

## **MANNINGHAM PLANNING SCHEME**

### **AMENDMENT C109**

#### **EXPLANATORY REPORT**

#### **Who is the planning authority?**

This amendment has been prepared by Manningham City Council who is the planning authority for this amendment. Melbourne Water has also assisted in the preparation of the amendment.

The Amendment has been made at the request of Manningham City Council.

#### **Land affected by the Amendment**

The Amendment applies to land within five local catchments in the City of Manningham which have been identified by Melbourne Water and Council as being liable to inundation in a 1 in 100 year storm event. The land affected is shown on the proposed planning scheme maps that form part of this amendment.

#### **What the amendment does**

The Amendment implements revised flood modelling for the City of Manningham which has been recently undertaken by both Melbourne Water and Council.

Specifically, the Amendment proposes to change the Manningham Planning Scheme to:

- Amend the Municipal Strategic Statement (MSS) at *Clause 21.12 Infrastructure* and at *Clause 21.16 Key References* to include reference to:
  - The '*Flood Management Plan for Manningham Council and Melbourne Water June 2011*' which provides the strategic framework for establishing the appropriate Planning Scheme overlays to reflect the results of the flood mapping project and;
  - The '*Development of the Special Building Overlay – Technical Report for Manningham City Council (Cardno) September 2015*', which provides an overview of the methodology used in the flood mapping of the five local catchments.
- Replace the Special Building Overlay (SBO) and Land Subject to Inundation Overlay (LSIO) maps with updated maps to reflect the revised flood extent (land subject to inundation in a 1 in 100 year storm event).
- Replace the existing SBO Schedule at Clause 44.05 with three new schedules to the SBO that distinguish between areas subject to inundation in relation to the 'main' drainage system (Melbourne Water drains) and the 'local' drainage system (Council drains), and establish additional planning permit exemptions for certain areas where Council is the nominated drainage authority.

The schedules are referred to as SBO1, SBO2 and SBO3 and these areas are defined on the planning Scheme (SBO) maps. Each schedule defines what permit exemptions apply to the relevant areas.

**Schedule 1** to the Special Building Overlay (SBO1) covers the Melbourne Water drainage system and nominates Melbourne Water as the Determining Referral Authority. All applications for development in this overlay are referred to Melbourne Water to assess and provide the appropriate permit conditions and floor levels.

**Schedule 2** to the Special Building Overlay (SBO2) covers the local drainage system and Council is the responsible authority for drainage. Council assesses all

applications for development in this overlay and provides appropriate permit conditions and floor levels.

**Schedule 3** to the Special Building Overlay (SBO3) is similar to SBO2, except that a planning permit will be required in fewer circumstances – such as when a building or extension is constructed with a floor level below an identified level. All applications for development in this overlay (not exempted from needing a permit) are referred to Council to assess and provide the appropriate permit conditions and floor levels.

The proposed revisions will result in:

- Approximately 200 properties no longer being covered by the SBO and LSIO;
- Approximately 9500 properties being covered by the SBO and LSIO for the first time; and
- Approximately 1000 properties remaining in the SBO and LSIO (noting this may include some revision to the extent of the SBO and LSIO over an individual property).

The SBO and LSIO do not prevent development but rather, through requiring a planning permit, ensure that development is sited and designed to minimise the impact of flooding.

#### Planning Permit exemptions

Exemptions from requiring a planning permit for specified buildings and works are nominated in the parent clause to the SBO and LSIO. A schedule is not proposed to be included in the LSIO and therefore additional exemptions are not included. SBO 1 and SBO2 also do not propose any additional exemptions beyond those included in the parent clause.

SBO3, however, does include a number of additional exemptions (i.e. where a permit is not required) as follows:

A permit is not required to carry out the following building or works for:

- a new dwelling where the floor level is at least 400 mm above the natural surface level and the sub floor does not obstruct the overland flow path.
- a replacement dwelling where the floor level is at least 400 mm above the natural surface level, the sub floor does not obstruct the overland flow path and the original building footprint remains the same. The responsible authority may require evidence of the existing building envelope.
- a single or multiple dwelling extension where:
  - the sub floor level does not obstruct the overland flow path; and
  - the floor level of the proposed dwelling extension/s is at least 400 mm above the natural surface level.
- an alteration to an existing building where the original building footprint remains the same and floor levels are constructed to at least 400mm above natural surface level.
- a replacement building (not including an out-building) where the floor level is at least 400 mm above the natural surface level, the original building footprint remains the same and the sub floor does not obstruct the overland flow path. The responsible authority may require evidence of the existing building envelope.
- new fencing with at least 25% openings and with the plinth at least 400 mm above the natural surface level .

