

21.02 MUNICIPAL PROFILE

21/02/2013
C54

21.02-1 Overview

21/02/2013
C54

Manningham City Council was created on 15 December, 1994 by the addition of Wonga Park to the former City of Doncaster and Templestowe and the excision of an area located in North Ringwood. The City is located 12 kilometres east of Melbourne's Central Activities District (CAD), and covers 114 square kilometres.

The municipality lies within the hydrological catchments of the Port Phillip and Western Port region. The City of Manningham begins at the confluence of the Yarra River and Koonung Creek, which form the natural boundaries of the municipality, with the Yarra River to the north and the Koonung Creek to the south. It is divided by the Mullum Mullum Creek into two distinct topographic and land-use areas. Land to the west is highly urbanised, whilst land to the east is primarily semi-rural in character.

The liveability of the City is an amalgam of high environmental standards, a diverse range of high quality residential environments, natural and scenic resources and a broad range of leisure opportunities, particularly recreation, entertainment, culture and art.

Residential development is largely focussed in areas west of the Mullum Mullum Creek and includes the suburbs of Bulleen, Templestowe, Doncaster, Doncaster East, Donvale and Lower Templestowe. Within these areas the original vegetation was largely removed for orchards and agricultural use but is now replaced by a new tree canopy of maturing gardens that contributes to the character of these suburbs. Residential areas located to the east of the Creek comprise the Warrandyte township and part of Wonga Park township. The Warrandyte township has high environmental and landscape values which add to its bushland character.

Within these residential neighbourhoods are a network of activity centres, commercial strips and industrial areas providing a focus for employment opportunities. As defined by *Melbourne 2030*, the network of activity centres in Manningham currently comprises a Principal Activity Centre (Doncaster Hill), a Major Activity Centre (The Pines, East Doncaster) and ten Neighbourhood Activity Centres (Donburn, Tunstall Square, Jackson Court, Templestowe Village, Macedon Activity Centre, Bulleen Plaza and Doncaster East / Devon Plaza Activity Centre, Park Orchards, Warrandyte township and Warrandyte Goldfields). There are also a number of local activity centres and other commercial areas throughout the municipality. Additionally, there are three industrial areas located in Bulleen, Templestowe and Doncaster which are predominantly used for light industrial purposes such as motor vehicle servicing, building and construction services and printing services.

The State Government introduced the Urban Growth Boundary (UGB) around the edge of Melbourne in October 2002. All land in Manningham located outside the UGB became part of a green wedge. Manningham's Green Wedge area is located to the east of the Mullum Mullum Creek and comprises the township of Wonga Park and parts of Park Orchards and Warrandyte, which display distinctive visual and landscape qualities. Rolling open grazing land, densely wooded areas and pleasant rural-residential environments offer lifestyle opportunities for people who seek to live in these semi-rural surroundings, close to the CAD and other urban services and facilities. Agricultural activity within Manningham's Green Wedge is relatively low and accounts for only about 6% of the total land area. Agricultural activities in Manningham generally include the use of land for orchards and more recently vineyards and hydroponics.

The municipality contains significant areas of remnant indigenous vegetation that have been identified, mapped and classified into 35 Sites of Biological Significance (Biosites). The Biosites have been ascribed national, state or regional biological significance according to the *Manningham City Council Sites of (Biological) Significance Review (2004)*.

Manningham's Biosites support a diverse range of indigenous flora, fauna and ecological vegetation communities, many of which are considered rare or threatened.

The Biosites support the majority of Manningham's biodiversity and are known as Manningham's 'Core Conservation Areas'. Areas of vegetation of the highest quality within these Core Conservation Areas have been identified as 'Critical Conservation Areas'

Some areas of remnant vegetation have been classified as important 'buffer habitat', supporting the quality and function of the Biosites. The buffer habitat and Biosites define the most important areas of biodiversity within the municipality.

Areas within the municipality are susceptible to threat from wildfire, flooding and landslip due to the combination of undulating topography, vegetation cover and waterway catchment systems, which has the potential to significantly affect public safety and result in property loss.

21.02-2

21/02/2013
C54

Regional context

Manningham is part of Melbourne's Eastern Region. It is bounded by the City of Banyule and the Shire of Nillumbik to the north, the Cities of Whitehorse, Maroondah and Boroondara to the south and the Shire of Yarra Ranges to the east.

Regional influences on Manningham provide a broader context for the future direction of land use and development and for future decision making by Council. There are a number of land use issues that have importance beyond the boundaries of the municipality. Key regional influences, opportunities and issues are outlined below.

