

MANNINGHAM

COUNCIL MEETING

MINUTES

Date:	Tuesday, 27 April 2021
Time:	7:00pm
Location:	Council Chamber, Civic Centre 699 Doncaster Road, Doncaster

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**MANNINGHAM CITY COUNCIL
MINUTES OF THE COUNCIL MEETING
HELD ON 27 APRIL 2021 AT 7:00PM
IN COUNCIL CHAMBER, CIVIC CENTRE
699 DONCASTER ROAD, DONCASTER**

The meeting commenced at 7:00pm.

PRESENT: Councillor Andrew Conlon (Mayor)
Councillor Anna Chen (Deputy Mayor)
Councillor Deirdre Diamante
Councillor Geoff Gough
Councillor Michelle Kleinert
Councillor Carli Lange
Councillor Tomas Lightbody
Councillor Laura Mayne
Councillor Stephen Mayne

OFFICERS PRESENT: Chief Executive Officer, Mr Andrew Day
Acting Director City Planning & Community, Ms Lee Robson
Director Shared Services, Mr Philip Lee
Director City Services, Ms Rachelle Quattrocchi
Corporate Counsel and Group Manager Governance & Risk,
Mr Andrew McMaster
Group Manager People and Communications, Ms Kerry Paterson

1 OPENING PRAYER AND STATEMENTS OF ACKNOWLEDGEMENT

The Mayor read the Opening Prayer & Statements of Acknowledgement.

2 APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE

There were no apologies.

3 PRIOR NOTIFICATION OF CONFLICT OF INTEREST

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

There were no disclosures made.

4 CONFIRMATION OF MINUTES

COUNCIL RESOLUTION

MOVED: CR CARLI LANGE
SECONDED: CR ANNA CHEN

That the Minutes of the Council Meetings held on 23 March 2021 and 20 April 2021 be confirmed.

CARRIED

5 PRESENTATIONS

5.1 Passing of Mr Robert Pitts

The Mayor acknowledged the recent passing of former Councillor Mr Robert Pitts. Mr Pitts was a Councillor of the City of Doncaster and Templestowe between from 1980 to 1984.

COUNCIL RESOLUTION

MOVED: CR ANDREW CONLON
SECONDED: CR ANNA CHEN

That Council:

- place on record its sadness at the recent passing of Mr Robert Pitts;
- record its appreciation for the contribution by Mr Pitts to the Manningham community; and
- extend its sympathy and condolences to Mr Pitts family at this very difficult time.

CARRIED

6 PETITIONS

There were no Petitions.

7 PUBLIC QUESTION TIME

7.1 H Jurcevic, Templestowe Lower

- Q1 Would you kindly explain how Council accesses 'a needs basis' when allowing the use of a Community bus? Also explaining what does Council mean by a long time, historic use and how does a senior community group qualify?

Ms Lee Robson, Acting Director City Planning and Community thanked Ms Jurcevic for her question and responded that Council's community buses provide services for a variety of purposes. Council has two small 'people movers' that are dedicated to transporting elderly clients to social support activities five days per week. These clients have compromised needs (including mobility and social connectedness issues) and mainly have been referred through the assessment process conducted on behalf of the Commonwealth as part of the 'My Aged Care' assessment portal operated by Manningham on behalf of the federal government. These have limited vehicle capacity and there is no scope for additional usage. When Mr Kourambas referred to a 'needs basis' he was referring to the fact that all clients for this type of transport are independently assessed through the Regional Assessment Service as requiring assistance.

Ms Robson further advised that Council has one small bus that is used for programs conducted directly by Council for clients who require support to attend these activities, and have also been assessed through Commonwealth funded Regional Assessment Service. This vehicle is used five days per week and there is no additional capacity. Council also has one 10 seater bus and a 7 seater people mover that operates a couple of days per week to transport elderly clients to shopping centres to help maintain independent living. It also provides transport one day a week for some Greek Seniors to the Ajani Centre.

There is a 20 seater bus that is available for hire by others on selected other days of the week and weekends, noting that a driver must have a rigid transport licence. In pre-COVID times it was used on a Friday to transport some Italian Senior Citizens to their activities. These last two arrangements for the Italian and Greek seniors are historical and have been in place for many years.

Ms Robson informed that officers are aware that there are other seniors groups who may also require transport – particularly other culturally specific seniors as well as what the WFG has requested - and a report that will come to Council mid-year will identify some options for a more equitable spread of these precious resources across the community. Once that report has been considered Council will be in a position to be able to advise about how those resources will be allocated.

- Q2 Why has one ethnic culture been given the opportunity to use a Community bus for a long time when the WFG having representation of 40 ethnic cultures within its membership and has not been successful in having the use of a Community bus over the past 7 years?

Ms Lee Robson, Acting Director City Planning and Community noted that the way the limited resources of community transport are allocated has evolved over many years noting that the current practices have been in place for up to 20 years. Ms Robson acknowledged that these practices are overdue for a review.

Ms Robson advised that officers are working on an analysis of how to best meet the needs of older residents who require transport to seniors groups and shopping trips. This analysis will consider the issues raised in this question and Council will be able to consider options for what they would like to prioritise and what additional costs may be associated with each option.

7.2 S Conisbee, Templestowe Lower

- Q Does the Council know whether the minister for planning will release a public response particularly for Planning scheme amendment C125 Mann (YVCC)? Does the council know again whether the Minister for Planning will release a public response for the broader Bulleen Precinct?

Mr Andrew Day, Chief Executive Officer thanked Mr Conisbee for his question and responded that in terms of dates, Council is not sure on the exact date however once the Minister has responded to the panel's findings, the report will be made available to the community via a link on Council's website.

8 ADMISSION OF URGENT BUSINESS

COUNCIL RESOLUTION

MOVED: CR TOMAS LIGHTBODY
SECONDED: CR LAURA MAYNE

That Council admits for consideration the following urgent business item to this Council meeting Agenda:

- **Item 14.1 International Day Against Homophobia, Transphobia and Biphobia (IDAHOBIT DAY)**

CARRIED

9 PLANNING PERMIT APPLICATIONS

There were no Planning Permit Applications.

10 CITY PLANNING & COMMUNITY

10.1 Planning Policy Framework - Policy Neutral Translation of the Manningham Planning Scheme

File Number: IN21/170

Responsible Director: Director City Planning and Community

Attachments:

- 1 Attachment 1 - Translation of current policies [↓](#)
- 2 Attachment 2 - Local policies in PPF structure [↓](#)
- 3 Attachment 3 - Destination Source File [↓](#)
- 4 Attachment 4 - PPF for Council approval [↓](#)

EXECUTIVE SUMMARY

The purpose of this report is to consider the translation of the existing Local Planning Policy Framework of the Manningham Planning Scheme into a new Planning Policy Framework (PPF) which includes a suite of local policies that sit under State and where relevant, Regional policies. The translation also includes a new Municipal Planning Strategy (MPS) which replaces the existing Municipal Strategic Statement (MSS).

The translation is a Department of Environment, Land, Water and Planning (DELWP) initiative forming part of a broader Smart Planning Program with the purpose of streamlining, reducing duplication and ensuring consistent planning scheme formats across all Victorian planning schemes. The new PPF changes will see local, regional and State planning policies consolidated with duplicate statements removed, making it a more succinct and reduced document.

DELWP have undertaken the translation in consultation with Council officers over the past 12 month period. The translation has been undertaken so as not to change the current content of the planning scheme – in a policy neutral way, so no new policy directions have been included. An independent planning consultant was also engaged to assist in preparing and validating the translation process.

DELWP has requested that Council endorse the translation of the Manningham Planning Scheme into the new framework to be undertaken as a Ministerial Amendment under 20(4) to the Planning and Environment Act 1987. This provision enables the Minister for Planning to amend a planning scheme, without providing notice or exhibiting the changes on the basis that the proposed translation is policy neutral.

Whilst this current translation exercise is policy neutral, officers will be commencing a statutory review of the Manningham Planning Scheme that is due for submission to DELWP in 2022. It is through the planning scheme review process that Council will be able to identify the major planning issues affecting the municipality. Engagement with Councillors followed by community and stakeholder consultation will be undertaken later this year on this process.

COUNCIL RESOLUTION

MOVED: CR GEOFF GOUGH
SECONDED: CR DEIRDRE DIAMANTE

That Council:

- A. Note the work Council officers have undertaken in collaboration with DELWP in undertaking the translation of the Local Planning Policy Framework (LPPF) section of the Manningham Planning Scheme into the new Planning Policy Framework (PPF).**
- B. Endorse the proposed policy neutral translation of the Local Planning Policy Framework (LPPF) section of the Manningham Planning Scheme into the new Planning Policy Framework (PPF) generally in accordance with *Attachment 4*.**
- C. Authorise the Director of City Planning and Community to make minor factual and wording adjustments prior to submission to the Minister.**
- D. Write to the Minister for Planning advising of Council's support for the translation of the Manningham's Local Planning Policy Framework (LPPF) into the new Planning Policy Framework (PPF) to be undertaken as a Ministerial Amendment under 20(4) of the Planning and Environment Act 1987.**

CARRIED

2. BACKGROUND**Amendment VC148**

- 2.1 The Victoria Planning Provisions (VPPs) were revised as part of Amendment VC148 in July 2018, which established a new structure for State, Regional and Local planning policies under key themes. The Planning Policy Framework is the policy content of planning schemes. It includes part of the *Victoria Planning Provisions* (VPP) in the form of State and Regional planning policies and local content in the form of Local planning policies.
- 2.2 The Department of Environment, Land, Water and Planning (DELWP) has undertaken a PPF translation of the Manningham Planning Scheme as part of a broader Smart Planning Program which seeks to simplify and improve the operation of all planning schemes across Victoria.
- 2.3 Other sections of the planning scheme including Zones, Overlays, Particular Provisions and General Provisions generally remain unchanged with the exception of the a number of minor changes to bring these clauses into line with the new structure and PPF.
- 2.4 The State, Regional and Local levels of policy are grouped by theme with directly relevant Regional and Local policies 'nested' under the corresponding State planning policy. The PPF enables all policy content in planning schemes to be merged into a single policy source.