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The SBO and LSIO are Victoria Planning Provisions (VPPs) which identify land in urban areas that are liable to inundation (flooding) by overland flows from the drainage system

(SBO) and from flooding associated with waterways and open drainage systems (LSIO). SBOs and LSIOs are based upon the extent of overland flooding and flooding associated with waterways that would result from a 1 in 100 year storm event.

The purpose of both the SBO and the LSIO is to ensure that new development is designed to maintain the free passage and temporary storage of floodwaters, to minimise flood damage and not cause any significant rise in flood level or flow velocity that may adversely affect existing properties. It also seeks to protect water quality.

Including the SBO and the LSIO in the planning scheme enables drainage and flooding issues to be addressed early in the development process (through triggering a planning permit for buildings and works) rather than only at the later building permit stage.

Implementation of the SBO and the LSIO can influence the siting of buildings and set appropriate conditions, such as raised floor levels, to address any flood risk to new development.

Melbourne Water and Council (as the authorities responsible for the main and local drainage systems respectively) prepare drainage survey and floodplain data that is then reflected in the Planning Scheme via the SBO and LSIO.

Melbourne Water has recently developed more advanced methods of mapping and modelling to determine land susceptible to flooding. The same mapping and modelling methods have been used by Council to model local drains. Following the recent flood mapping review, it is now known that the current SBO and LSIO do not accurately reflect all properties at risk of overland and mainstream flooding. Council has a responsibility to keep the Planning Scheme up to date, and the SBO and LSIO provides an important and transparent statutory mechanism for indicating properties that are subject to inundation in a severe storm event.

### **How does the Amendment implement the objectives of planning in Victoria?**

The Amendment implements the objectives of planning in Victoria by:

- (a) *Providing for the fair, orderly, economic and sustainable use, and development of land.*
- (b) *Balancing the present and future interests of all Victorians.*

The Amendment will implement the objectives of planning in Victoria by providing for planning overlay controls that ensure that floodplain management issues are considered during the planning process.

### **How does the Amendment address any environmental, social and economic effects?**

#### *Environmental Effects*

The Amendment will minimise the potential detrimental environmental effects of overland flooding and land affected by flooding associated with waterways and open drainage systems by ensuring drainage impacts are assessed at an early stage of the planning approval process. This will reduce the impact of new buildings and works on the free flow and storage of floodwaters.

#### *Social and Economic Effects*

The Amendment will have positive social and economic effects by ensuring that issues relating to drainage are identified at an early stage in the planning approval process.

The Amendment will minimise potential property damage by flooding by requiring a permit for buildings and works in the areas identified as subject to inundation. The controls will assist in minimising the personal, social, community and financial losses that result from flooding. The Amendment will also provide greater awareness and transparency of flood risks and impacts.

### **Does the Amendment address relevant bushfire risk?**

The Amendment is not likely to increase the risk to life, property, community infrastructure and the natural environment from bushfire. The amendment does not alter the areas affected by the Bushfire Management Overlay.

### **Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The Amendment is consistent with Minister's Direction No. 9 – Metropolitan Strategy (as amended 30 May 2014) pursuant to Section 12 of the *Planning and Environment Act 1987* – that requires planning authorities to have regard to the Metropolitan Strategy (Plan Melbourne).

Plan Melbourne states that we need to: *“value and use Melbourne's rain fall to minimise water price increases, improve the health of waterways and bays, reduce urban flooding, enhance our liveability and amenity, and build Melbourne's expertise in whole-of-water management – a key capability of the 21<sup>st</sup> century.”*

Plan Melbourne also has as a direction (Direction 5.5) to *‘Integrate whole-of-watercycle management to deliver sustainable and resilient urban development’* in order to, amongst other things, *“minimise the impact of flooding”*.

By improving and implementing better shape modelling, Council and Melbourne Water can better plan for future flood impacts, contribute to broader plans for whole-of-watercycle management with other governments and agencies and can reduce, through planning permit application, the impacts of flooding within the municipality.

The Amendment is also consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

### **How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?**

The Amendment has been assessed against the objectives of the State Planning Policy Framework and is considered to be consistent with the principles of State Policy, in particular:

Clause 13.02-1 Floodplain Management which includes strategies to:

- Identify land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority in planning scheme maps. Land affected by flooding is land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority.
- Avoid intensifying the impact of flooding through inappropriately located uses and development.

In relation to these strategies, the Amendment will assist in the protection of life, property and community infrastructure from flood hazard and from the natural flood carrying capacity of rivers, streams and floodways, and will protect the flood storage function of floodplains and waterways.

State Planning Policy places a clear onus on Responsible Authorities to ensure that flooding and drainage information is clearly shown in planning schemes and taken into consideration as part of the planning process. The proposed amendment will assist in the achievement of this intent.

### **How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The Amendment supports and implements the Local Planning Policy Framework by implementing a range of objectives and strategies contained in Clause 21 – Municipal Strategic Statement relating to floodplain management, monitoring stormwater quality and ensuring that use and development of land does not affect the role of land as an active floodway.