Port Phillip and Western Port catchments

The municipality lies within the hydrological catchments of the Port Phillip and Western Port region. The Yarra River, Mullum Mullum Creek, Koonung Creek, Jumping Creek and Andersons Creek are important waterways forming part of a larger regional network offering biodiversity conservation, open space and recreational opportunities. The Yarra River catchment is a major environmental, recreational, cultural and tourist resource within the region.

Biodiversity

Despite the heavy destructive toll on vegetation from past land use in the region, just over one third (37.5%) of the municipality's indigenous vegetation (or habitat) remains, mainly east of the Mullum Mullum Creek, in Manningham's Green Wedge.

This indigenous vegetation straddles two 'Bioregions'; Highlands – Southern Fall and Gippsland Plains, with the Mullum Mullum Creek roughly representing the boundary.

The *Manningham Sites of (Biological) Significance (SOS) Review (2004)* mapped the indigenous vegetation of the municipality and identified 35 Biosites – sites of biological significance. It ascribed them National (6 biosites), State (23 biosites) or Regional significance (6 biosites). Furthermore the SOS Review identified that a significant proportion of species in Manningham are threatened at the regional, state and national level. About 15% of our vertebrate fauna listed as rare or threatened at the State or National level.

Manningham's vegetation, flora and fauna fulfil the vital regional role of providing and maintaining ecosystem functions. These functions are sometimes referred to as "ecosystem services" and include services such as the maintenance of atmosphere and climate; filtration and purification of water and maintenance of soil fertility and structure.

Additionally Manningham's indigenous vegetation also has an important habitat corridor function for the region in facilitating movement of wildlife, seeds and pollen across the landscape.

Open space

Manningham has one of the largest networks of parks and public open space in metropolitan Melbourne and forms part of a major network of open space. Waterways in the municipality (including the Yarra River, Mullum Mullum Creek and Koonung Creek) form part of a larger regional network of open space, which provide recreation opportunities and include areas of significant environmental value. The open space network comprises a range of parks, gardens and reserves that provide opportunities for active and passive recreation pursuits and for environmental conservation. A number of these sites form part of the green wedge and Yarra River corridor and consist of highly valued sites of biological significance.

Transport infrastructure

Major traffic movements in Manningham are in a north-south and east-west direction. The Eastern Freeway connects Manningham to Melbourne's CAD. With no rail based public transport within Manningham, significant importance is placed on improving and upgrading the road network, bike paths and pedestrian networks and the on-road public transport system, including buses. The Eastern Freeway extension between Springvale Road and the Ringwood Bypass (EastLink) opened in June 2008.

Cultural and linguistic diversity

The region has a strong ethnic and cultural diversity that can be linked to the post-European settlement in the area. The most significant numbers of immigrants include members of the German, Italian and Greek communities and more recently, immigrants from Asian countries. Influences on Manningham's settlement include orcharding, and gold mining in the Warrandyte area. The multicultural background of the community has influenced and generated the cultural, religious and economic life within Manningham and the region.

The region also has strong links with traditional aboriginal culture. The inter-relationship of the Wurundjeri tribe with the Yarra River and the Upper Yarra Valley occurs within Manningham and well beyond its boundaries.

Heritage

Heritage buildings, precincts, trees and landscapes contribute to the distinctive character of the region and play an important role in the community by providing historic continuity and a sense of place. Manningham is historically significant for its surviving evidence of early European settlement, the discovery and subsequent mining of gold, its German and Italian communities, the surviving evidence of orcharding practices and the surviving views and places associated with artists. Its architectural significance derives from its sequence of planned settlements illustrating the history of urban design, the local Warrandyte building style, women designers and builders, significant project houses, contemporary architectural design and energy-efficient innovation. Strengths and opportunities in the region include historic precincts such as the Warrandyte township, the Yarra River and the interpretation of local aboriginal heritage and archaeological sites. A number of heritage sites are of national, state and regional significance.

Tourism

Links to the CAD, the Yarra Valley and Dandenong Ranges provide key opportunities for the development of tourism in the region. Strengths within the region include wineries, historic precincts, open spaces, and the natural environment including the Yarra River and the arts. The historical association with art within Melbourne's Valley of the Arts region is a significant tourism feature. Manningham's key attractions include the Museum of Modern Art at Heide (MOMA), Mia Mia Aboriginal Art Gallery and Café, Heidelberg

School Artists Trail, Warrandyte township, Petty's Orchard, Main Yarra Trail and Schramms Cottage.

Retailing sector

Regional scale retail, commercial and entertainment facilities are provided at Doncaster, Greensborough, Ringwood, Box Hill and the CAD. The retail and wholesale trade sector is one of the largest providers of employment by industry in Manningham and within the region.

