036. While the majority (2,683) new dwellings are forecast to be built in Doncaster Hill, notable numbers of new dwellings are also anticipated in the balance of Doncaster (1,918) and Doncaster East (1,192). Table 9 identifies the number of additional dwellings forecast for each suburb of Manningham between 2021 and 2036.

Suburb	Number of additional dwellings forecast between 2021 and 2036 (Id. Consulting 2021)
<b>Bulleen</b>	1,007
<b>Doncaster</b>	4,601
<b>Doncaster East</b>	1,192
<b>Donvale</b>	383
<b>Park Orchards and Ringwood North</b>	60
<b>Templestowe</b>	468
<b>Templestowe Lower</b>	321
<b>Warrandyte - Warrandyte South</b>	75
<b>Wonga Park</b>	30

Table 9: Id Consulting Forecast Number of Additional Dwellings by Suburb

### Housing Data

Table 10 identifies the number of approvals for multi-dwelling planning permit applications within 400 metres of the Neighbourhood Activity Centres between 2018 and 2021. This has identified significant growth and future growth around Jackson Court and Donburn. It also identified minimal growth in Warrandyte and Park Orchards.

Neighbourhood Activity Centre	Number of Multi-Dwelling Planning Permit Applications Approved between 2018 and 2021 within 400m of the activity centre
Bulleen Plaza	23
Donburn	43
Doncaster East/ Devon Plaza	18
Jackson Court	44
Macedon Square	19
Park Orchards	1
Templestowe Village	19
Tunstall Square	12
Warrandyte Goldfields	1
Warrandyte Village	1

Table 10: Approval of Multi-Dwellings within 400m of Neighbourhood Activity Centres

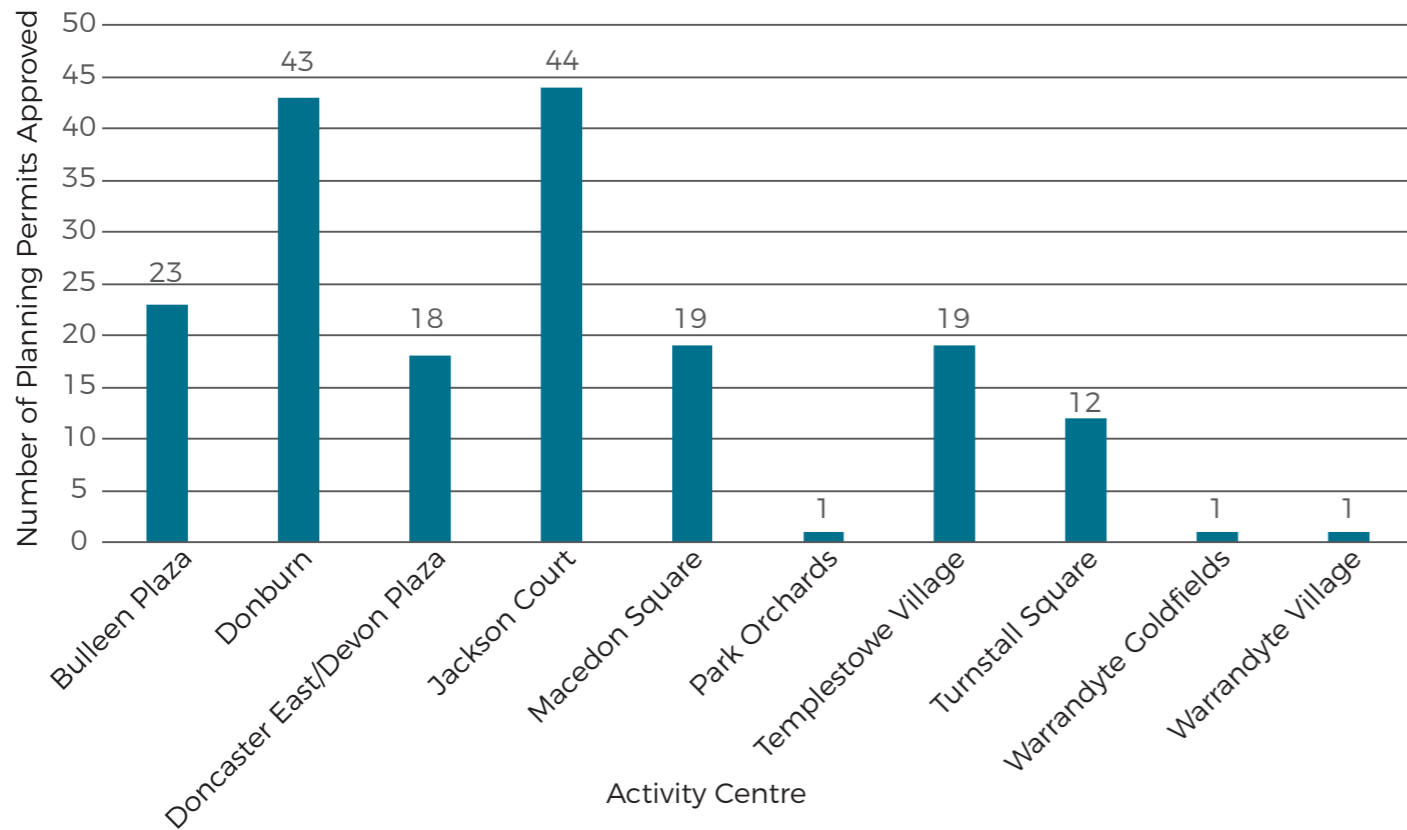


Figure 14: Number of Multi-Dwelling Planning Permit Applications Approved between 2018 and 2021 within 400m of the activity centre

## Appendix C: People Movement

Figure 15 to 24 shows people movement around Neighbourhood activity centres over a week in 2019 based on mobile phone coverage supplied by Planwisely. Areas of highest people movement are shades of yellow and lowest levels are coloured black. These maps reinforce the higher visitation that occurs in activity centres in the urban areas. This data will also be important in monitoring and reviewing Council's investment over time.