## **Does the Amendment make proper use of the Victoria Planning Provisions?**

The VPPs include a number of overlay controls for identifying areas subject to inundation, including the SBO and LSIO which are applied to the overland flow paths of natural drainage depressions that have been developed for other uses and land affected by flooding associated with waterways and open drainage systems.

The introduction of the SBO and the LSIO are the best VPP tools to ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or velocity.

## **How does the Amendment address the views of any relevant agency?**

The Amendment has been prepared by Council and Melbourne Water and reflects updated flood mapping information which has been prepared and provided by Council and Melbourne Water.

## **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The Amendment addresses the relevant requirements of the *Transport Integration Act 2010*.

The Amendment will not have any significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*, as it would not result in any increase in demand on the transport system.

## **Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

By accurately identifying land that is subject to inundation, the Amendment will benefit Council and the community by enabling more accurate, timely and consistent advice to be provided by Council and Melbourne Water as the responsible drainage authorities.

The Amendment is not anticipated to result in any significant increase in the number of planning permit applications, but rather be an additional consideration under permits already required under other provisions in the scheme. Accordingly, the Amendment will not result in any significant resource implications for Council as the responsible authority.

## **Where you may inspect this Amendment**

The Amendment is available for public inspection, free of charge at the following places:

- during office hours, at the office of the planning authority, Manningham City Council, 699 Doncaster Road, Doncaster
- at the Manningham website at [www.yoursaymanningham.com.au/Amendment-C109](http://www.yoursaymanningham.com.au/Amendment-C109)
- at the Doncaster, The Pines, Bulleen, Warrandyte branch libraries and the Box Hill branch library
- at the Department of Environment, Water, Land and Planning website: [www.dtpli.vic.gov.au/publicinspection](http://www.dtpli.vic.gov.au/publicinspection) .

## **Submissions**

Any person who may be affected by the Amendment may make a submission to the planning authority.

Submissions about the Amendment must be received by **24 December 2015**.

A submission must be sent to the:

Manager Economic and Environmental Planning  
Manningham City Council  
PO Box 1  
DONCASTER VIC 3108

or submitted online at [www.yoursaymanningham.com.au/Amendment-C109](http://www.yoursaymanningham.com.au/Amendment-C109)

### **Panel hearing dates**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: To commence in the week beginning 21 March 2016
- Panel hearing: To commence in the week beginning 18 April 2016

*Planning and Environment Act 1987*

**MANNINGHAM PLANNING SCHEME**

**AMENDMENT C109**

**INSTRUCTION SHEET**

The planning authority for this amendment is the City of Manningham.

The Manningham Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 33 attached map sheets.

**Overlay Maps**

1. Amend Planning Scheme Map Nos 1SBO, 2SBO, 3SBO, 6SBO, 7SBO, 8SBO, 9 SBO and 11SBO in the manner shown on the attached maps marked "Manningham Planning Scheme, Amendment C109".
2. Amend Planning Scheme Map Nos 1LSIO, 2LSIO, 3LSIO, 4LSIO, 6LSIO, 7LSIO, 8LSIO, 9LSIO and 11LSIO in the manner shown on the attached maps marked "Manningham Planning Scheme, Amendment C109".
3. Insert new Planning Scheme Map No 4SBO in the manner shown on the attached map marked "Manningham Planning Scheme, Amendment C109".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

4. In Local Planning Policy Framework – replace Clause 21.12 with a new Clause 21.12 in the form of the attached document.
5. In Local Planning Policy Framework – replace Clause 22.16 with a new Clause 22.16 in the form of the attached document.
6. In Overlays – Clause 44.05, delete Schedule to the Special Building Overlay.
7. In Overlays – Clause 44.05 – Special Building Overlay, insert a new Schedule 1 in the form of the attached document.
8. In Overlays – Clause 44.05 – Special Building Overlay, insert a new Schedule 2 in the form of the attached document.
9. In Overlays – Clause 44.05 – Special Building Overlay, insert a new Schedule 3 in the form of the attached document.
10. In General Provisions – Clause 61.03, replace the schedule with a new Schedule in the form of the attached document.