Education and community facilities/services

Manningham is close to a number of tertiary institutions in city and suburban locations, which provide employment and further education opportunities. The municipality offers social and cultural opportunities and community services which attract people from the broader regional context.

Workforce quality and supply

Businesses in the inner and outer eastern regions of Melbourne have a plentiful supply of highly skilled workers. Economic benefits are derived from the prosperous regional economy of Melbourne's inner and outer eastern suburbs.

Changing demographics

The geographical pattern of demand for goods and services will change as population change occurs in the inner east and outer eastern suburbs. Population increases and ageing in the inner east may lead to changing demands for the region's resources. Regional and local infrastructure and community services need to reflect the changing demographics of the region.

21.02-3
02/10/2008
C52

People

Population

Manningham has an estimated resident population of approximately 115,702 (as at 30 June 2006). The average annual growth rate between the 2001 and 2006 was 0.3%, an addition of 1,809 residents to the municipality during that time (ABS 2006 Estimated Resident Population).

Population projections

It is projected that by 2031, Manningham will have an estimated resident population of 136,300 people. It is anticipated that an additional 20,600 people will take residence in Manningham between 2006 and 2031 (forecast.id).

Households

In 2006, Manningham's population was made up of approximately 40,642 households. The average household size was 2.81 persons. Over 52% of the municipality's households consist of couples with children. Couples without children account for over 34% of Manningham's household type, while approximately 16% of all households consist of lone persons (ABS, 2006).

During the 2001-2006 census period, growth occurred primarily in the smaller household types, (i.e. couples without children and lone person households). Between 2001 and 2006 there was an increase in lone person households of approximately 820 compared to the increase of family households of approximately 350 (ABS, 2006).

An additional 11,000 households have been projected for the City of Manningham. This is based on the Eastern Region's need to provide for an additional 91,000 households by 2031. While an increase in the number of households is projected, a decrease in the average household size to 2.4 persons is anticipated (Eastern Regional Housing Statement, April 2006).

Age structure

In 2006, 22% of Manningham's residents were aged 35-49 years, 13.8% were aged 50-59 years and 10.6% were aged 15-24 years. 22.5% of residents were aged 60 years and over. Demographic trends indicate that the greatest change in Manningham's age structure will be the increase in the ageing population (ABS, 2006). It is projected that by 2031, 38,292 of Manningham's population will be aged 60 years or more. This equates to 28% of the population being aged 60 years or more (forecast.id).

By 2031 there is expected to be a significant increase in the percentage of persons aged 70 years and over.

Cultural and linguistic diversity

Manningham has a culturally and linguistically diverse population with over one-third (34%) of Manningham residents born outside of Australia. People from over 130 countries have settled here with the largest proportion of Manningham's population born in China (4.2%), Italy (3.6%), United Kingdom (3.3%), Greece (3.1%), Hong Kong (2.6%) and Malaysia (2.4%) (Australian Bureau of Statistics 2006).

A large proportion of residents, 36.1%, speak a language other than English at home. The most common languages spoken are Cantonese, Greek, Italian and Mandarin. According to the 2006 census, Manningham has the 6th highest proportion of persons born overseas and has the 8th highest proportion of people who speak Languages other than English,

Education

The Manningham community is more highly skilled and educated than the Melbourne average. There are 25 preschools, 24 primary schools, 7 secondary schools and 3 special schools in Manningham. While there are no tertiary institutions in Manningham, almost one-quarter (24.1%) of Manningham's population is accredited with a Bachelor degree or higher. A further 9.4% of residents have an advanced diploma or diploma.

Workforce

The City of Manningham has over 50,000 working residents. Of these employed residents, 59% work full-time and 34% work part-time. Manningham residents are primarily working in the wholesale and retail trade (22.7%), finance, insurance and business services (20%) education, health and community services (18.8%) and manufacturing (13.5%).

While just over 20% of Manningham's residents work in the municipality, almost one fifth (16.5%) travel to the City of Melbourne for work. A significant number also travel to the Cities of Whitehorse, Boroondara and Yarra for employment.

In terms of unemployment, Manningham's rate is 4.6% which has dropped slightly since the 2001 census (4.6%) and is now similar to the Melbourne metropolitan unemployment rate of 5.4%.

Income

Individual income is one of the most important indicators of socio-economic status. In comparison to the Melbourne Statistical Division, Manningham has a greater proportion of persons earning a high income (those earning \$1000 per week or more) but a similar proportion of persons on a low income (those earning less than \$400 per week). Overall, 21.4% of the population earned a high income, and 41.3% earned a low income, compared with 18.7% and 40.3% respectively for the Melbourne Statistical Division.