2.5 Planning policy plays an important role in guiding decision makers and facilitating appropriate outcomes. Except for a modest restructure of the SPPF in 2010, the existing policy framework has largely operated in the same way for over 20 years. It has been the subject of a number of reviews over that time where it has been identified that whilst the Victoria Planning Provisions (VPP) system with its policy foundation is widely supported, users of the relevant schemes seek greater clarity, certainty and improved usability.

A new three - tier integrated policy structure

2.6 The new PPF (Clauses 10 to 19) replaces the SPPF (former Clauses 9 to 19). The PPF structure provides for three tiers of integrated planning policy: State-wide, Regional and Local (see Figure 1).

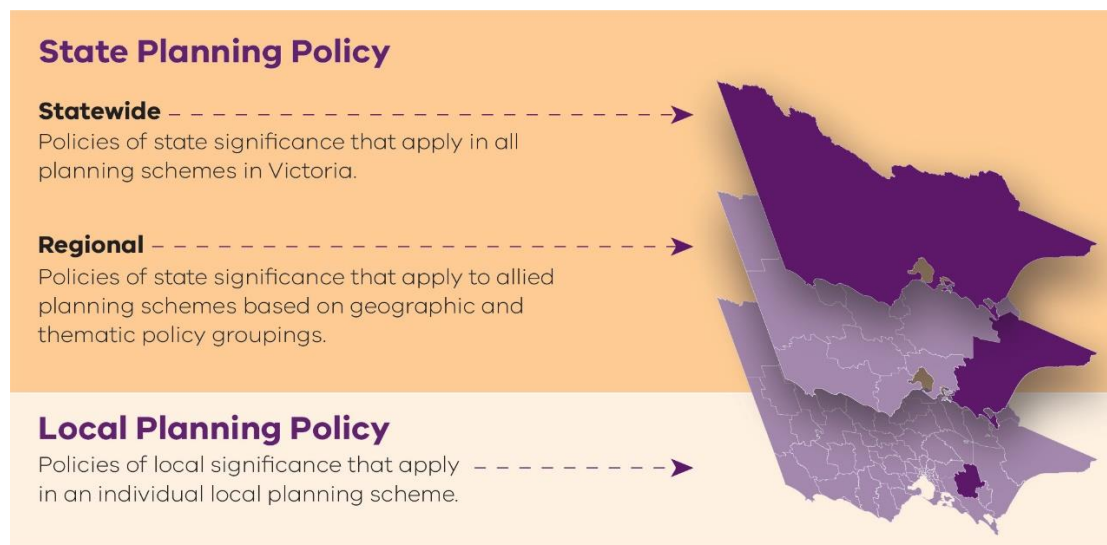


Figure 1: Planning Policy Framework Hierarchy

2.7 All State, regional and local policies are grouped together under the following key themes:

- Clause 11: Settlement
- Clause 12: Environmental and Landscape Values
- Clause 13: Environmental Risks and Amenity
- Clause 14: Natural Resource Management
- Clause 15: Built Form and Heritage
- Clause 16: Housing
- Clause 17: Economic Development
- Clause 18: Transport
- Clause 19: Infrastructure

2.8 This structure is consistent across all Victorian Planning Schemes. These changes have been made in order to:

- Strengthen and elevate the importance of State Policy, which in the past has been dominated by local policies, and often been forgotten in decision making;

- Better align and integrate State, Regional and Local planning policy and to ensure State and Local policies are not considered in isolation. The intent is to combine the three streams of policy into one and provide a direct 'line of sight' for each policy issue;
 - Ensure that policy is consistent and concise and simplifies the review and update of policy.
- 2.9 Whilst Amendment VC148 introduced the new Planning Policy Framework i.e. State and Regional policies, it did not at that time translate Council's Local Planning Policy Framework (LPPF) or the Municipal Strategic Statement (MSS) into the new framework. This local translation is the subject of the current translation project requiring significant input from local council's and is being rolled out across all Victorian planning schemes. The aim of this local translation has been to identify and carry forward all of the valued parts of the existing local policy into the new MPS and PPF structure.

3. DISCUSSION / ISSUE

Manningham PPF translation

- 3.1 Understanding how the existing policies have been translated and where in the new format scheme they are now located is a complex matter. The following attachments outline the methodology as well as identifying where existing policies have been located within the new framework.
- 3.2 **Attachment 1** is a summary of where the existing local policy content has been relocated to. A number of policies have been split into a number of different locations to fit within the key themes established by the State and Regional planning policies.
- 3.3 **Attachment 2** shows the location of the proposed local planning policies (in blue) within the new structure.
- 3.4 **Attachment 3** is a complete tracked change version of the LPPF illustrating the destination for every policy included in the existing planning scheme in the new MPS and PPF. It also shows when a policy has been deleted as it does not meet the Department's 'rules' for the translation – see section 3.35.
- 3.5 Collectively, the aforementioned attachments provide all the information and evidence for how the Planning Scheme has changed, to confirm this change as a neutral translation of the Scheme in accordance with the objectives stipulated by DELWP.
- 3.6 The presentation at SBS will illustrate how the above 'destination' file is to be read within the context of the State and Regional policies.

Municipal Planning Strategy (MPS)

- 3.7 When a Planning Authority translates its LPPF into the new PPF, it is also required to introduce a Municipal Planning Strategy (MPS) at Clause 2 of the planning scheme. The MPS replaces the existing MSS and supports but does not form part of the PPF. The PPF and MPS will work together to form the strategic basis of a planning scheme.

- 3.8 The MPS will be a succinct expression of the overarching strategic policy directions of a municipality. It will provide for the planning scheme's policy foundation, based on the municipality's locations and regional context, history, assets, strengths, key attributes and influences. Planning schemes already have similar clauses in the MSS, however, the new concise format will provide for a more focused and direct message about a Council's planning aspirations.
- 3.9 The intent is that the content of the MPS should be easily read, expressed in a logical sequence and grouped by related land use and development themes as set out in the PPF. DELWP has issued a directive that the MPS should focus on priorities and have a limit of 5000 words.
- 3.10 The narrative in the Manningham MPS is centred on its unique and long established settlement pattern which comprises higher density, suburban style development closer to Melbourne CBD, and the Green Wedge and Yarra River Corridor to the east and north of the municipality. These two typologies are separated by a Low Density Buffer which also extends over the Wonga Park settlement. This settlement pattern is also supported by a distinct network of activity centres spread throughout the municipality.
- 3.11 The settlement narrative appears in both the MPS and is supported by a suite of policies in Clause 11 and one policy in Clause 15 to ensure that the outcomes Council is seeking in these areas are achieved.
- 3.12 The new Clause at 2.04, forming part of the MPS includes a suite of new maps which are based on the existing maps in the LPPF but have been redesigned to create a consistent design story and improve readability. The plans also comply with DELWP's mapping design standards which also provide for colour blindness accessibility. See **Attachment 4**.

PPF - Local Policies

- 3.13 Council's local policies play an extremely important role in guiding decision making on a planning permit. As such, the accurate translation of these is paramount, to ensure that content and meaning is not diluted or compromised.
- 3.14 The new **PPF - Local (Clause 11-19)** follows the MPS at Clause 2, and provides the detailed policy directions for a municipality and helps a Council to implement State policy in a way that is relevant to their vision for the municipality.
- 3.15 The **PPF - Local** is derived from the existing Clauses 21 and 22 of the Manningham Planning Scheme, currently known as the Manningham Local Planning Policy framework (LPPF).

Process

- 3.16 The translation process began in September 2019, with DELWP officers undertaking the first draft of the translation of the Manningham Planning Scheme. Since this time and with assistance from planning consultants, Council has worked collaboratively with DELWP and has been actively involved in reviewing the draft and subsequent drafts and providing feedback. This has been a rigorous process, involving negotiations between Council officers and DELWP to ensure that the translation reflected clear narrative and did not result in any loss of policy direction.

- 3.17 The key issues associated with the translation included coming to an agreed position with DELWP regarding:
- how the settlement narrative for Manningham be expressed
 - the translation of the Eastern Golf Course local policy
 - the content of the new Activity Centres policy

Settlement narrative

- 3.18 The settlement strategy for Manningham was missing from the original translation undertaken by DELWP. Manningham has a well-established settlement pattern which comprises higher density, suburban style development closer to Melbourne CBD, and the Green Wedge and Yarra River Corridor to the east and north of the municipality. These two typologies are separated by a Low Density Buffer area.
- 3.19 The initial position of DELWP was that this narrative was best dispersed throughout the scheme. Officers, however, identified this would undermine the integrity of the settlement narrative where it would not be clear to the scheme user what the complete vision for the different parts of the municipality were.
- 3.20 In response to this issue, a low density buffer area policy has been prepared to recognise the important and diverse roles that the low density areas play in in the municipality. The policy will ensure that the interrelationships between various influences, such as visual and environmental elements can be considered holistically when determining land use and development in these areas.
- 3.21 Similar to the low density areas, the policy for the Green Wedge and Yarra River Corridor Area was also proposed to be dispersed across the Planning Policy Framework. A revised policy was prepared which includes a holistic framework for the Green Wedge and Yarra River Corridor.
- 3.22 Officers worked closely with DELWP and were able to reach a position where DELWP clearly understood the need for the narrative and the location of the policies and were comfortable with translating the policy by settlement typology rather than planning issue. They were also comfortable with including all policy relating to the low density and the green wedge areas in the one location.
- 3.23 The settlement strategy is now proposed to be included in the following sections of the scheme:
- The MPS at clause 2.01 (context) and Clause 2.03 (strategic directions)
 - The Low Density Buffer Area policy at clause 11.01 -1L
 - The Green Wedge and Yarra River Corridor policy at clause 11.01 1L
 - The Activity Centre policy at clause 11.03-1L
 - The Neighbourhood Character policy at clause 15.01-5L
- 3.24 The new Settlement Strategy policy and narrative recognises the different components and objectives across Manningham. A new Activity Centre policy was also prepared which identifies the major, neighbourhood and local activity centres and role of each centre across Manningham.