End of document

21/02/2013  
G54 Proposed  
C109

## SCHEDULE TO CLAUSE 61.03

### Maps comprising part of this scheme:

- 1, 1DDO, 1ESO1, 1ESO, 1HO, 1LSIO, 1PAO, 1SBO, 1VPO
- 2, 2DDO, 2EAO, 2ESO1, 2ESO, 2HO, 2LSIO, 2PAO, 2SBO, 2SLO1, 2SLO5, 2SLO6, 2VPO
- 3, 3DDO, 3ESO1, 3ESO, 3HO, 3LSIO, 3PAO, 3SBO, 3WMO, 3SLO1, 3SLO3, 3SLO6
- 4, 4DDO, 4EMO, 4ESO1, 4ESO, 4HO, 4LSIO, [4PAO](#), [4SBO](#), 4WMO, ~~4PAO~~
- 5, 5EMO, 5ESO, 5HO, 5LSIO, 5WMO, 5SLO1, 5VPO
- 6, 6DDO, 6DPO, 6EAO, 6ESO1, 6ESO, 6HO, 6LSIO, 6SBO, 6SLO5, 6VPO
- 7, 7DCPO, 7DDO, 7ESO, 7DPO, 7EAO, 7HO, 7IPO, 7LSIO, 7PAO, 7SBO, 7SLO5, 7SLO7, 7VPO
- 8, 8DDO, 8EAO, 8ESO, 8HO, 8LSIO, 8PAO, 8SBO, 8WMO, 8SLO1, 8SLO5, 8SLO6, 8SLO7, 8SLO8, 8VPO
- 9, 9DDO, 9EMO, 9ESO1, 9ESO, 9HO, 9LSIO, 9SBO, 9WMO, 9PAO, 9SLO1, 9SLO6, 9VPO
- 10, 10EMO, 10ESO, 10HO, 10LSIO, 10WMO
- 11, 11DDO, 11ESO, 11HO, 11LSIO, 11SBO, 11SLO1, 11SLO6



**21.12**17/09/2009  
VC59**INFRASTRUCTURE****21.12-1**02/10/2008  
C52**Overview****Public transport**

Over reliance on car based transport is an environmental and social concern. The municipality is currently serviced by a single mode of public transport (bus). There are opportunities to improve this through increasing the frequency of bus services and extending the hours of operation. In addition, there are opportunities to extend tramlines into the municipality. There is a need to encourage the use of existing public transport, which may include Park and Ride facilities. The State Government has a policy of achieving 20% of all travel being by public transport by 2020 (DOI 2004).

Refer to Infrastructure Framework Plan 6 for key infrastructure features and opportunities.

**Movement network**

There is a hierarchy of roads in the municipality including declared arterial roads, Council arterial roads, collector roads and local streets. There are deficiencies with the standards of some of the declared arterial roads and Council arterial roads, which need to be upgraded.

Doncaster Road is the main east-west arterial road and a major bus route in the municipality. Council will promote initiatives that improve the public transport function of Doncaster Road and seek to improve pedestrian amenity, visual character and its local identity by changing its appearance to a treed boulevard.

There are a number of major existing on-road and off-road routes throughout the municipality, which make up the existing Manningham bicycle network and are used by commuter and recreational cyclists. There is also a network of linear parks which provide additional recreational opportunities including walking and horse trails.

Council will continue to identify and upgrade the existing road, bicycle and pedestrian networks throughout the municipality. This will take into account social, economic and environmental values whilst recognising safety, traffic needs, improved access and mobility.

**Services**

Council is responsible for providing drainage for the local street network and local catchment areas. Council encourages developments to design and upgrade drainage infrastructure to reduce the occurrence of inundation and flooding, improve safety and enhance the amenity of the municipality. An integrated approach is sought to the management of stormwater and the progressive upgrading of stormwater and drainage infrastructure assets. Council will investigate the introduction of drainage contributions focussing on areas around activity centres, and will continue to identify land which has drainage and flood constraints.

The protection and enhancement of Manningham's waterways and catchments is a key issue. Manningham lacks reticulated sewerage systems in its low-density residential and green wedge areas, which has a significant impact on these waterways. Council will continue to encourage the provision of reticulated sewerage to unsewered areas and/or innovative solutions to reuse wastewater.

Council requires the undergrounding of services to all new development and subdivisions. With regard to the provision of new powerlines, only those powerlines of up to 66kV will be required to be located underground. The undergrounding of existing powerlines is also

encouraged particularly for historic and environmentally sensitive areas, where the opportunity arises.

### **Telecommunications and satellite dishes**

Telecommunication facilities and satellite dishes often have visual and environmental impacts, including issues relating to amenity, visual intrusion on the streetscape or landscape and a lack of compatibility with surrounding land uses.

**21.12-2**  
17/09/2009  
VC59

### **Public transport**

#### **Key issues**

- Lack of public transport services in some areas.
- Infrequency and limited hours of public transport services.
- The need to provide alternative public transport options.
- Connectivity between modes of transport.
- The need to encourage greater use of an improved public transport network.

#### **Objectives**

- To increase the usage of public transport.
- To improve the existing bus network with regard to frequency, connectivity and accessibility.
- To improve bus infrastructure including upgrading bus stops and interchanges.
- To encourage the provision of a second form of public transport (tramline).