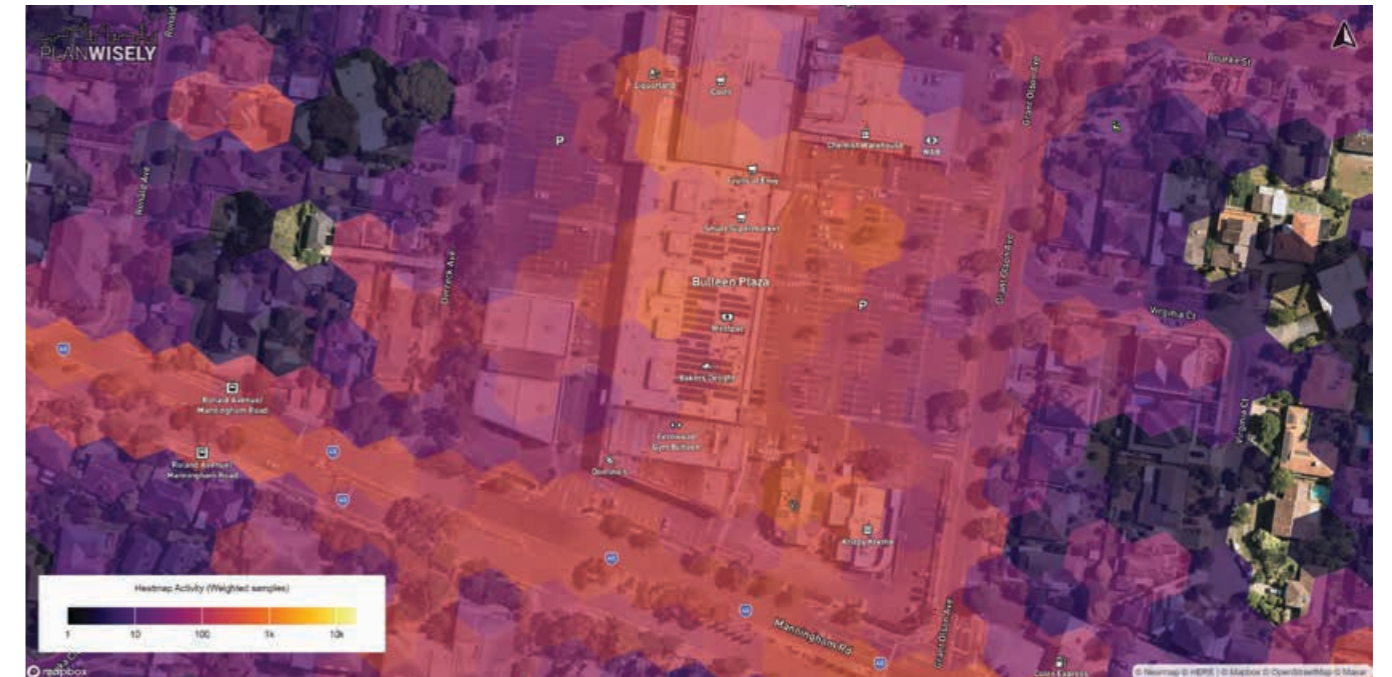


Figure 15: People Movement Heat Map: Bulleen Plaza



Figure 16: People Movement Heat Map: Doncaster East (Devon Plaza)