Tullamore – Former Eastern Golf Course

- 3.25 Due to the advanced progression of the residential development at Tullamore on the former Eastern Golf Course site, the existing policy relating to the Eastern Golf Course has been removed. It is considered that the existing Development Plan Overlay for the Eastern Golf Course provides an adequate framework for development should there be any departure from the approved development plan in the future. The need, therefore for the local policy was no longer considered essential or relevant. In addition, the sections of the existing policy referring to heritage significance of Tullamore have been included in the translated Heritage policy.

Activity Centres – (with separate policies for the Pines and Doncaster Hill)

- 3.26 DELWP initially advised that it was not necessary to have separate policies for The Pines and Doncaster Hill activity centres as they could be included in the Activity Centre policy. Given the importance, however, of these centres and the detailed structure planning that has been undertaken, officers were successfully able to advocate that it was important that these Major Activity Centres have been identified in independent policies. These policies do however, need to be read in conjunction with the content included in Schedule 1 to the Activity Centre Zone (ACZ1) and Schedule 9 to the Design and Development Overlay (DDO9) that respectively apply to each activity centre.
- 3.27 In addition, DELWP initially advised that a list of all of the activity centres was not necessary in the Activity Centre policy and could instead be shown on the Strategic Framework Plan located in a completely different part of the planning scheme. Council officers successfully argued that linking the activity centre typology and locations to the Activity Centre policy was essential in order to read the policy easily. This now means that all the policy for activity centres including the location of the centres is now in one place.
- 3.28 It is acknowledged that across the State there has been varying levels of difficulty in undertaking the PPF translation of schemes. This is due to a range of factors, including in Manningham's case, the level of sophistication that Council's planning scheme has, the high level of integration between the LPPF and the zones and overlays, and the high degree of ownership of the scheme by Council.
- 3.29 The translation of the LPPF for Manningham has therefore presented some particular challenges because of its size and complexity which has required close negotiation with DELWP in order to achieve a translation that both DELWP and Council officers are satisfied with.
- 3.30 Council officers are confident that the translation now includes:
- No loss of policy content
 - Simpler planning policies with less repetition
 - Policy that is focussed on land use and development.
- 3.31 The PPF has also been validated through the peer review and assistance in the translation and drafting of policy by independent planning consultants.

- 3.32 The draft has also been reviewed at key stages of the translation process by Council's Statutory Planners to test the robustness of the translation in supporting their decision-making on all planning matters, including supporting Council at VCAT.
- 3.33 More specifically, Statutory Planning has been involved in two formal rounds of workshops where each policy was reviewed in detail, as well as other opportunities for review and feedback. The comments from the Statutory Planners were then used to finesse the translated policies to ensure that they achieved the same effect and intent as the policies in the existing scheme.

Policy Neutral Translation

- 3.34 The translation has been undertaken so as not to change the current content of the planning scheme. While the new PPF structure is substantially different from the previous LPPF, no new policy directions have been included or omitted.
- 3.35 The draft Manningham Planning Scheme for Council's information forms **Attachment 4**.
- 3.36 DELWP has requested that Council endorse the translation of the Manningham Planning Scheme to be undertaken as a Ministerial Amendment under section 20(4) to the *Planning and Environment Act 1987*. This section of the Act enables the Minister for Planning to amend a planning scheme, without providing notice or exhibiting the changes.
- 3.37 All policy neutral translations for other Victorian planning schemes will be undertaken without public exhibition or consultation. Other Councils who are seeking to implement new strategies and more recently completed strategic work have the option of going through a full amendment process to introduce the proposed policy changes to the relevant planning scheme.
- 3.38 While the translation has not added new policy content, it has adhered to the 'rules' established by Smart Planning. The rules have been detailed in '*A Practitioners Guide to the Victoria Planning Scheme*'. These rules make reference to:
- Removing the 'policy basis', 'application requirements' and 'decision guidelines' of all local policies
 - Removing policy content which does not relate to land use or development applications
 - Removing content which repeats or contradicts State planning policy or other policy content
 - Removing any content which is ambiguous or not clear.
- 3.39 The following table identifies the impacts of the PPF translation in reducing the volume of relevant sections of the Manningham Planning Scheme.

EXISTING	PROPOSED
<p>MSS Clause 21</p> <p>37,000 words/115 pages</p>	<p>MPS Clause 2</p> <p>Approximately 5,000 words/ 15 pages (including plans)</p>
<p>LPP Clause 22</p> <p>24,000 words/64 pages</p>	<p>PPF-Local Clauses 11-19</p> <p>Approximately 10,000 words, 70 pages (including plans)</p>

- 3.40 As a result of adhering to these rules, the order of content within the Manningham Planning Scheme has been re-arranged. For example, our existing local heritage policy repeats State heritage policy to protect and conserve heritage places. This repetition in local policies has been removed. One of the primary aims of the translation is to significantly reduce repetition and unnecessary content of planning schemes to make planning schemes simpler and easier to navigate.
- 3.41 Previously, there has been an understanding that policy positions need to be repeated throughout the planning scheme to have maximum effect. This has resulted in policy positions being repeated throughout State, local, zone and overlay provisions. This translation seeks to remove the repeated policy directions.
- 3.42 Many of Manningham's local planning policies are lengthy. These policies have been re-written to be simpler and clearer, while conveying the same intent. This has enabled the length of the PPF to be considerably reduced. There are also incidences where the Manningham Planning Scheme contains unnecessary, outdated and irrelevant material and this has been deleted as part of this process.

Planning Scheme Review 2022

- 3.43 It is important to note that whilst this current translation exercise is policy neutral, officers will be commencing a statutory review of the Manningham Planning Scheme that is due for submission to DELWP in 2022. Council must review the Manningham Planning Scheme every 4 years to ensure it meets the community's vision as well as State and local planning policy. This is a requirement of the *Planning and Environment Act 1987*.
- 3.44 The 2022 review of the Manningham Planning Scheme is essentially an audit procedure to identify how efficiently and effectively the planning scheme is currently implementing relevant State and local land use and development planning objectives. The Act requires the review to evaluate whether the Planning Scheme:
- is consistent in form and content with the directions or guidelines issued by the Minister; and
 - sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies; and
 - makes effective use of State provisions and local provisions to give effect to State and local planning policy objectives.

- 3.45 The Planning Scheme Review primarily seeks to identify potential changes to the planning scheme (e.g. to address policy gaps, improvements to provisions to assist decision making) and to identify further strategic work required to inform changes (e.g. the review of the Doncaster Hill Strategy and review of the application of the residential zones). The Review Report will include a series of actions which will be used to inform the Strategic Planning Work program over the next four years.
- 3.46 It is through this process that Council will be able to identify the major planning issues affecting the municipality and challenge the strategic performance of the Planning Scheme.
- 3.47 It is anticipated that City Planning will commence engagement regarding any changes that Councillors may be seeking to the Manningham Planning Scheme in 2021 followed by community and stakeholder engagement in 2021/2022.

4. COUNCIL PLAN / STRATEGY

- 4.1 Recommendation 1 of the 2018 review of the Manningham Planning Scheme identified the need as a high priority to:
- Review and restructure the existing Local Planning Policy Framework of the Manningham Planning Scheme in accordance with proposed changes to the Planning Policy Framework (PPF).*
- 4.2 Whilst a policy neutral translation, the PPF and MPS will continue to align with the goals of the Council Plan 2017-2021.
- 4.3 By endorsing the translation of the Local Planning Policy Framework (LPPF) into the new Planning Policy Framework, Council supports the Minister for Planning in undertaking a Ministerial Amendment for the translation of the Local Planning Policy Framework with the new Planning Policy Framework.

5. IMPLEMENTATION

Finance / Resource Implications

- 5.1 The resourcing and financing of this project has been accommodated within the existing budget of Integrated Planning. A significant proportion of the PPF translation has also been resourced by DELWP.
- 5.2 DELWP will also fund the planning scheme amendment process once Council has endorsed the translated documents.

Communication and Engagement

- 5.3 DELWP had undertaken targeted consultation on 'Reforming the Victoria Planning Provisions' in 2017. As the translation is proposed to be policy neutral, no further consultation or engagement is proposed.
- 5.4 It is proposed however, that when the Amendment has been approved by the Minister, that Council will inform the community about the new structure through a Manningham Matters and on Council's website.

Timelines

- 5.5 As part of the endorsement of the PPF translation and implementation into the Manningham Planning Scheme, it is anticipated that the planning policy framework translation will progress as follows:
- Report to SBS in early April 2021
 - Report to Council Meeting in April 2021 resolving to submit the endorsed PPF to the Minister
 - The Minister for Planning is scheduled to gazette the changes to the Manningham Planning Scheme prior to end of July 2021.
- 5.6 It is critical that Council endorse the PPF policy neutral translation in April in order for Council to seek the support currently on offer for DEWLP to resource the keystone authoring of the PPF into the Manningham Planning Scheme (before 30 June 2021). Otherwise, this significant resourcing would need to be undertaken by Council.