#### **Strategies**

Strategies to achieve these objectives include:

- Facilitate the location and development of transport hubs at or adjoining activity centres.
- Facilitate the provision of bus shelters at high use public transport sites.
- Encourage creation of 'park and ride' and 'bike and ride' facilities and public transport linkages.

#### **Implementation**

These strategies will be implemented by:

#### **Zones and overlays**

#### **Policy and exercise of discretion**

- Implementing the *Manningham Integrated Transport Strategy* (2003).
- Implementing the *Manningham Bicycle Strategy* (2001).

### **Further strategic work**

- Reviewing the *Manningham Bicycle Strategy* (2001).

### **Other actions**

- Continuing to advocate for improved public transport services and facilities within the municipality.
- Investigate appropriate locations for new ‘park and ride’ and ‘bike and ride’ facilities.

21.12-3

17/09/2009  
VC59

### **Roads**

#### **Key issues**

- The continued upgrade of the road, bicycle and pedestrian networks.
- Balancing the environmental values of roadside vegetation with safety needs.
- The need to improve the streetscape and amenity along Doncaster Road and other main roads.

#### **Objectives**

- To ensure that road construction standards and new vehicle crossings achieve a balance between the role of providing safe and efficient passage of vehicles, bicycles and pedestrians while taking into account the natural and cultural heritage values of roadsides and the area’s character.
- To maximise opportunities along Doncaster Road and other main roads to facilitate pedestrian and cyclist activity and provide higher levels of user amenity.
- To ensure that a comprehensive network of paths is available which facilitates safe and accessible bicycle and pedestrian movement.

#### **Strategies**

Strategies to achieve these objectives include:

- Require that design and construction standards cater for safe, efficient and effective vehicle movement and servicing needs.
- Require that design and construction standards protect remnant vegetation using techniques such as site assessment prior to any roadworks, the development of action/management plans to ensure protection of indigenous vegetation and the use of suitable indigenous plant species.
- Promote cycling and walking opportunities by providing safe bicycle routes and expanding the bicycle network, and providing pedestrian trails to improve accessibility to local and regional commercial, community and recreational facilities.
- Provide opportunities to enhance the amenity of Doncaster Road and other main roads.

#### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

- Applying the Road Zone 1 for Category 1 roads.
- Applying the Road Zone 2 for Category 2 roads.

### **Policy and exercise of discretion**

- Implementing the *Public Open Space Strategy* (2004).
- Implementing the *Roadside Environmental Management Strategy* (2004).
- Implementing the *Manningham Bicycle Strategy* (2001).
- Implementing the *Manningham Integrated Transport Strategy* (2003).
- Implementing the *Doncaster Hill Pedestrian and Cycle Plan* (2003).
- Implementing the *Doncaster Hill Developer Contribution Plan* (2004).

### **Further strategic work**

- Reviewing the Design and Development Overlay for Doncaster Road (DDO1).
- Reviewing the *Manningham Bicycle Strategy* (2001).

### **Other actions**

- Consider recommendations from the North East Integrated Transport Study.
- Implementing the *Arterial Roads Improvement Strategy* (2004)
- Implementing the *Road Safety Strategy* (2005).

21.12-4

### **Services**

17/09/2009  
VC59

Proposed  
C109

### **Key issues**

- The introduction of water capture, reuse and recycling within developments.
- The existence of unsewered land.
- Low and/or declining water quality.
- Drainage capacity and the need to prevent loss of life and damage to property.
- Visual impact of services.
- Unsuitability of land (lot size, soil type, etc) to absorb wastewater.

### **Objectives**

- To encourage connection to sewer where available and within reasonable proximity.
- To integrate the capture and re-use of water within developments.
- To ensure that drainage infrastructure is designed and upgraded to provide a safe, and efficient system.

- To ensure that the use and development of land maintains the flood flow characteristics of the Yarra River and its tributaries.
- To encourage the use of recycled water.
- To ensure that appropriate management practice is applied to the urban stormwater system.
- To ensure the undergrounding of services to all new development and subdivisions.
- To ensure that all new development and subdivision connect to mains water.
- To ensure that all new development and subdivision can treat and retain wastewater on site.

### **Strategies**

Strategies to achieve these objectives include:

- Regularly monitor reports on water quality in natural waterways in Manningham.
- Regularly monitoring and reviewing stormwater quality.
- Regulate the off-site flow of water by installing and maintaining on-site detention systems and consider inclusion of a capture and reuse function within these systems.
- Ensure that the use and development of land does not affect the role of land as an active floodway.
- Promote best practice stormwater management and reuse techniques.
- Require subdivision applications to include a designated effluent disposal envelope on each lot where appropriate..
- Require applications for development and subdivision to include the results of land capability assessments where appropriate, which demonstrate that the proposal is capable of treating and containing wastewater on site.
- Encourage applicants to create natural biological filtration systems in areas of high sediment and/or nutrient run-off, including roadside developments and subdivisions.
- Require development proposals that increase water runoff from a site, to detain stormwater on site or conduct or assist with other works which are necessary to maintain or increase drainage capacity, where appropriate.
- Maintain the flood flow characteristic of the Yarra River and its tributaries.
- Require all new development, including subdivision to provide underground services.
- Require all new development, including subdivision to be connected to mains water.