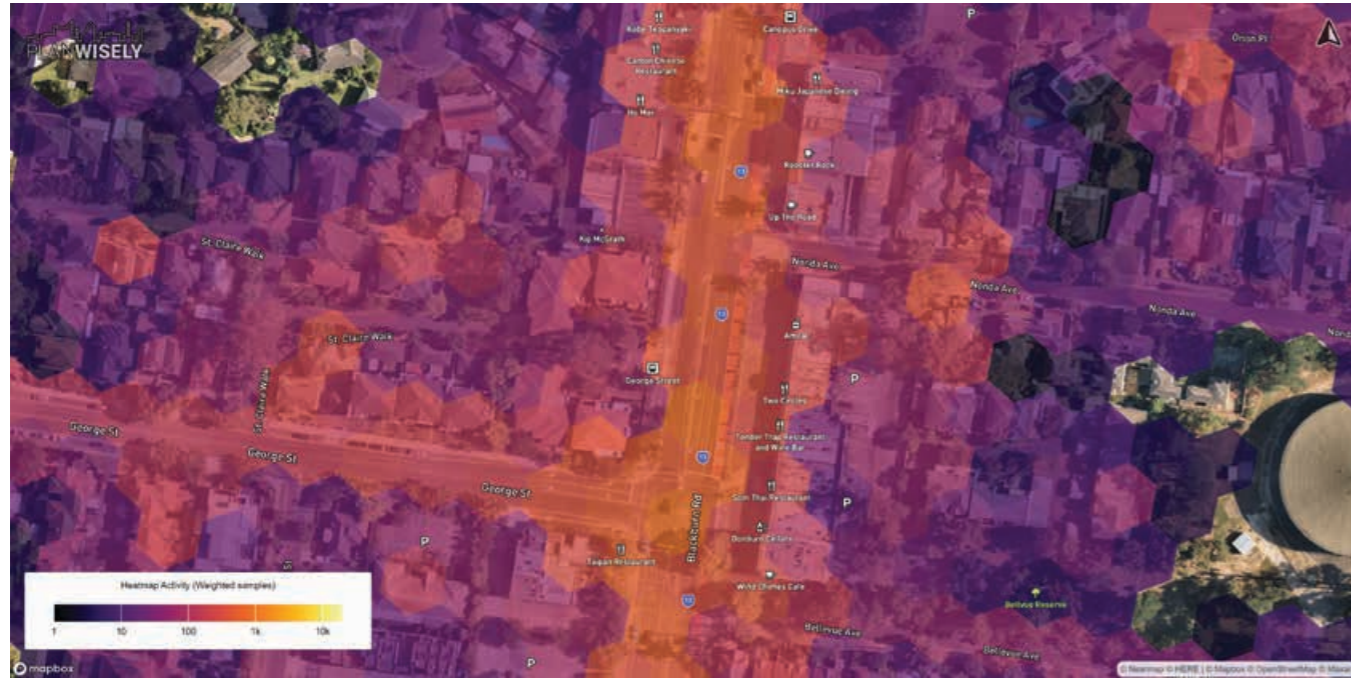


Figure 17: People Movement Heat Map: Donburn



Figure 19: People Movement Heat Map: Macedon Square



Figure 18: People Movement Heat Map: Jackson Court



Figure 20: People Movement Heat Map: Park Orchards



Figure 21: People Movement Heat Map: Templestowe Village

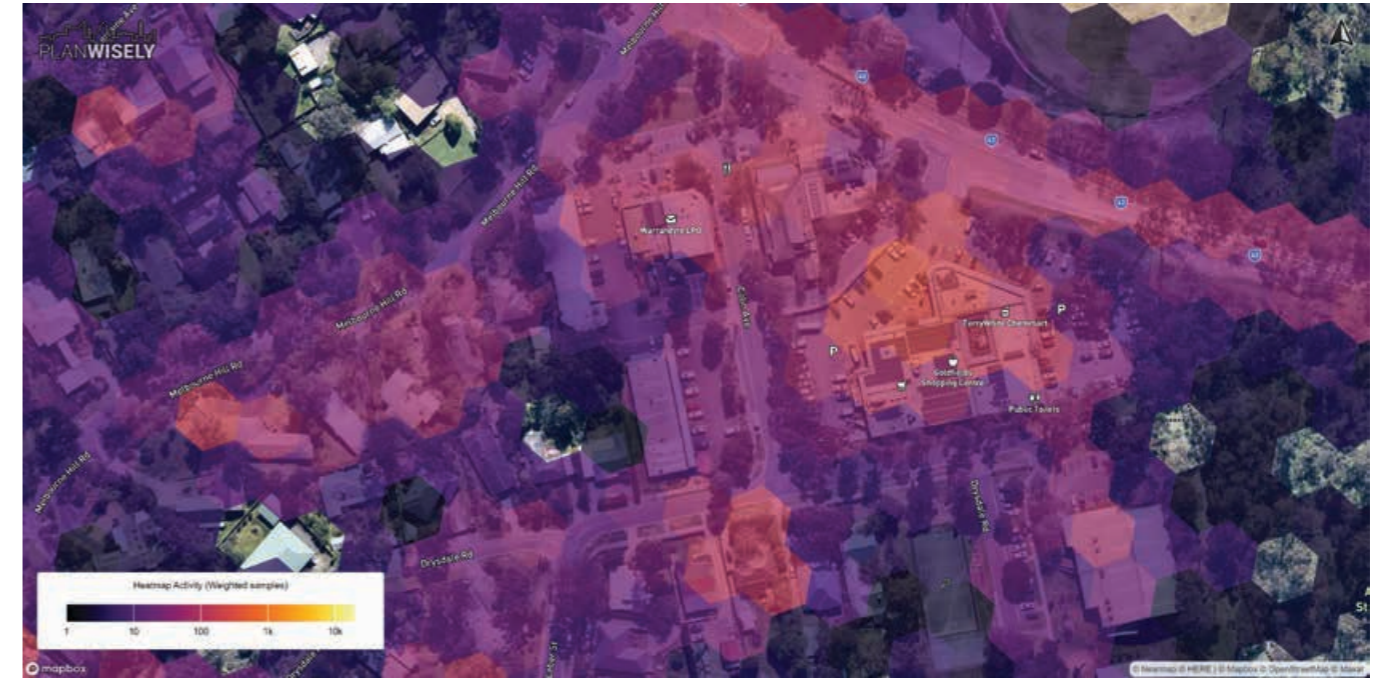


Figure 23: People Movement Heat Map: Warrandyte Goldfields



Figure 22: People Movement Heat Map: Tunstall Square

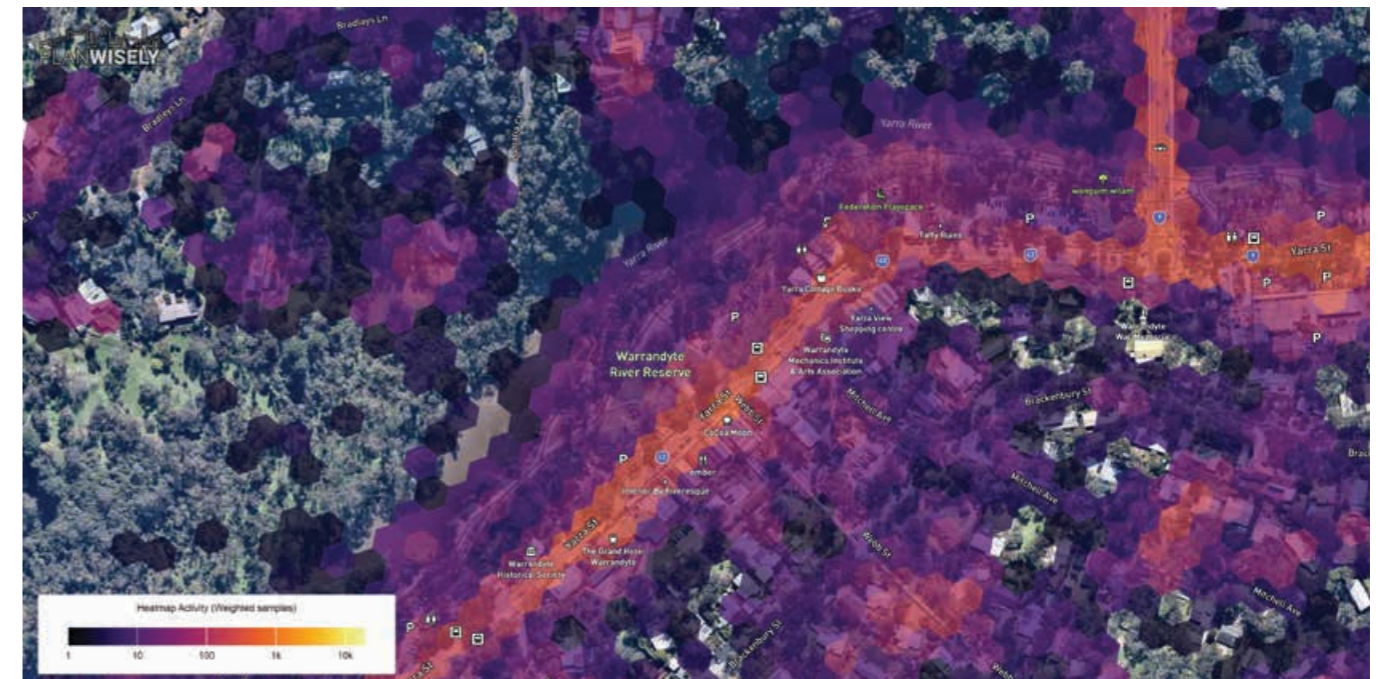


Figure 24: People Movement Heat Map: Warrandyte Township



The following maps shows where people have spent more than 15 minutes in the neighbourhood activity centre. The maps indicate a lower visitation at the smaller activity centres including Park Orchards.



Figure 25: People Movement Heat Map - Dwells for 15 Minutes: Bulleen Plaza



Figure 27: People Movement Heat Map - Dwells for 15 Minutes: Donburn



Figure 26: People Movement Heat Map - Dwells for 15 Minutes: Doncaster East (Devon Plaza)



Figure 28: People Movement Heat Map - Dwells for 15 Minutes: Jackson Court



Figure 29: People Movement Heat Map - Dwells for 15 Minutes: Macedon Square



Figure 31: People Movement Heat Map - Dwells for 15 Minutes: Templestowe Village



Figure 30: People Movement Heat Map - Dwells for 15 Minutes: Park Orchards



Figure 32: People Movement Heat Map - Dwells for 15 Minutes: Tunstall Square



Figure 33: People Movement Heat Map - Dwells for 15 Minutes: Warrandyte Goldfields



Figure 34: People Movement Heat Map - Dwells for 15 Minutes: Warrandyte Township

## Appendix D: Policy Context

The following policies have informed the Plan:

- Plan Melbourne 2017-2050
- Manningham Public Toilet Plan 2021
- Manningham's Capital Works Program
- Capital Works Evaluation Model
- Capital Works Management - Project Evaluation and Prioritisation Process
- Activity Centre Traffic Risk Assessment
- 10 Year Financial Management Plan
- Manningham Public Art Policy 2021-2024
- Manningham Reconciliation Action Plan 2021-2024
- Community Engagement Policy 2021
- Gender Equality Act 2020
- Manningham Planning Scheme

### Plan Melbourne 2017-2050

Plan Melbourne is supported by the principle of 20-minute neighbourhoods. The neighbourhood is all about 'living locally', giving people the ability to meet most of their daily needs within a 20-minute return walk from home, with access to safe cycling and local transport options. These places are where people live, work and play, buy their basic needs, work from home or local businesses, access services and provide central gathering places.

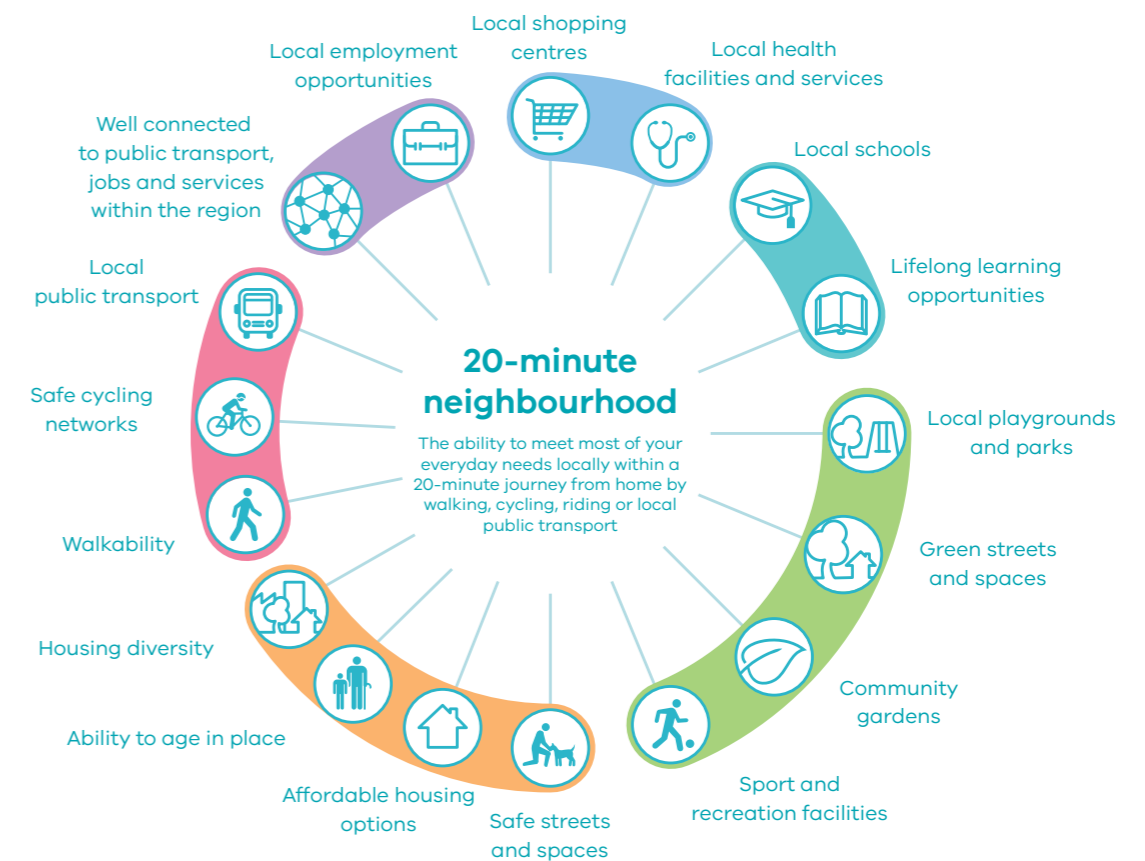


Figure 35: 20 Minute Neighbourhoods, Plan Melbourne

## Manningham Public Toilet Plan 2021

Manningham's Public Toilet Plan 2021 is a 10 year plan to provide a network of safe, accessible, well maintained and sustainable toilet facilities across Manningham to support community participation in public life. Access to toilet facilities is critical for the health and wellbeing of the community. The Plan made recommendations to construct new facilities and upgrade older facilities. The need for public toilets at Donburn and Templestowe Village was identified. The Plan also recommended that toilets at Tunstall Square, Jackson Court and Macedon Square be upgraded to provide at least 2 cubicles.