6. DECLARATIONS OF CONFLICT OF INTEREST

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

Translation of the Local Planning Policy Framework

Existing Provisions	Translated to New Provision	Commentary
21.00 Municipal Strategic Statement		Deleted
21.01 Introduction		Deleted
21.02 Municipal Profile	02.01 Context 02.03 Strategic Direction	
21.03 Key Influences	02.03 Strategic Direction	
21.04 Vision-Strategic Framework	02.02 Vision	
21.05 Residential	15.01-5L Neighbourhood Character 11.01-1L Settlement 15.01-5L Landscaping	
21.06 Low Density	11.01-1L Low Density Buffer Area	
21.07 Green Wedge and Yarra River Corridor	11.01-1L Green Wedge and Yarra River Corridor	
21.08 Industrial	15.01-2L Industrial development – design and siting 17.03-1L Industrial land supply	
21.09 Activity Centres and Commercial Areas	11.03-1L Activity Centres 11.03-1L Doncaster Hill Major Activity Centre 15.01-2L Commercial design	
21.10 Environmentally Sustainable Development	15.02-1L Environmentally Sustainable Development	
21.11 Heritage	15.03-1L Heritage	
21.12 Infrastructure	18.02-3L Roads 18.02-4L Car parking 19.03-3L Wastewater, drainage and stormwater management 18.02-1L Sustainable personal transport 18.02-2L Public Transport 13.03-1L Floodplains	
21.13 Open Space and Tourism	17.04-1L Facilitating tourism 19.02-6L Open Space	
21.14 Community Health and Well-being		Deleted
21.15 Monitoring and Review		Deleted
21.16 Key References	72.08	Moved to schedule to 72.08 Background documents

Local Planning Policy Framework

Existing Policy Clause	New Clause	Commentary
22.01 Design and Development	15.01-2L Commercial design 15.01-5L Landscaping	
22.02 Native Vegetation	12.01-2L Native Vegetation Management	
22.03 Cultural Heritage	15.03-1L Heritage conservation	
22.04 Residential Accommodation	16.01-2L Group Accommodation, Residential Buildings, Retirement Village and Residential Villages	
22.05 Non-Residential Uses in Residential Areas	13.07-1 Non residential uses in residential areas	
22.06 Eating and Entertainment Premises	17.02-1L Eating and entertainment premises	
22.07 Outdoor Advertising Signs	15.01-1L Signs	
22.08 Safety Through Urban Design	15.01-1L Safer neighbourhoods	
22.09 Access for Disabled People		Deleted – covered by Building Regulations
22.10 Bulleen Gateway		Deleted
22.11 Battle Axe Blocks	15.01-3 Battle axe blocks	
22.12 Environmentally Sustainable Development	15.02-1L Environmentally Sustainable Development 18.02-1L Sustainable Personal Transport	
22.13		No content
22.14 Environmental and Landscape Significance in Identified Wildfire Areas	12.05-2L Biodiversity in the Bushfire Management Overlay	
22.15 Dwellings in the General Residential Zone	15.01-5L Neighbourhood Character	
22.16 Industrial Areas	15.01-2L Design and siting of Industrial development 15.01-5L Landscaping	
22.17 Eastern Golf Course Key Redevelopment Sites	12.01-2L Native Vegetation Management 15.03-1L Heritage 43.04-3 DPO3	
22.18 Gaming	52.28 Gaming	
22.19 Outbuildings in the LDRZ	11.01-1L Low Density Buffer Area	
22.20 Non-residential uses in the Rural Conservation Zone	11.01-1L Low Density Buffer Area	

2 Municipal Planning Strategy	12 Environmental and Landscape Values	13 Environmental Risks and Amenity	14 Natural resource Management	15 Built Environment and Heritage	16 Housing	17 Economic Development	18 Transport	19 Infrastructure
2.1 Context 2.2 Vision 2.3 Strategic Directions 2.4 Strategic Framework Plan	12.01 Biodiversity 12.01-1L Biodiversity in the Bushfire Management Overlay 12.01-1L Native Vegetation Management	13.01 Climate Change Impacts	14.01 Agriculture	15.01 Urban Design 15.01-1S Urban Design 15.01-1L Signs 15.01-1L Safer Neighbourhoods 15.01-2S Building Design 15.01-2L Design and Siting of Industrial Development 15.01-2L Commercial design 15.01-2L Design and Siting of Industrial Development 15.01 – 3S Subdivision Design 15.01-3L Battle Axe Blocks 15.01-3L Subdivision Design 15.01 5S Neighbourhood Character 15.01-1L Landscaping 15.01-5L Neighbourhood Character	16.01 Residential Development 16.01-1S Integrated Housing 16.01-1L Group Accommodation, Residential Buildings, Retirement Village and Residential Villages	17.01 Employment	18.01 Integrated Transport	19.01 Energy
11 Settlement	12.02 Native Vegetation Management 12.03-1L River Corridors and Wetlands	13.02 Bushfire	14.02 Water	40 Overlays Schedule to Clause 43.01 Heritage Overlay Schedule to Clause 43.04-3 Development Plan Overlay	17.02 Business 17.02-1S Business 17.02-1L Eating and Entertainment Premises 17.02-2S 17.02-2L Out of Centre Development	18.02 Sustainable Personal Transport 18.02-1 Sustainable Personal Transport 18.02-1L Sustainable Personal Transport 18.02 – 2S Public Transport 18.02-2L Public Transport 18.02-3L Roads 18.02-3S Road System 18.02-3L Roads 18.02-4S Carparking 18.02-4L Carparking	19.02 Community Infrastructure 19.02-4S 19.02 - 4L Social and Cultural Infrastructure 19.02 – 6S open Space 19.02-6SL Open Space	19.03 Development Infrastructure 19.03 – 2S 19.03 – 2L Infrastructure Design and Provision 19.03 – 3S Integrated Water Management 19.03-3L Wastewater, Drainage and Stormwater management 19.03-4S Telecommunications 19.03-4L Telecommunications
11.01 Settlement 11.01-1R Green wedges- Metropolitan Melbourne Yarra River corridor 11.01-1L Green Wedge and Yarra River Corridor 11.01-1R Settlement – Metropolitan Melbourne 11.01-1L Low Density Buffer Area	12.03 Water Bodies and Wetlands	13.03 Floodplains 13.03-1L Floodplains	14.03 Earth and Energy Resources					
11.02 Managing Growth	12.04 Alpine Areas	13.04 Soil Degradation		70 Operational Schedule to Clause 72.08 Schedule to Clause 74.02	17.04 Tourism 17.04-1S Facilitating Tourism 17.04 – 1L Facilitating Tourism	18.03 Ports		
11.03 Activity Centres 11.03-1L Activity Centres 11.03-1L Doncaster Hill Major Activity Centre	12.05 Significant Environments and Landscapes	13.05 Noise 13.05-1L Noise Abatement						18.05 Freight
		13.06 Air Quality						
		13.07 Land Use compatability 13.07-1 Non Residential Uses in Residential Areas						

Black Text = State Policy Blue Text = Local Policy

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DESTINATION VERSION

This document shows where each paragraph in the current Local Planning Policy Framework (LPPF) originated, and where it has been relocated in the new Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF).

Numerous paragraphs have also been deleted because they do not meet the State government's rules that have been applied which are as follows.

Entry Rules

1. A provision must be within the scope of the objectives and power of the Act.
2. A provision must implement the objectives of planning and be supported by a sound strategic planning and policy basis.
3. A provision must not conflict with or duplicate other legislation, instruments or planning scheme provisions.

Application Rules

4. The application of a provision must be necessary and proportional to the intended planning outcome.
5. A provision must be consistent with the operational provisions of the scheme, any parent provision and any relevant Ministerial Direction.
6. The application of a provision must be clear.

Drafting Rules

7. The requirements of a provision must be clear and unambiguous.
8. A provision must be structured to be clear and unambiguous.
9. A provision must be written to be clear and unambiguous.

In addition much material has been deleted for the following reasons:

- It is unnecessary to include as it is providing too much background or contextual information that doesn't assist with decision making.
- It is a decision guideline or application requirement, both of which are no longer permitted in the local policy ordinance.
- It is repetitive of something already said.

The purple numbers show where in the LPPF the paragraph originated. For example [21.01-2] means the paragraph is located under Clause 21.02 Municipal Profile, subclause 2 Regional context.

The orange notations show either why something has been removed or where it has been relocated to in the new MPS and PPF.

For example a notation of [Rule 1] at the end of a paragraph means it has been deleted because it does not accord with Rule 1, which is "A provision must be within the scope of the objectives and power of the Act".

A notation of [12.01-2L] means that the paragraph has been move to the new PPF Clause 12.01-2 which is Native vegetation management.