### **Implementation**

These strategies will be implemented by:

#### **Zones and overlays**

- Applying the Urban Floodway Zone.
- Applying the Special Building Overlay.
- Applying the Land Subject to Inundation Overlay.

#### **Policy and exercise of discretion**

### Further strategic work

- Investigating introduction of a Developer Contributions Plan for the upgrade of drainage infrastructure.
- Identifying land with drainage and flood constraints in the planning scheme.
- Developing Ecologically Sustainable Development Guidelines for the municipality.
- Investigating the appropriateness of a Local Planning Policy to guide ecologically sustainable development, for the municipality.

### Other actions

- Continuing to liaise with Melbourne Water to co-operatively manage the stormwater and natural creek systems in the municipality.
- Continuing to monitor and review the operation of septic tank systems.
- Continuing to lobby Yarra Valley Water with regard to the sewer backlog program and the use of local alternative treatment technologies.
- Promoting the use of new technology in the treatment of wastewater for re-use.
- Implementing the *Manningham Drainage Strategy 2004-2014* (2004).
- Implementing the *Manningham Stormwater Management Plan* (2001).
- Implementing the *Domestic Wastewater Management Plan* (2002).
- Implementing *Manningham's Water15 – Sustainable Water Management Plan* (2005).
- [Implementing Manningham Flood Management Plan for Manningham Council and Melbourne Water \(2011\)](#)

## 21.12-5

02/10/2008  
C52

### Telecommunications and satellite dishes

#### Key issues

- Visual and environmental impact of telecommunication facilities and satellite dishes.

#### Objectives

- To ensure that any future telecommunications facilities and satellite dishes are located to minimise impacts on the environmental values of land
- To ensure that any future telecommunications facilities and satellite dishes are sited to minimise visual impacts on adjoining and nearby land.
- To ensure that telecommunication cables are situated underground.

#### Strategies

Strategies to achieve these objectives include:

- Encourage telecommunications infrastructure and satellite dishes, and arrangements for associated vehicle access and maintenance, in locations, which minimise environmental and visual impacts.
- Encourage the sharing of existing infrastructure for telecommunication facilities including the use of existing infrastructure such as roof-top locations or integrated with existing buildings.

- Require the application of low maintenance, non-reflective finishes and appropriate colour schemes to ensure telecommunication facilities and satellite dishes blend in with the surrounds.
- Require the undergrounding of new telecommunication cables.
- Require underground conduits to be installed with sufficient capacity to enable sharing of the conduit by other telecommunication carriers.

### **Implementation**

These strategies will be implemented by:

### **Zones and overlays**

### **Policy and exercise of discretion**

### **Further strategic work**

### **Other actions**

- Preparing and continually updating a map showing existing telecommunication facilities to assist in the consideration of opportunities for co-location.
- Encouraging the design and location of low impact facilities to minimise visual impact.