## Manningham's Capital Works Program

Manningham's Capital Work Program seeks to manage our city's infrastructure efficiently and sustainably to better meet the needs and expectations of our growing community. The program manages improvement of council assets and facilities including public toilets and bench seats. Council has established a Five-Year Capital Works Program which is updated bi-annually during the budget preparation and mid-term budget review.

## Capital Works Evaluation Model

The Capital Works Evaluation Model has been developed to assist in the assessment and evaluation of capital works delivery and investment proposal. Capital works proposals are generally initiated by a community request, strategic asset management need or a strategic planning process in response to a community need.

The model undertakes an assessment of:

- Strategic Alignment
- Risk and Safety
- Readiness of project.

Projects are assessed by the Capital Works Steering Committee, prior to submission to Council for funding.

## Capital Works Management - Project Evaluation and Prioritisation Process

The Capital Works Management Project Evaluation and Prioritisation Process sets out the process by which projects are evaluated, based on:

- Evaluation – business alignment, risk and cost
- Prioritisation
- Owner Pitch
- Program finalisation and approval
- Reporting.

## Activity Centre Traffic Risk Assessment

Council is in the process of identifying and prioritising traffic risk assessments in activity centres. This assessment involves consideration of road type, existing protection for pedestrians, pedestrian presence, footpath design, traffic, design of parking, road slope and parking restrictions. Consideration will be given to the outcomes of this risk assessment as part of any prioritisation for works.

## 10 Year Financial Management Plan

Our Financial Management Plan highlights the need for Council to be financially sustainable and spend within its budget, and to ensure we provide value for money for ratepayers. This means spending money on essential services and infrastructure projects that deliver the most benefit to the community.

Our community places high importance on having a well-governed Council that spends its money wisely in the areas that matter most to the community. This priority was identified in a community survey undertaken in late 2020.

The \$540 million 10-year Capital Works Program provides for significant investment in new and expanded assets to service the Manningham Community, in addition to renewal and maintenance of over \$2 billion of community assets. The program averages \$54 million per annum over the next 10 years.

## Manningham Public Art Policy 2021-2024

Manningham's Public Art Policy confirms our commitment to the arts by commissioning public artworks as a celebration of Manningham's cultural heritage. The policy recognises the positive impact the arts make to our health and wellbeing, together with the local economy.

This Policy outlines Manningham's commitment of 1% of the budget for community infrastructure projects, where the project costs exceed \$2 million.

### Innovate: Reconciliation Action Plan 2023-2025

Manningham's Reconciliation Action Plan focuses on:

- Building respectful and resilient relations between Indigenous people and the wider community.
- Fostering respect and understanding
- Valuing and protecting cultural heritage
- Supporting self-determination in which Wurundjeri Woi-wurrung and First Nations cultures are visible widely recognised and apparent across all public spaces through civic engagement

This project will support the following actions from the Reconciliation Action Plan including:

- Actively encourage Indigenous people to participate in Councils networks, working groups and committees.
- Further developing projects, programs, events and opportunities that attract Indigenous people to our community.
- Raising the profile of Indigenous history, sites, culture, art, resources, organisations, programs and events on Council's website.
- Continuing to support local Indigenous venues, projects and events through Council's funding programs and promotional tools where possible.

### Community Engagement Policy 2021

The Community Engagement Policy outlines Council's commitment to listening and understanding our community. The policy recognises community engagement as an essential component of good governance. The objectives for the Community Engagement Policy are:

- Ensure Councillors and Council staff engage with the community in a meaningful way about decisions that affect them.
- Provide a consistent approach to community engagement.
- Assist in selecting the method and level to engage the community in projects or in the decisions to be made.
- Increase trust and community confidence by fostering positive relationships between Council and communities of interest.

### Gender Equality Act 2020

The Gender Equality Act 2020 requires Council to measure, report on, plan for and progress gender quality in their organisations.

The objectives of the Act are:

- to promote, encourage and facilitate the achievement of gender equality and improvement in the status of women; and
- to support the identification and elimination of systemic causes of gender inequality in policy, programs and delivery of services in workplaces and communities; and
- to recognise that gender inequality may be compounded by other forms of disadvantage or discrimination that a person may experience based on Aboriginality, age, disability, ethnicity, gender identity, race, religion, sexual orientation and other attributes; and
- to redress disadvantage, address stigma, stereotyping, prejudice and violence, and accommodate persons of different genders by way of structural change; and
- to enhance economic and social participation by persons of different genders; and
- to further promote the right to equality set out in the Charter of Human Rights and Responsibilities and the Convention on the Elimination of All Forms of Discrimination against Women.

The Act identifies the following gender equality principles:

- All Victorians should live in a safe and equal society, have access to equal power, resources and opportunities and be treated with dignity, respect and fairness.
- Gender equality benefits all Victorians regardless of gender.
- Gender equality is a human right and precondition to social justice.
- Gender equality brings significant economic, social and health benefits for Victoria.
- Gender equality is a precondition for the prevention of family violence and other forms of violence against women and girls.
- Advancing gender equality is a shared responsibility across the Victorian community.
- All human beings, regardless of gender, should be free to develop their personal abilities, pursue their professional careers and make choices about their lives without being limited by gender stereotypes, gender roles or prejudices.
- Gender inequality may be compounded by other forms of disadvantage or discrimination that a person may experience based on Aboriginality, age, disability, ethnicity, gender identity, race, religion, sexual orientation and other attributes.
- Women have historically experienced discrimination and disadvantage based on sex and gender.
- Special measures may be necessary to achieve gender equality.