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21 MUNICIPAL STRATEGIC STATEMENT ~~[deleted not required]~~02/10/2008
C52

The Municipal Strategic Statement (MSS) has been developed as the overall land use strategy for Manningham City Council. The MSS is to be read in conjunction with the Council Plan, which provides the overall corporate direction for the municipality. [21.00]

Clause 21.01 contains a brief **introduction** about the role of the Municipal Strategic Statement and acknowledges Manningham's commitment to sustainability. [21.00-1]

Clause 21.02 provides a brief **profile** of the municipality. [21.00-2]

Clause 21.03 identifies the **key influences** for land use and development in the City. [21.00-3]

Clause 21.04 contains the **vision** for the City based on the Council Plan. Manningham's vision for future land use planning and development is expressed in a number of **key land use themes** being Residential, Low Density, Green Wedge and Yarra River Corridor, Industrial, Activity Centres and Commercial Areas, Ecologically Sustainable Development, Heritage, Infrastructure, Open Space and Tourism and Community Health and Well being. It also contains a Strategic Overview Framework Plan. [21.00-4]

Clause 21.05 contains Council's **residential objectives and strategies** and describes the way in which these strategies will be achieved. [21.00-5]

Clause 21.06 contains Council's **low density objectives and strategies** and describes the way in which these strategies will be achieved. [21.00-6]

Clause 21.07 contains Council's **green wedge and Yarra River corridor objectives and strategies** and describes the way in which these strategies will be achieved. [21.00-7]

Clause 21.08 contains Council's **industrial objectives and strategies** and describes the way in which these strategies will be achieved. [21.00-8]

Clause 21.09 contains Council's **activity centres and commercial areas objectives and strategies** and describes the way in which these strategies will be achieved. [21.00-9]

Clause 21.10 contains Council's **ecologically sustainable development objectives and strategies** and describes the way in which these strategies will be achieved. [21.00-10]

Clause 21.11 contains Council's **heritage objectives and strategies** and describes the way in which these strategies will be achieved. [21.00-11]

Clause 21.12 contains Council's **infrastructure objectives and strategies** and describes the way in which these strategies will be achieved. [21.00-12]

Clause 21.13 contains Council's **open space and tourism objectives and strategies** and describes the way in which these strategies will be achieved. [21.00-13]

Clause 21.14 contains Council's **community health and well-being objectives and strategies** and describes the way in which these strategies will be achieved. [21.00-14]

Clause 21.15 describes the manner in which Council will **monitor and review** the performance of the Manningham Planning Scheme. [21.00-15]

Clause 21.16 provides a comprehensive list of Council's **reference documents** contained within the Municipal Strategic Statement. [21.00-16]

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21.0102/10/2008
C52**INTRODUCTION**

The Municipal Strategic Statement (MSS) sets out the strategic policy objectives of Council and also seeks to further the legislative and policy objectives of planning in Victoria to the extent that they are applicable to Manningham. [21.01] [Rule 1]

The Victoria Planning Provisions establish the State Planning Policy Framework (SPPF) which the Council is required to take into account and to give effect to in the planning and administration of its municipal area. This Policy framework requires Council to balance conflicting objectives in favour of net community benefit and sustainable development. [21.01] [superseded]

It deals with matters affecting land use and development including: [21.01] [Rule 1]

- Principles of land use and development planning
- Settlement
- Environment
- Management of resources
- Infrastructure
- Economic well-being
- Social needs
- Regional co-operation

All of these objectives, and the strategies for achieving them, are addressed in the MSS. They are set within a framework of sustainability consistent with the objectives of planning in Victoria and the Council Plan prepared by Manningham City Council. [21.01] [Rule 1]

This statement is based on the principles of sustainability as defined by the Federal Government in its 1992 National Strategy for Ecologically Sustainable Development. [21.01] [Rule 1 and Rule 7]

Sustainable land use and development in Manningham's view means:

Using, conserving and enhancing the community's resources so that ecological processes on which life depends are maintained, and the total quality of life now and in the future can be increased. [21.01] [Rule 7]

There are two features in particular which distinguish a sustainable, or more importantly, an ecologically sustainable, approach to development. They are:

- A need to consider, in an integrated way, wider economic, social and environmental implications of decisions and actions for Australia, the international community and the biosphere. [Rule 1]
- A need to take a long term, rather than a short term, view when making these decisions and taking these actions. [21.01] [Rule 1]

Through the MSS, Manningham commits to and seeks to foster a belief that to promote the orderly and proper use, development and protection of land, all planning decisions must take into account and address all relevant economic, social and environmental considerations. [21.01] [Rule 1]

21.01-102/10/2008
C52**A sustainable Manningham**

The City of Manningham is committed to moving towards a sustainable future, to ensure that our children and grandchildren inherit a tomorrow that is at least as good as today, and preferably better. Many of our lifestyle's impacts are hidden so we do not have a proper understanding of the damage caused by our communities or their unsustainable practices. Manningham cannot solve the world's problems, but it is possible to move towards making our own local area operate far more sustainably and in so doing influence communities beyond our boundaries. [21.01-1] [Rule 1]

Sustainability will not be reached tomorrow. However, with a clear vision and goals the path towards sustainability becomes easier. Manningham will not become sustainable solely as a result of the planning scheme. We must draw on resources within the community—ideas,

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partnerships and networks because it is only through community involvement and ownership that we can achieve positive results. Manningham's Council Plan acknowledges the role education and incentives must play, allied with controls and other provisions. [21.01-1] [Rule 1]

This MSS helps to further provide a framework for integrated decision making and is structured around ten key focus areas:

- Residential
- Low Density
- Green Wedge and Yarra River Corridor
- Industrial
- Activity Centres and Commercial Areas
- Ecologically Sustainable Development
- Heritage
- Infrastructure
- Open Space and Tourism
- Community Health and Well-being. [21.01-1] [Rule 1]

This MSS will also help to create a healthy and vital community, environment and economy to support our lives and lifestyles. The MSS aims to create a better place to live, visit and work for all our present and future citizens. [21.01-1] [Rule 1]

21.01-2 An integrated policy approach

02/10/2008
C52

The MSS draws on the principles of the Council Plan and links with the budget process. It also provides a local application of State policies and is the basis for local planning policies. Manningham City Council will continue to develop partnerships with the local community, other Councils, the State Government and regional organisations so that all the relevant policies are implemented more effectively and for the environmental, economic and social well-being of Manningham. [21.01-2] [Rule 1]

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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. [21.02-1] [02.01]

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. [21.02-1] [02.01]

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. [21.02-1] [Rule 1]

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. [21.02-1] [adequately addressed in 2.01-1]

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. [11.03-1L- table] 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. [21.02-1] [02.01]

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. [21.02-1] [02.01]

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). [21.02-1] [02.03-2]

Manningham's Biosites support a diverse range of indigenous flora, fauna and ecological vegetation communities, many of which are considered rare or threatened. [21.02-1] [02.03-2, p1]

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' [21.02-1] [02.03-2]

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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. [21.02-1] [02.03-2]

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. [21.02-1] [02.03-3]

21.02-2 Regional context

21/02/2013
C54

~~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. [21.02-2] [no need to provide regional context]~~

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. [21.02-2] [02.03-2]~~

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. [21.02-2] [02.01 merged/re-worded]

This indigenous vegetation straddles two 'Bioregions'; Highlands – Southern Fall and Gippsland Plains, with the Mullum Mullum Creek roughly representing the boundary. [21.02-2] [02.01, p6]

~~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. [21.02-2] [adequately addressed at 02.03-2, p 1 & 3]~~

~~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. [21.02-2] [02.03-2, p1]~~

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. [21.02-2] [02.03-2]

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

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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. [21.02-2] [02.01]

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.~~ [21.02-2] [02.03-7]

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.~~ [21.02-2] [Rule 1]

~~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.~~ [21.02-2] [adequately addressed at 02.01, p1]

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. [21.02-2] [02.03-4]

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. [21.02-2] [02.03-6]

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.~~ [21.02-2] [Rule 1 – no need to provide regional context]

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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. [21.02-2] [Rule 1]

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. [21.02-2] [Rule 1]

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. [21.02-2] [Rule 1]

21.02-302/10/2008
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). [21.02-3] [2.01 - Updated with uses VIF 2019 figures instead]

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). [21.02-3] [2.01 updated with VIF 2019 figures instead]

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). [21.02-3] [Rule 1]

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). [21.02-3]

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). [21.02-3] [Rule 1]

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

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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). [21.02-3] [Rule 1]

By 2031 there is expected to be a significant increase in the percentage of persons aged 70 years and over. [21.02-3] [Rule 1]

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). [21.02-3] [Rule 1]

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. [21.02-3] [Rule 1]

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. [21.02-3] [Rule 1]

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%. [21.02-3] [Rule 1]

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. [21.02-3] [Rule 1]

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. [21.02-3] [Rule 1]

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. [21.02-3]

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~~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. [21.02-3] [Rule 1]~~

21.02-4 Housing02/10/2008
C52

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. [21.02-4] [02.03-1, p3]

~~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. [21.02-4] [adequately addressed at 02.03-1, p3]~~

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. [21.02-4] [02.03-1, p5]

21.02-5 Arts and culture02/10/2008
C52

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. [21.02-5] [02.01, p12]

~~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. [21.02-5] [Rule 1]~~

21.02-6 Heritage02/10/2008
C52

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. [21.02-6] [02.03-4]

21.02-7 Tourism02/10/2008
C52

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 Gallery 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. [21.02-7] [02.03-6]

MANNINGHAM PLANNING SCHEME

21.02-8 Business and commerce02/10/2008
C52

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. [21.02-8] [02.01, p 9]

Most jobs are generated by activities such as retailing, building and construction, tourism, business management, school education and personal services. [21.02-8] [02.01]

21.02-9 Retailing02/10/2008
C52

~~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. [21.02-9] [02.03]~~

~~A number of large national retailers are located within the municipality. Over 12,000 people are employed in the wholesale and retail trade sector. [21.02-9] [Rule 1]~~

21.02-10 Industry02/10/2008
C52

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. [21.02-10] [02.01].

It is envisaged that industrial uses within Doncaster Hill will be phased out over time as the area is developed for higher density living. [21.02-10] [02.03-1].