### **21.12-6**

02/10/2008  
C52

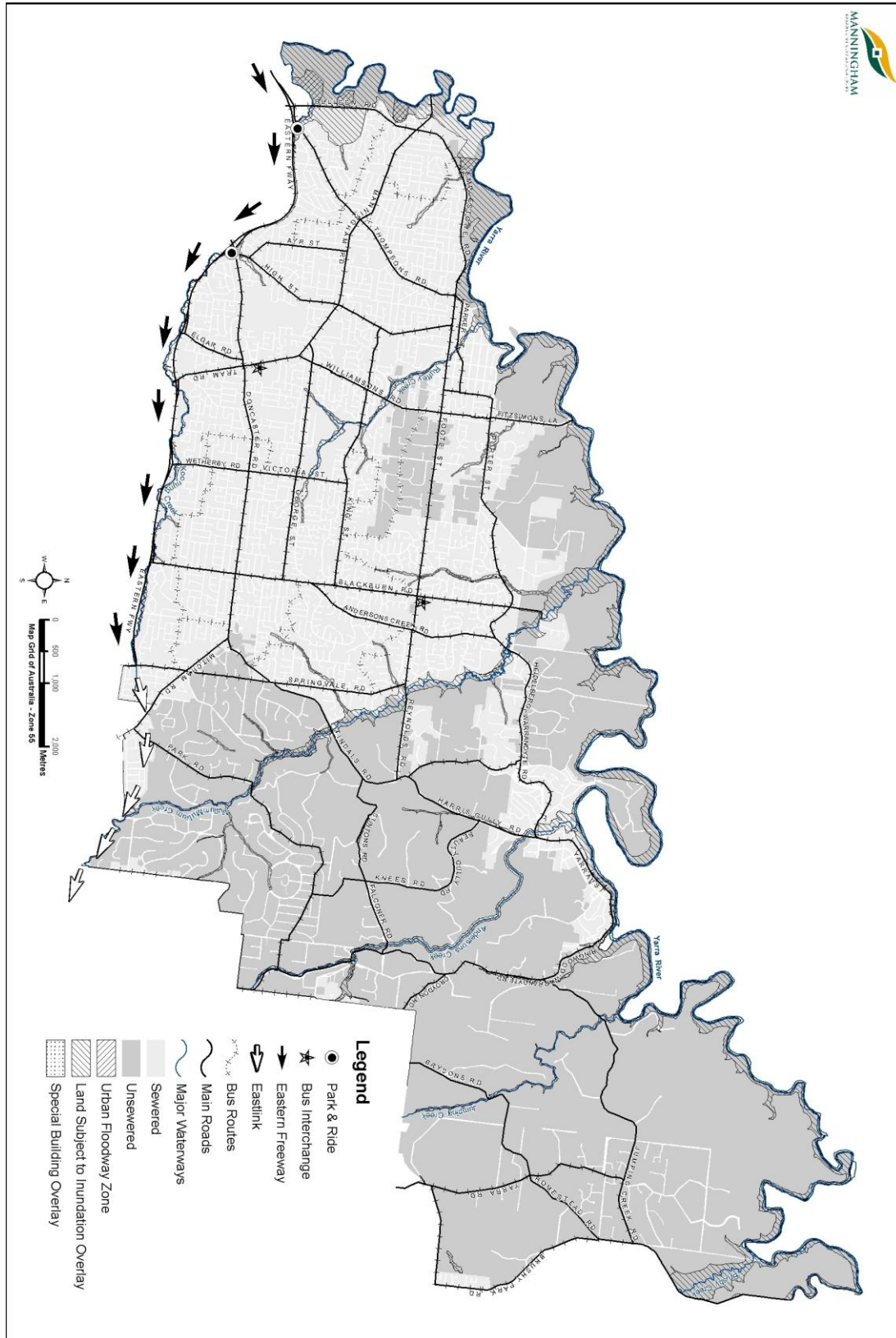
### **Reference documents**

- Department of Infrastructure (2004) *Linking Melbourne: Metropolitan Transport Plan*, Victoria.
- Manningham City Council (2003) *Manningham Integrated Transport Strategy*, Manningham City Council, Doncaster.
- Manningham City Council, Arup Transportation Planning (2001) *Manningham Bicycle Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2004) *Arterial Road Improvement Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2004) *Public Open Space Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2004) *Roadside Environmental Management Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2003) *Doncaster Hill Pedestrian and Cycle Plan*, Manningham City Council, Doncaster.
- Manningham City Council (2005) *Road Safety Strategy*, Manningham City Council, Doncaster.
- Manningham City Council (2004) *Manningham Drainage Strategy 2004-2014*, Manningham City Council, Doncaster.
- Manningham City Council (2001) *Manningham Stormwater Management Plan*, Manningham City Council, Doncaster.
- Manningham City Council (2002) *Domestic Wastewater Management Plan*, Manningham City Council, Doncaster.

- Manningham City Council (2005) *Water15 – Sustainable Water Management Plan*, Manningham City Council, Doncaster.
- [Manningham City Council \(2011\) Flood Management Plan for Manningham Council and Melbourne Water.](#)
- Manningham City Council (2002) *Strategic Gap Analysis for the Provision of New and Additional Infrastructure for the Park Orchards, Warrandyte, Donvale and Wonga Park Areas*.
- Port Phillip and Western Port Catchment Management Authority (2004) *Port Phillip and Western Port Regional Catchment Strategy 2004-2009*, Victoria.
- SGS Planning (2004) *Doncaster Hill Developer Contribution Plan*, Victoria.



INFRASTRUCTURE FRAMEWORK PLAN 6



**21.16**23/07/2015  
C108[Proposed  
C109](#)**KEY REFERENCES**

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## **Planning and Environment Act 1987**

### **MANNINGHAM PLANNING SCHEME**

#### **Notice of the Preparation of an Amendment**

##### **Amendment C109**

Manningham City Council has prepared Amendment C109 to the Manningham Planning Scheme.

The Amendment affects land throughout the City of Manningham that has been identified by the City of Manningham and Melbourne Water as being liable to inundation (flooding) in a 1 in 100 year storm event. The land affected is shown on the proposed planning scheme maps that form part of this amendment.