Health status

The Manningham Health Status Profile (Manningham City Council 2003) indicates that Manningham residents are some of the healthiest and longest-lived people in Victoria. Life expectancy for males is the highest of any local government area at 80.6 years compared to 77.4 for Victoria, and for women it is also the highest at 84 years compared to 82.7 years for the State.

According to the 1998 Australian Bureau of Statistics National Survey of Disability, Ageing and Carers, an estimated 19% of the Australian population, 18% of the Victorian population and 14% of the City of Manningham population have a disability.

Manningham population forecasts indicate that the proportion of residents aged 60 and over will increase significantly over the next 20 years, thus there is likely to be an increase in the demand for medical and associated health support services.

21.02-4

02/10/2008
C52

Housing

Most housing stock in Manningham is approximately 40 years old. The housing stock varies from weatherboard dwellings in the older suburbs through to larger modern brick homes in the prestige sector of the housing market. Older housing stock is generally located in the suburbs of Bulleen, Templestowe, Lower Templestowe, Doncaster and parts of Doncaster East. Areas of newer housing and infill developments are occurring in the established urban areas of the municipality, west of the Mullum Mullum Creek.

Dwellings in the established urban areas (approximately 3462 ha) are a mix of single-storey weatherboard and single and double-storey brick veneer detached houses. Medium and higher density housing is generally located close to the activity centres, particularly within and around the Doncaster Hill Activity Centre. This trend is expected to continue.

Housing in the green wedge areas to the east of Mullum Mullum Creek generally comprises well-appointed dwellings on rural-residential allotments ranging from 3ha to 40 ha. The township of Warrandyte consists of smaller allotments ranging from 750m² to 1,250m². Low density development (approximately 2136 ha) is characteristic of housing in the township of Wonga Park, areas of Park Orchards and Donvale, which consist of allotments which are generally no smaller than 0.2 ha.

21.02-5

02/10/2008
C52

Arts and culture

The Heide Museum of Modern Art (MOMA), Council's Manningham Gallery, Mia Mia Gallery and the Heidelberg School Artists Trail contribute significantly to the art and cultural focus in the municipality.

Community facilities such as the function centre located at the Council Offices and the Living and Learning Centres provide focal points for learning and a range of social activities for residents. Social clubs, associations, community groups, ethnic and cultural groups provide important networks and cater for the social, cultural and recreational needs of the community.

21.02-6

02/10/2008
C52

Heritage

The municipality contains a range of heritage buildings, precincts, trees and landscapes of national, state, regional, local and contributory significance. The cultural heritage of the community will be protected by the retention of these places. They are recognised by the application of heritage overlay controls to ensure that the historical fabric is retained and enhanced and that any development does not significantly alter the character of existing buildings, precincts, trees, landscapes and sites of archaeological significance.

21.02-7
02/10/2008
C52

Tourism

Manningham's key tourist and recreational assets attract both local and metropolitan visitors. The majority of visitors to the area come for one day and those that stay are often visiting friends and relatives. Key tourist product strengths include the natural environment, open space, arts, culture, heritage and activity centres. Attractions include the historic township of Warrandyte, Heide Museum of Modern Art (MOMA), Mia Mia Aboriginal Art Galley and café, Westerfolds Park, Templestowe Village café and restaurant precinct, local wineries, Petty's Orchard, Heidelberg School Artists Trail, Main Yarra Trail, Mullum Mullum Creek, Bolin Bolin Cultural Landscape Trail, Schramms Cottage and Ruffey Lake Park.

21.02-8
02/10/2008
C52

Business and commerce

Manningham has a thriving business community with approximately 16,000 businesses trading in the City, of which 80% are small businesses. More than one-third of all businesses are home occupations.

Most jobs are generated by activities such as retailing, building and construction, tourism, business management, school education and personal services.

21.02-9
02/10/2008
C52

Retailing

With over 60 ha (216,452m² of retail floor space - Gross Leasable Floor Area) of land zoned for retail purposes, retailing is a key component of the Manningham economy. It comprises more than 40 local shopping centres. As defined by *Melbourne 2030*, the network of activity centres in Manningham currently comprises one Principal Activity Centre (Doncaster Hill), one Major Activity Centre (The Pines, East Doncaster) and ten Neighbourhood Activity Centres (Donburn, Tunstall Square, Jackson Court, Templestowe Village, Macedon Activity Centre, Bulleen Plaza, Doncaster East Activity Centre including Devon Plaza, Park Orchards, Warrandyte Township and Warrandyte Goldfields). There are also a number of local activity centres and small shopping strips throughout the residential areas of the municipality.