21.02-11 Open space and recreation02/10/2008
C52

~~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. [21.02-11] [02.01]~~

~~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. [21.02-11] [Rule 1]~~

~~Major sporting facilities include the Eastern Golf Club, Bulleen Park (archery, sporting ovals), Rieschecks Reserve (athletics) and Buck Reserve. The municipality has a developing network of bicycle paths, walking trails and horse riding trails. [21.02-11] [02.03-8]~~

21.02-12 The natural environment and biodiversity02/10/2008
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) [21.02-12] [Rule 1]~~

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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. [21.02-12] [partly / non-specifically covered by 02.10, p6] [02.03-2, p1]

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. [21.02-12] [12.03-1L]

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. [21.02-12] [02.01]

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. [21.02-12] [02.01 & 02.03-3]

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. [21.02-13] [shown on strategic framework plan]

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. [21.02-13] [Rule 1]

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. [21.02-13] [02.03-7]

In addition, there are 13 bicycle tracks (off road) and 21 designated walking trails in Manningham. [21.02-13] [Rule 1]

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21.04 VISION - STRATEGIC FRAMEWORK

21/02/2013

C54

21.04-1 City of Manningham Council Plan21/02/2013
C54

The City of Manningham Council Plan is a blue print for the City for the next four years. It is a living document that encompasses the hopes, aspirations and the vision of our community and drives the strategic direction of Council. [21.04-1] [Rule 1]

The Council Plan is shaped by feedback from consultation with residents and other key stakeholders. It defines projects and objectives that affect the key areas that support our lifestyle and provides an important framework for Council which details the strategies to achieve these projects. [21.04-1] [Rule 1]

The Council Plan and the MSS share a common vision. Our vision is for:

- A vibrant, safe and culturally diverse community that fosters participation, connectedness, harmony, social inclusion, health and wellbeing. [21.04-1] [Rule 1]
- A community with access to high quality, responsive services, facilities and infrastructure, to meet changing needs. [21.04-1] [Rule 1]
- A Council underpinned by sound financial management, customer service, continuous improvement, strong governance and leadership, transparency, consultation, communication and advocacy. [21.04-1] [Rule 1]
- A municipality that supports sustainable development and achieves a balance between lively activity areas supporting a healthy local economy, and preserving our rural areas and abundance of open space. [21.04-1] [02.02]
- A community that protects and enhances our natural environment and wildlife, and is concerned about reducing our carbon footprint in all that we do. [21.04-1] [02.02]

21.04-2 Key land use themes02/10/2008
C52

Manningham's vision for future land use planning and development is expressed in the following key land use themes, underpinned by Manningham's commitment to sustainability. [21.04-2] [Rule 1]

- Residential [21.04-2] [Rule 1]
- Low Density [21.04-2] [Rule 1]
- Green Wedge and Yarra River Corridor [21.04-2] [Rule 1]
- Industrial [21.04-2] [Rule 1]
- Activity Centres and Commercial Areas [21.04-2] [Rule 1]
- Ecologically Sustainable Development [21.04-2] [Rule 1]
- Heritage [21.04-2] [Rule 1]
- Infrastructure [21.04-2] [Rule 1]
- Open Space and Tourism [21.04-2] [Rule 1]
- Community Health and Well-being. [21.04-2] [Rule 1]

These themes are outlined in Clauses 21.05 to 21.14 of the Local Planning Policy Framework (LPPF) under the following headings: [21.04-2] [Rule 8]

Overview: a brief summary of the theme and the key issues. [21.04-2] [Rule 1]

Key issues: a snap shot of the issues where a response/attention is required to achieve Council's vision. [21.04-2] [Rule 1]

Objectives: the general aims or ambitions for the future. [21.04-2] [Rule 1]

Strategies: the ways in which the current situation will progress to meet the objectives. [21.04-2] [Rule 1]

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Implementation: the means by which the strategic directions will be implemented, including identifying further strategic work. [21.04-2] [Rule 1]

Reference documents: a list of reports, strategies and documents that contain relevant background research, recommendations and actions. [21.04-2] [Rule 1]

21.04-321/02/2013
C54**Strategic land use framework plan**

Council's key strategic directions for future land use planning and development are illustrated on the Strategic Overview Framework Plan. The purpose of this plan is to identify locations where specific land use outcomes will be supported and promoted. It also identifies potential 'development opportunity areas' where significant land use change may be expected, as well as areas where land use constraints restrict future development. [21.04-3] [02.04 map]

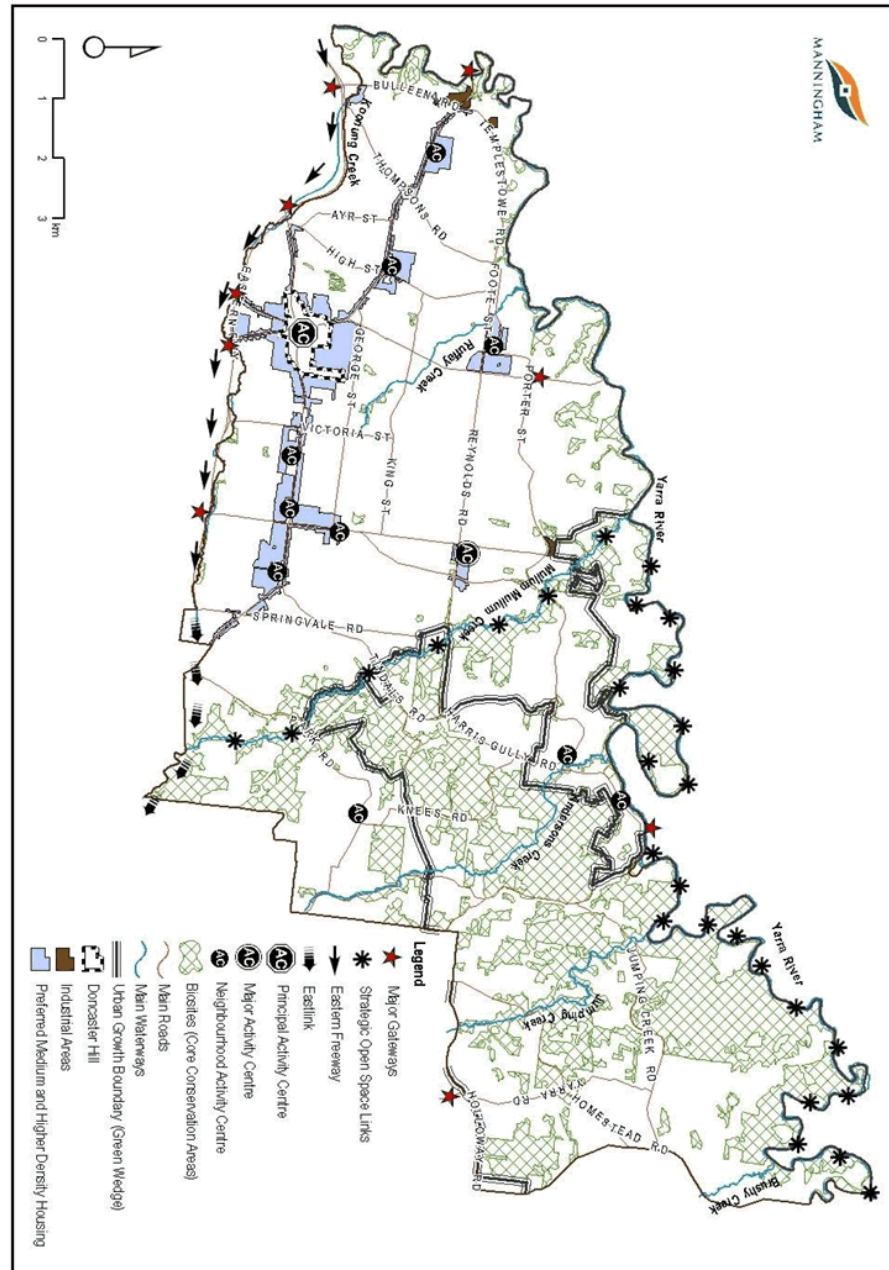
Separate land use framework plans have also been prepared (where applicable) for the major land use themes identified in 21.04-2, which appear in each land use chapter. These plans advance the broad strategic directions shown on the overall framework plan but in more detail. [21.04-3] [Rule 1]

The Strategic Overview Framework Plan depicts the major strategic directions identified for the municipality and includes: [21.04-3] [02.04 map]

- Preferred locations of medium and higher density housing [21.04-3] [02.04 map]
- Location of the Urban Growth Boundary [21.04-3] [02.04 map]
- Sites of Biological Significance (Biosites) for future protection and enhancement [21.04-3] [02.04 map]
- Major waterways and habitat corridors [21.04-3] [02.04 map]
- Identification of activity centres hierarchy and industrial areas [21.04-3] [02.04 map]
- Existing major transport links [21.04-3] [02.04 map]
- Extension of strategic open space links. [21.04-3] [02.04]

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STRATEGIC OVERVIEW FRAMEWORK PLAN [02.04 map – updated version]



[21.04-3]

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21.05 RESIDENTIAL

29/09/2016

21.05-129/09/2016
C102**Overview**

This ~~policy section~~ applies to all land zoned Neighbourhood Residential, General Residential, Residential Growth, Mixed Use and Activity Centre Zone located west of the Mullum Mullum Creek and the township of Warrandyte and parts of Wonga Park. These areas are shown on Residential Framework Plan 1. [21.05-1][15.01-5L]

Housing

Managing change and growth in the residential areas of Manningham is a key issue facing Council. Infill residential development and redevelopment of key strategic sites that consolidates the role of established urban areas and reduces developmental pressure in the areas with environmental values will be encouraged. [21.05-1][02.03-5]