The Amendment proposes to amend the Manningham Planning Scheme by replacing the existing Land Subject to Inundation Overlay (LSIO) and Special Building Overlay (SBO) with a new LSIO and three new Schedules to the SBO that distinguish between areas subject to inundation in relation to the 'main' drainage system (SBO1 – Melbourne Water drains) and the local drainage system (SBO2 and SBO3 – Council drains). SBO3 establishes additional planning permit exemptions for certain areas subject to inundation in relation to the 'local' drainage system.

More specifically the Amendment proposes to:

- Amend the Municipal Strategic Statement at Clauses 21.12 and 21.16 to include reference to the '*Flood Management Plan for Manningham Council and Melbourne Water June 2011*' and the '*Development of the Special Building Overlay - Technical Report for Manningham City Council (Cardno) September 2015*'.
- Replace the existing schedule to the SBO at Clause 44.05, with new Schedules 1, 2 and 3.
- Update the Special Building Overlay (SBO) and Land Subject to Inundation Overlay (LSIO) maps to reflect the revised flood extent (land subject to inundation in a 1 in 100 year storm event) and to delineate areas to which SBO1, SBO2 and SBO3 apply.

You may inspect the Amendment, any documents that support the Amendment and the Explanatory Report about the Amendment, free of charge, at the following locations:

- during office hours, at the office of the planning authority, Manningham City Council, 699 Doncaster Road, Doncaster
- at the Manningham website at [www.yoursaymanningham.com.au/Amendment-C109](http://www.yoursaymanningham.com.au/Amendment-C109)
- at the Doncaster, The Pines, Bulleen, Warrandyte branch libraries and the Box Hill branch library
- at the Department of Environment, Land, Water and Planning website: [www.dtpli.vic.gov.au/publicinspection](http://www.dtpli.vic.gov.au/publicinspection) .

Any person who may be affected by the Amendment may make a submission to the planning authority about the Amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the Amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for Council to consider submissions and to notify such persons of the opportunity to attend Council meetings and any public hearing held to consider submissions. The closing date for submissions is 24 December 2015.

A submission must be sent to the  
Manager Economic and Environmental Planning  
Manningham City Council  
PO Box 1  
DONCASTER VIC 3108

or submitted online at [www.yoursaymanningham.com.au/Amendment-C109](http://www.yoursaymanningham.com.au/Amendment-C109)

The planning authority must make a copy of every submission available at its office for any person to inspect free of charge until the end of the two months after the amendment comes into operation or lapses.

**JOE CARBONE**  
**Chief Executive Officer**

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Proposed  
C109

## **SCHEDULE 1 TO THE SPECIAL BUILDING OVERLAY**

Shown on the planning scheme map as **SBO1**

### **MELBOURNE WATER MAIN DRAINS**

#### **1.0 Permit requirement**

--/20--  
Proposed  
C109

None specified.

#### **2.0 Referral of Applications**

--/20--  
Proposed  
C109

An application must be referred to Melbourne Water in accordance with Section 55 of the act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed to in writing between the responsible authority and the floodplain management authority.

--/20--  
Proposed  
C109

## **SCHEDULE 2 TO THE SPECIAL BUILDING OVERLAY**

Shown on the planning scheme map as **SBO2**

### **MANNINGHAM COUNCIL DRAINS**

#### **1.0 Permit requirement**

--/20--  
Proposed  
C109

None specified.

#### **2.0 Referral of applications**

--/20--  
Proposed  
C109

- No referral authority specified.
- An application will be considered by the City of Manningham as the authority responsible for local drains.



DD/MM/YYYY  
Proposed C109

## **SCHEDULE 3 TO THE SPECIAL BUILDING OVERLAY**

Shown on the planning scheme map as **SBO3**

### **MANNINGHAM COUNCIL DRAINS**

#### **1.0**

DD/MM/YYYY

Proposed  
C109

#### **Permit requirement**

A permit is not required to construct or carry out the following buildings or works:

- a new dwelling where the floor level is at least 400 mm above the natural surface level and the sub floor does not obstruct the overland flow path.
- a replacement dwelling where the floor level is at least 400 mm above the natural surface level, the sub floor does not obstruct the overland flow path and the original building footprint remains the same. The responsible authority may require evidence of the existing building envelope.
- a single or multiple dwelling extension where:
  - the sub floor level does not obstruct the overland flow path; and
  - the floor level of the proposed dwelling extension/s is at least 400 mm above the natural surface level.
- an alteration to an existing building where the original building footprint remains the same and floor levels are constructed to at least 400mm above natural surface level.
- a replacement building (not including an out-building) where the floor level is at least 400 mm above the natural surface level, the original building footprint remains the same and the sub floor does not obstruct the overland flow path. The responsible authority may require evidence of the existing building envelope.
- new fencing with at least 25% openings and with the plinth at least 400 mm above the natural surface level .

#### **2.0**

#### **Referral of applications**

- No referral authority specified
- An application will be considered by the City of Manningham as the authority responsible for local drains.