## Manningham Planning Scheme

The development and improvement of our Activity Centres is supported by the Manningham Planning Scheme. The following Clauses provide specific direction for Activity Centres.

**Clause 11.01-1S Settlement** seeks to develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services. Activity Centres should be developed around a network, linked by transport; consisting of Metropolitan Activity Centres supported by a network of vibrant major and neighbourhood activity centres of varying size, role and function.

**Clause 11.03-1S Activity Centre** seeks to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community. The strategies identified include:

- Building up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres which:
  - Comprises of a range of centres that differ in size and function.
  - Is a focus for business, shopping, working, leisure and community facilities.
  - Provides different types of housing, including forms of higher density housing.
  - Is connected by transport.
  - Maximises choices in services, employment and social interaction.

- Supporting the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.
- Undertaking strategic planning for the use and development of land in and around activity centres.
- Giving clear direction on preferred locations for investment.
- Encouraging a diversity of housing types at higher densities in and around activity centres.
- Reducing the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.
- Improving access by walking, cycling and public transport to services and facilities.
- Supporting the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.
- Encouraging economic activity and business synergies.
- Improving the social, economic and environmental performance and amenity of activity centres.

**Clause 11.02-2S Structure planning** seeks to facilitate the orderly development of urban areas by ensuring effective planning and management of land use and development of areas through the preparation of relevant plans.

**Clause 21.09 Activity Centres and Commercial Areas** recognises a key challenge for Manningham's network of activity centres is to ensure that commercial development is contained within the centre.

- Ensure existing centres remain vibrant, viable and sustainable into the future.
- Provide a focus for residential growth and development and public transport.

## Structure Plans

Structure Plans have previously been prepared for:

- Tunstall Square (2015)
- Templestowe Village (Revised 2013)
- Doncaster East Village (Devon Plaza) (Updated 2012)
- The Pines (2011)
- Doncaster Hill Strategy (2002, rev)
- Jackson Court (1995)

## Appendix E: Customer Feedback

Customer requests and complaints are collected in Council's Customer Relationship Management system (CRM), which identifies the location of the complaint and categorises the nature of the complaints. Improvements in the system for the recording of requests and complaints will ensure more accurate data. Not all complaints had been categorised consistently, and some requests were missed in the counts. However, the data gives an indication of where Council receives complaints and the nature of those complaints in relation to our activity centres.

**Legend**

**Count of CRM Cases**

- 1 - 10
- 11 - 40
- 41 - 80

**Activity Centres**

- Major Shopping Centre
- Neighbourhood Shopping Centre
- Local shopping Centre



Figure 36: Activity Centres - CRM Cases of Interest

Table 11: CRM Cases by Activity Centre

Activity Centre	CRM Cases relating to Car Parks	CRM Cases relating to Drains	CRM Cases relating to Footpaths	CRM Cases relating to Lights	CRM Cases relating to Litter	CRM Cases relating to Public Liability	Total CRM Cases
Ayr Street at Lindsay Street Shops			2		3		4
Ayr Street at Outhwaite Avenue Shops			1		1		2
Bulleen Plaza			1				1
Bulleen Road Shops					6		6
Chatsworth Quadrant Shops			4				4
Donburn Shopping Centre	1		14	1	11		27
Doncaster East Village and Devon Plaza Shopping Centre	2		11	3	6		22
Doncaster Road at JJ Tully Drive Shops					1		1
Doncaster Road at Whittens Lane Shops			11	2	8		21
Feathertop Avenue Shops					2		2
Fullwood Parade Shops (Vacant)					1		1
Gertrude Street Shops							
Highview Drive Shops							
Horsfall Street Shops			1				1
Jackson Court			34	9	28		72

Activity Centre	CRM Cases relating to Car Parks	CRM Cases relating to Drains	CRM Cases relating to Footpaths	CRM Cases relating to Lights	CRM Cases relating to Litter	CRM Cases relating to Public Liability	Total CRM Cases
Jumping Creek Road Shops			1				1
Katrina Street Shops (Vacant)			1				1
Launders Avenue Shops (Vacant)							
Leeds Street Shops (Vacant)							
Lillian Street Shops			1	1	2		4
Macedon Square and Plaza	2		23	2	29	3	59
Mitcham Road at McGowans Road Shops			1	1	6		8
Mossdale Court Shops			1				1
Newmans Road Shops			2	1			3
Park Orchards Shopping Village			5		1		6
Paula Crescent at Tunstall Road Shops							
Renshaw Street at Wetherby Road Shops			1		2		3
Ringwood-Warrandyte Road Shops							
Rosella Street Shops			3	1	3		7
The Pines					1		1
Stutt Avenue Shops						1	1

Activity Centre	CRM Cases relating to Car Parks	CRM Cases relating to Drains	CRM Cases relating to Footpaths	CRM Cases relating to Lights	CRM Cases relating to Litter	CRM Cases relating to Public Liability	Total CRM Cases
Templestowe Road at Bridge Street Shops							
Templestowe Village	3		25	8	36		75
Thompsons Heights Shops			9		5		14
Tunstall Square Shopping Square	1		12	7	8		28
Village Avenue Shops			2		28		30
Warrandyte Goldfields Shopping Centre			8		4		12
Warrandyte Township			20	2	7		29
Westfield Doncaster			1		2		3
Worrell Street Shops							
Yarra Road at Brysons Road Shops			1				1
<b>Grand Total</b>	<b>9</b>		<b>196</b>	<b>38</b>	<b>202</b>	<b>8</b>	<b>453</b>