A number of large national retailers are located within the municipality. Over 12,000 people are employed in the wholesale and retail trade sector.

21.02-10
02/10/2008
C52

Industry

There is approximately 19ha of land zoned for industrial purposes. Industry comprises small scale, light industries in older established areas and some newer small scale industrial estates. There is limited potential for industrial development with a lack of vacant land available. There are three industrial areas located in Bulleen, Doncaster and Templestowe, predominantly used for light industrial purposes. Key light industries include printing services, motor vehicle servicing, building and construction services.

It is envisaged that industrial uses within Doncaster Hill will be phased out over time as the area is developed for higher density living.

21.02-11
02/10/2008
C52

Open space and recreation

The municipality has over 19.8 square kilometres of open space representing over 17% of the area of the municipality. The open space network is divided fairly evenly between the east (53%) and west (47%) of the municipality. The open space network comprises over 300 separate parks, gardens and reserves. It is the range and quality of open space opportunities that sets the municipality apart. In particular, the Yarra Valley and its tributaries are the focus of the open space network, providing opportunities for active and passive recreation pursuits and for environmental conservation.

There are seven main waterways in the municipality including the Yarra River, Mullum Mullum Creek, Koonung Creek, Andersons Creek, Brushy Creek, Jumping Creek and Ruffey Creek. Major open space areas include Ruffey Lake Park, Westerfolds Park, Mullum Mullum Creek Linear Park, Warrandyte State Park, Currawong Bush Park and The 100 Acres.

Major sporting facilities include the Eastern Golf Club, Bulleen Park (archery, sporting ovals), Rieschiecks Reserve (athletics) and Buck Reserve. The municipality has a developing network of bicycle paths, walking trails and horse riding trails.

21.02-12 The natural environment and biodiversity

02/10/2008
C52

The natural environment and its biodiversity is one of the municipality's most significant assets. Biodiversity is "...the variety of all life forms: the different plants, animals and micro-organisms, their genes and the ecosystems of which they are part." (Australian Government, Environment Australia website)

Existing remnant indigenous vegetation in Manningham contains and supports the majority of the municipality's biodiversity. Approximately 37.5% of land in Manningham still supports remnant indigenous vegetation, mainly on private land. Much of this land is within Manningham's Green Wedge area, however there is also significant indigenous vegetation and habitat outside the green wedge area and along the Yarra River corridor. Conservation and management of environmental assets are necessary so that the total quality of life we enjoy now and in the future can be increased.

Remnant vegetation of varying significance occurs throughout the green wedge and Yarra River corridor areas, contributing to the 'bush character'. The more substantial remnants are generally associated with the major waterways (Yarra River, Mullum Mullum Creek, Andersons Creek, Jumping Creek and Brushy Creek). These waterways provide a vital function as wildlife corridors for movement of fauna (and flora) within and across the municipality.

Manningham's Green Wedge (approximately 4322ha) is land located outside the Urban Growth Boundary (UGB) and generally east of the Mullum Mullum Creek as shown on the Manningham Planning Scheme maps. It largely includes the suburbs of Park Orchards, Warrandyte and Wonga Park. Additional tracts of privately owned land are located within the Yarra River corridor and are also significant for their high environmental and landscape values and rural-residential uses. The green wedge and Yarra River corridor areas provide a semi-rural lifestyle choice with significant landscape and environmental values. Major land uses include rural-residential living, conservation, some agricultural enterprises (viticulture and grazing) and hobby farms.

Significant areas of the municipality are subject to environmental hazards including wildfire, flooding and landslip. The use and development of land should aim to minimise the risks associated with these environmental hazards.

21.02-13 Transport and infrastructure

02/10/2008
C52

Major arterial road networks in the municipality provide access to the eastern region, with the Eastern Freeway providing access to the Melbourne CAD. Major north-south road linkages include Elgar Road, Tram Road, Williamsons Road, Thompsons Road, Blackburn Road, Springvale Road and Jumping Creek Road.

There is also a network of cross-municipality roads, including Doncaster Road and Warrandyte Road. Residents are highly dependent on car travel. Motor vehicle ownership is higher than the Melbourne average. Nearly a quarter of all households have three or more vehicles.

Public transport in Manningham is supported by road-based bus and taxi services with no rail based public transport system. Westfield Doncaster, The Pines Activity Centre and Doncaster's Park and Ride Facility (at the corner of Hender Street and Doncaster Road) are Manningham's public transport hubs.

In addition, there are 13 bicycle tracks (off road) and 21 designated walking trails in Manningham.