Whilst couples with children are the predominant household structure in Manningham, the key emerging trend is the smaller household type. The continuing ability of our residential areas to accommodate the changing lifestyles and housing needs of current and future populations is becoming an increasingly important issue. Whilst single detached dwellings will continue to represent the largest proportion of Manningham's housing stock, there will be a need for a greater mix of housing in the form of medium and higher density residential developments. Higher density housing will be encouraged in close proximity to activity centres and along major roads and transport routes. [21.05-1][02.03-5]

~~The Manningham Residential Strategy (2012) and the Manningham Residential Character Guidelines (2012) are key policy documents that seek to direct and manage the level of change in a manner that will best serve the interests of the municipality in terms of housing needs, built form and environmental outcomes. These documents encourage a range of housing types that meet the changing needs of the community and promote high design standards.~~ [21.05-1][Rule 1, 72.08]

Key Redevelopment sites offer urban consolidation opportunities in well serviced areas and localities. The Eastern Golf course site is an identified Key Redevelopment Site in Manningham. [21.05-1][02.03-5]

Subdivision

Effective subdivision design should respond to site opportunities and constraints. There are limited opportunities for large scale subdivision in Manningham. A key issue for Council is inappropriate infill subdivision of smaller lots. [21.05-1][02.03-5]

Built form and neighbourhood character

Residential developments must be well designed, site responsive and not adversely impact on neighbours, the surrounding environment, streetscape and existing or preferred neighbourhood character. [21.05-1][15.01-5L]

It is intended to retain the existing bushland character of the Warrandyte township and Wonga Park area. [21.05-1][15.01-5L & 11.01-1L]

~~The key strategic directions for future residential development are illustrated in Map 1 – Residential Character Precincts, in this Clause.~~ [21.05-1][Rule 8]

~~Four precincts have been identified:~~ [21.05-1][Rule 8]

Precinct 1: Residential Areas Removed from Activity Centres and Main Roads [21.05-1][15.01-5L]

Precinct 2: Residential Areas Surrounding Activity Centres and Along Main Roads [21.05-1][15.01-5L]

Precinct 3: Residential Areas with Predominant Landscape Features [21.05-1][15.01-5L]

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Precinct 4: Post 1975 Residential Areas. [21.05-1] [15.01-5L]

The precincts seek to channel increased housing densities around activity centres and main roads where facilities and services are available. In areas which are removed from these facilities a lower intensity of development is encouraged. A low residential density is also encouraged in areas that have identified environmental or landscape features. [21.05-1] [02.03-4]

Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads

This precinct applies to the areas that are removed from activity centres (shopping centres) and main roads. [21.05-1] [15.01-5L & 11.01-1L]

An incremental level of change is anticipated in Precinct 1 [& 11.01-1L]. The future development vision is to encourage development that reinforces existing front and rear setbacks and site coverage to provide opportunities for landscaping and retain areas of open space. Accordingly, this precinct will encourage a less intense urban form. [21.05-1] [15.01-5L]

Whilst the design of future dwellings may vary from the existing built form, dwellings in this area will need to provide increased open space for the planting or retention of trees and associated landscaping. The prevailing character of low front fences, retaining walls or the absence of front fences will also be encouraged. [21.05-1] [15.01-5L]

Precinct 2 – Residential Areas Surrounding Activity Centres and along Main Roads

This precinct applies to the areas surrounding activity centres and the areas along Main Roads. [21.05-1] [11.01-1L]

~~These activity centres include: Bulleen Plaza, Tunstall Square, Macedon Square, Jackson Court, Donburn, Devon Plaza, Templestowe Village, The Pines and Doncaster Hill.~~ [21.05-1] [wording not required, as Precinct 2 is mapped on Strategic Framework Plan]

The Doncaster Hill Activity Centre is regarded as the prime location for redevelopment for residential, commercial and community uses in the municipality. [21.05-1] [11.03-1L]

The Pines Activity Centre is also regarded as a key Activity Centre within the municipality and provides a range of retail, commercial, community facilities and residential development opportunities. [21.05-1] [11.03-1L]

~~The main roads identified in this precinct are Doncaster, Tram and Elgar Roads, Manningham and part of Thompsons, Blackburn and Mitcham Roads. These areas are developed with a range of commercial and residential uses.~~ [21.05-1] [wording not required, as Precinct 2 is mapped on Strategic Framework Plan]

Whilst landscaping exists along the main roads, there are opportunities to introduce better landscaping standards to improve the appearance of the main roads in the municipality. [21.05-1] [broadly covered at 15.01-5L, p39]

A substantial level of change is anticipated in Precinct 2 with these areas being a focus for higher density developments. [21.05-1] [15.01-5L & 11.01-1L]

Schedule 8 to the Design and Development Overlay (DDO8)

~~The majority of Precinct 2 is affected by Schedule 8 to the Design and Development Overlay (DDO8) consisting of three sub-precincts which each stipulate different height, scale and built form outcomes to provide a transition between each sub-precinct and adjoining properties, primarily in Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads. These sub-precincts are:~~ [21.05-1] [Inclusion of text unnecessary]

~~**Sub-precinct – Main Road** (shown on Manningham Planning Scheme maps as DDO8-1) is an area where three storey (11 metres) ‘apartment style’ developments are encouraged on land with a minimum area of 1,800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1,800m² must all be in the same sub-precinct. All development in the Main Road sub-precinct should have a maximum site coverage of 60 percent.~~ [21.05-1] [adequately covered by 15.01-5L, p42 & DDO8]

~~Higher developments on the perimeter of the Main Road sub-precinct should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the~~

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interface of sub-precinct A or B, or other adjoining zone. [21.05-1] [adequately covered by 15.01-5L, p42 & DDO8]

Sub-precinct A (shown on Manningham Planning Scheme maps as DDO8-2) is an area where two storey units (9 metres) and three storey (11 metres) 'apartment style' developments are encouraged. Three storey, contemporary developments should only occur on land with a minimum area of 1,800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1,800m² must be all in the same sub-precinct. In this sub-precinct, if a lot has an area less than 1,800m², a townhouse style development proposal only will be considered, but development should be a maximum of two storeys. All development in sub-precinct A should have a maximum site coverage of 60 percent. [21.05-1] [adequately covered by 15.01-5L, p43 & DDO8]

Higher developments on the perimeter of sub-precinct A should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B, or other adjoining zone. [21.05-1] [adequately covered by 15.01-5L, p43 & DDO8]

Sub-precinct B (shown on Manningham Planning Scheme maps as DDO8-3) is an area where single storey and two storey dwellings only will be considered and development should have a maximum site coverage of 60 percent. There is no minimum land area for such developments. [21.05-1] [adequately covered by 15.01-5L, p44 & DDO8]

Schedule 9 to the Design and Development Overlay (DDO9)

The area around The Pines Activity Centre (shown on Manningham Planning Scheme maps as DDO9) is an area where development ranging in height from 11 metres to 16 metres is encouraged in designated areas, as identified in *The Pines Activity Centre Structure Plan (2011)*. [21.05-1] [Covered in DDO9]

Schedule 13 to the Design and Development Overlay (DDO13)

DDO13 applies to part of Precinct 2 being residential areas surrounding prominent intersections and/or interfacing commercial areas where increased residential densities, including up to four storey 'apartment style' developments (13.5 metres) on larger lots preferably with a minimum area of 1800sqm, will be considered. All development should have a maximum site coverage of 60 per cent. [21.05-1] [Covered in DDO13]

Development in Precinct 2 should:

- Provide for contemporary architecture [21.05-1]
- Achieve high design standards [21.05-1]
- Provide visual interest and make a positive contribution to the streetscape [21.05-1]
- Provide a graduated building line from side and rear boundaries [21.05-1]
- Minimise adverse amenity impacts on adjoining properties [21.05-1]
- Use varied and durable building materials [21.05-1]
- Incorporate a landscape treatment that enhances the overall appearance of the development [21.05-1]
- Integrate car parking requirements into the design of buildings and landform. [21.05-1] [all of the above blended and included in 15.01-5L]

Precinct 3 – Residential areas with Predominant Landscape Features

This precinct includes two separate areas including Wembley Gardens in Donvale and a part of Templestowe. The built form and characteristics of these areas is varied. The common feature is the vegetation, particularly the presence of large trees. The presence of the native and exotic vegetation in Templestowe and in Wembley Gardens gives these areas a distinctive environmental feel. Templestowe is in close proximity to the Yarra River. Development is required to be designed and sited to protect existing visual corridors that exist along the Yarra River and nearby parkland. The absence of front fences creates a sense of openness and reinforces the environmental character of the area. [21.05-1] [15.01-5L, p56]

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In this precinct only minimal change is anticipated. Due to the importance of retaining and enhancing the existing vegetation, this precinct will encourage a low residential density in order to retain the existing native and / or exotic vegetation. [21.05-1] [11.01-1L]

Dwellings need to provide generous front, side and rear setbacks to ensure spacing between dwellings when viewed from the street and to provide opportunities to conserve and enhance the existing pattern of vegetation and the existing landscape qualities of the precinct. [21.05-1] [15.01-5L]

Buildings are to be designed to have regard to the natural landscape and topographic features of the site. On sites with a slope, methods to minimise height of floor level above natural ground level would be encouraged. Building height, design and materials should be designed to enable the dwelling to integrate with the surrounding area. [21.05-1] [15.01-5L]

The prevailing character of low front fences, retaining walls, or the absence of front fences is also promoted. [21.05-1] [15.01-5L]

Precinct 4 – Post 1975 residential areas

~~This precinct includes areas that have been predominately developed since 1975 with a substantial amount of development occurring between late 1980s and the 1990s. [21.05-1] [Context – not required]~~