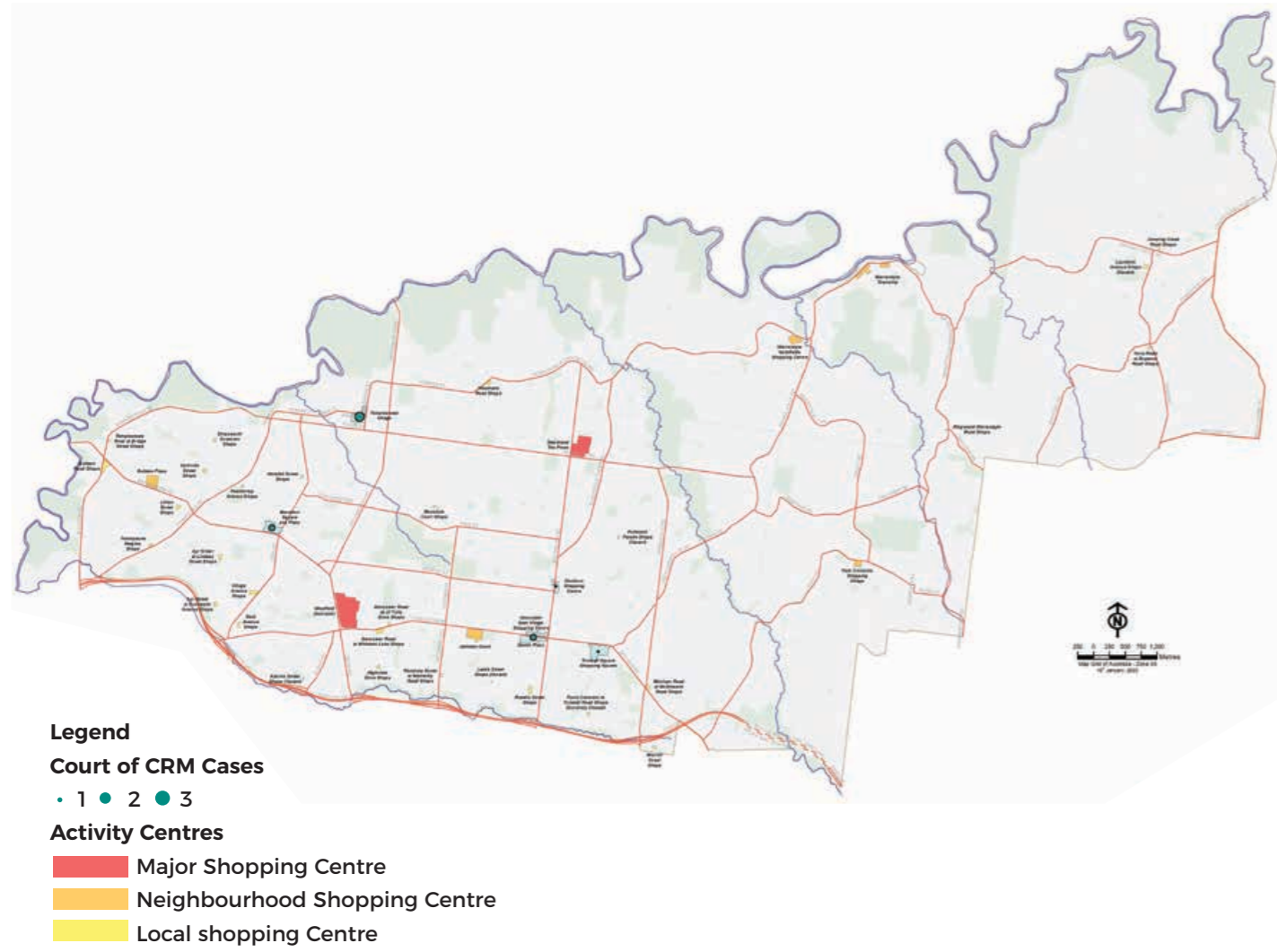


Figure 37: Activity Centres - CRM Carpark Cases



Figure 38: Activity Centres - CRM Footpath Cases

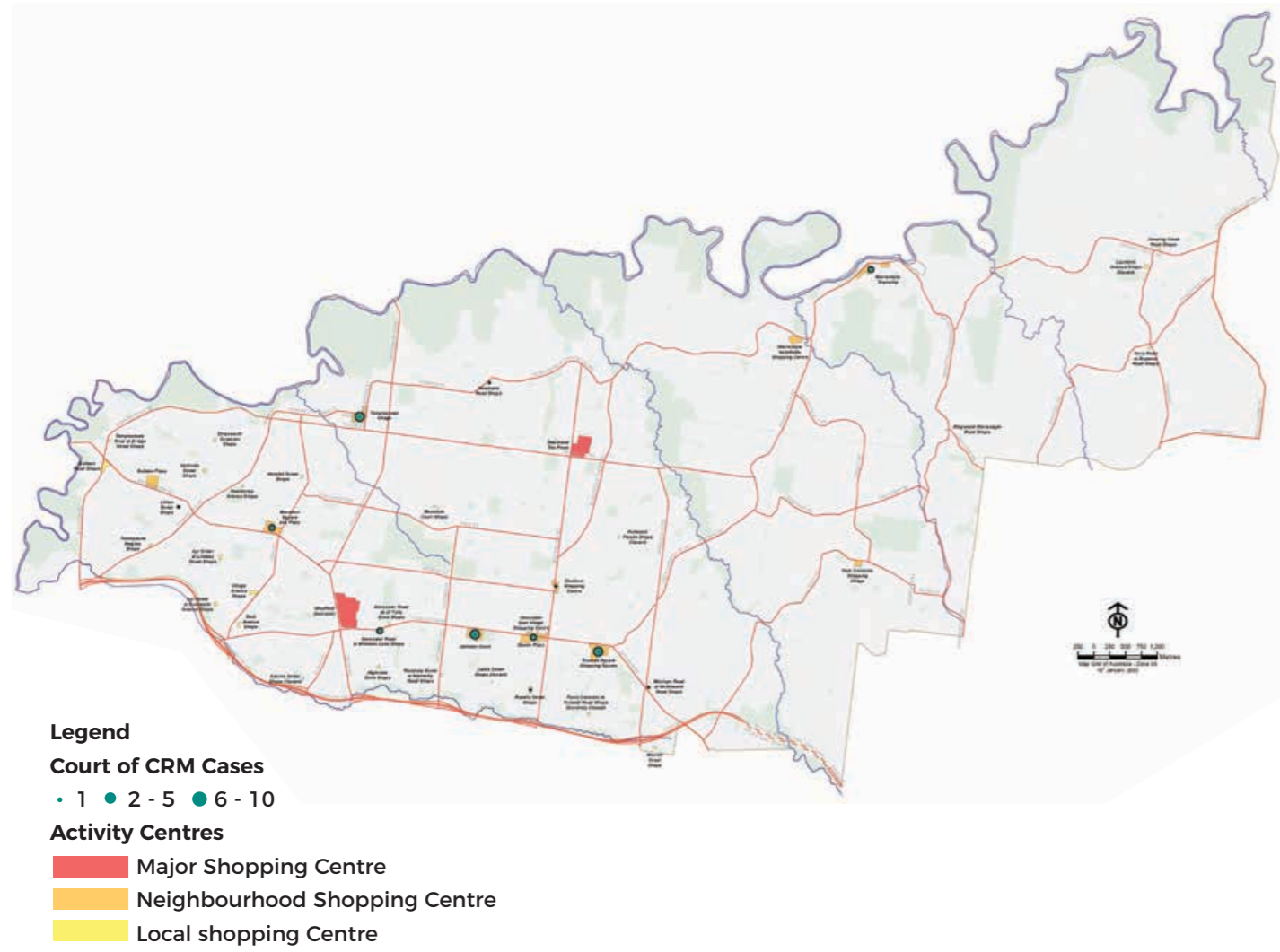


Figure 39: Activity Centres - CRM Light Cases

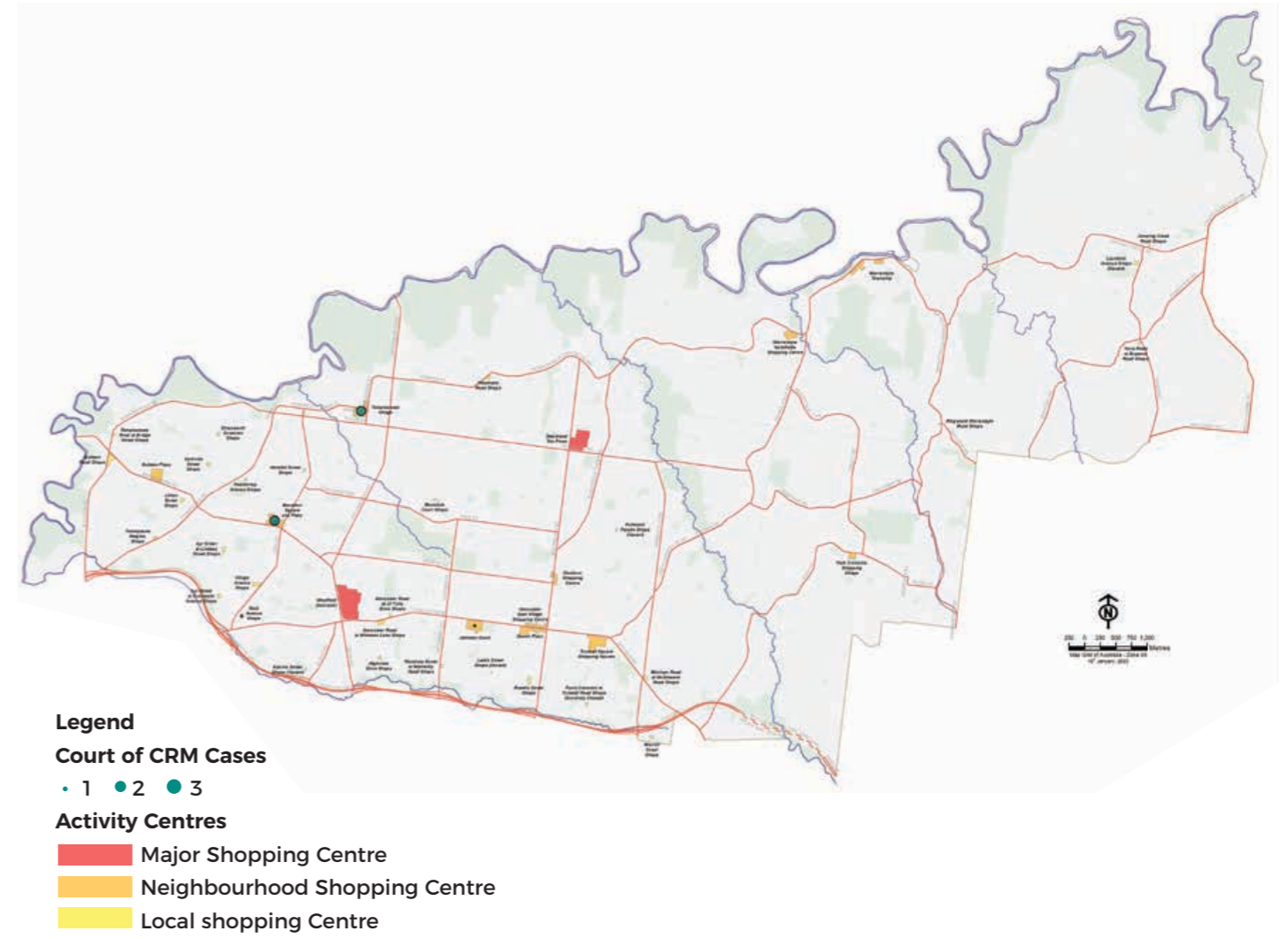


Figure 40: Activity Centres - CRM Public Liability Cases

Version 1, May 2023

## Manningham Council

 Manningham Council, 699 Doncaster Road, Doncaster

 9840 9333

 [manningham@manningham.vic.gov.au](mailto:manningham@manningham.vic.gov.au)

 [manningham.vic.gov.au](http://manningham.vic.gov.au)

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