~~Although some of the housing built in the 1970s is single storey, housing built in the 1980s and 1990s is predominantly double storey and in some instances three storeys. [21.05-1] [Rule 1]~~

~~In this precinct there is minimal unit development. [21.05-1] [Inclusion of text unnecessary]~~

~~An incremental level of change is anticipated in this precinct. [21.05-1] [15.01-5L & 11.01-1L]~~

Other Residential Areas

It is intended to retain and enhance the existing bushland character of the Warrandyte Township and the Hillcrest area, Donvale. Whilst these areas are excluded from the Residential Character Precincts, like Precinct 3 the common feature of these areas is the vegetation, particularly the presence of large trees. These areas predominantly contain native vegetation which gives these areas a distinctive environmental feel. [21.05-1] [15.01-5L]

Within these areas only minimal change is anticipated. Due to the importance of retaining and enhancing the existing vegetation, a low residential density is encouraged in order to retain the existing native vegetation. The absence of front fences creates a sense of openness and reinforces the environmental character of these areas. [21.05-1] [15.01-5L]

Generous front, side and rear setbacks should be provided to dwellings to ensure spacing between dwellings when viewed from the street and to provide opportunities to conserve and enhance the existing pattern of vegetation and the existing landscape qualities of these areas. [21.05-1] [15.01-5L]

Buildings are to be designed to have regard to the natural landscape and topographic features of the site. On sites with a slope, methods to minimise height of floor level above natural ground level would be encouraged. Building height, design and materials should be designed to enable the dwelling to integrate with the surrounding area. [21.05-1] [15.01-5L]

Environmental and landscape issues

A key challenge for Council is to achieve a balance between protecting environmental and landscape characteristics and accommodating changing housing needs. The provision of new housing is directed by strategies that protect and enhance landscape character, neighbourhood character and environmental values. [21.05-1] [02.01]

Because of the fragmented patchwork of native vegetation in Manningham, a substantial proportion of wildlife movements occur across residential areas characterised by scattered trees. These movements, and hence the landscape of these residential areas, are important to the maintenance of wildlife in Manningham. [21.05-1] [02.03-2]

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Along habitat corridors and within treed residential areas, maintenance of native tree cover (and particularly the locally indigenous species) is the most important requirement for facilitating wildlife movements. These movements are important for the survival of both the wildlife and many indigenous plants that rely on wildlife for pollination, seed dispersal or pest control. [21.05-1] [02.03-2]

~~Some residential areas are within or adjacent to Core and Buffer Conservation areas. Proposals to subdivide or develop land will need to avoid, minimise and offset native vegetation removal and impacts. [21.05-1] [Inclusion of text unnecessary, covered by 52.17]~~

Any proposals to subdivide or develop land will also need to have regard to constraints such as steep slopes and land prone to landslip, wildfire and flooding. [21.05-1] [15.01-3L]

Economic development issues

~~Council encourages home occupations as an important means of achieving economic development and providing opportunities that enable residents to work from home. Benefits to the business owner include reduced travel time and flexible hours, and support for micro start up businesses. The needs of these businesses should be addressed while ensuring that residential amenity is not adversely affected. [21.05-1] [Rule 1 Home occupations generally don't require a planning permit]~~

Non-residential uses and commercial developments which do not have a community service role are discouraged from locating in residential areas. Commercial development remote from activity centres is also discouraged in order to protect the amenity of residential areas, the viability of activity centres and to ensure the safe and efficient functioning of the road network. [21.05-1] [13.07-1L]

21.05-2

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Housing

Key issues

- ~~Accommodating population growth as outlined in Melbourne 2030 Planning for Sustainable Growth (2002). [21.05-2] [Rule 8]~~
- ~~Providing a diversity of appropriate housing to meet changing lifestyles and housing needs. [21.05-2] [16]~~
- ~~Need for urban consolidation to address housing growth. [21.05-2] [16]~~
- ~~Potential impact of new development on the surrounding area. [21.05-2] [15.01-5S]~~

Objectives

- To accommodate Manningham's projected population growth through urban consolidation, in infill developments and Key Redevelopment Sites. [21.05-2] [02.03]
- ~~To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes. [21.05-2] [16.01-1R]~~
- To ensure that higher density housing is located close to activity centres and along main roads in accordance with relevant strategies. [21.05-2] [02.03-4 & 02.03-5]
- To ensure that areas removed from activity centres and main roads as well as areas with predominant environmental or landscape features are protected from higher density development. [21.05-2] [02.02-1, p15]
- ~~To promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhood or the municipality. [21.05-2] [16.01-4S]~~
- To encourage development of key Redevelopment Sites to support a diverse residential community that offers a range of dwelling densities and lifestyle opportunities. [21.05-2] [02.03-5, p11]
- To encourage high quality and integrated environmentally sustainable development. [21.05-2] [15.02-1L]

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Strategies

Strategies to achieve these objectives include:

- ~~Ensure that the provision of housing stock responds to the needs of the municipality's population. [21.05-2] [16.01-1R]~~
- Promote the consolidation of lots to provide for a diversity of housing types and design options. [21.05-2] [02.03-5]
- Ensure higher density residential development occurs around the prescribed activity centres and along main roads identified as Precinct 2 on the Residential Framework Plan 1 and Map 1 to this clause. [21.05-2] [15.01-5L & 11.01-1L]
- Allow housing development that respects existing neighbourhood character and supports incremental level of change in areas removed from activity centres and main roads identified as Precinct 1 on the Residential Framework Plan 1 and Map 1 to this clause. [21.05-2] [15.01-5L & 11.01-1L]
- Maintain a low housing density in areas with predominate landscape features identified as Precinct 3 on the Residential Framework Plan 1 and Map 1 to this clause. [21.05-2] [15.01-5L & 11.01-1L]
- Support an incremental level of change that respects existing neighbourhood character in residential areas developed post 1975 identified as Precinct 4 on the Residential Framework Plan 1 and Map 1 to this clause. [21.05-2] [15.01-5L & 11.01-1L]
- Maintain a low housing density in areas with environmental values identified on the Residential Framework Plan 1 to this clause. [21.05-2] [15.01-5L & 11.01-1L]
- Encourage development to be designed to respond to the needs of people with limited mobility, which may for example, incorporate lifts into three storey developments. [21.05-2] [02.03-5, p14]
- ~~Investigate the most appropriate suite of planning controls to achieve the desired outcomes for Key Redevelopment Sites. [21.05-2] [Further Strategic Work that does not need to be included]~~

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Neighbourhood Residential Zone. [21.05-2] [74.01]
- Applying the General Residential Zone. [21.05-2] [74.01]
- Applying the Residential Growth Zone. [21.05-2] [74.01]
- Applying a Design and Development Overlay. [21.05-2] [74.01]
- Applying the Residential Growth Zone, the General Residential Zone, Design and Development Overlay – Schedule 9 and Design and Development Overlay 8 and Design and Development Overlay 13 to residential areas close to activity centres and interfacing commercial areas and along main roads. These areas form part of Precinct 2 on the Residential Framework Plan 1 and Map 1 to this clause) to identify the location and direct the design of higher density residential development. [21.05-2] [74.01]
- Applying the General Residential Zone to residential areas removed from activity centres and main roads (identified as Precinct 1 on the Residential Framework Plan 1 and Map 1 to this clause) to ensure new development respects neighbourhood character and provides for an incremental level of change. [21.05-2] [74.01]
- Applying the Neighbourhood Residential Zone and the Significant Landscape Overlay or Environmental Significance Overlay and the Design and Development Overlay to residential areas with predominate landscape features (identified as Precinct 3 on the Residential Framework Plan 1 and Map 1 to this clause) to ensure that the density,

MANNINGHAM PLANNING SCHEME

design and siting of residential development is appropriate to its landscape and the low housing density character of the area. [21.05-2] [74.01]

- Applying the General Residential Zone to residential areas developed since 1975 (identified as Precinct 4 on the Residential Framework Plan 1 and Map 1 to this clause) to provide opportunity for new development that respects neighbourhood character and for an incremental level of change. [21.05-2] [74.01]
- Applying the Neighbourhood Residential Zone and the Environmental Significance Overlay and the Design and Development Overlay to areas of environmental significance to ensure that the density, design and siting of residential development is appropriate to its environment and the low housing density character of the area. [21.05-2] [74.01]

Policy and exercise of discretion**Implementing the Manningham Residential Strategy (2012)**

- ~~Implementing the Doncaster Hill Strategy (2002).~~ [21.05-2] [Rule 8]
- ~~Implementing The Pines Activity Centre Structure Plan (2011).~~ [21.05-2] [Rule 8]
- ~~Implementing the Manningham (Biosites) Sites of Biological Significance Review (2004).~~ [21.05-2] [Rule 8]
- ~~Implementing the Wildlife Movement and Habitat Needs in Manningham (2009).~~ [21.05-2] [Rule 8]
- ~~Implementing the Locally Threatened Plants in Manningham (2010).~~ [21.05-2] [Rule 8]
- ~~Implementing the Manningham Monterey Pine and Cypress Trees Assessment (2003).~~ [21.05-2] [Rule 8]
- ~~Using Local Policy to guide the location, design and management of accommodation premises (Accommodation premises policy, Clause 22.04).~~ [21.05-2] [Rule 8]
- ~~Using Local Policy to ensure that people with limited mobility have the same level of access to buildings, services and facilities as any other person (Access for disabled people policy, Clause 22.09).~~ [21.05-2] [Rule 8]
- ~~Using local policy to conserve native vegetation (Native vegetation policy, Clause 22.02).~~ [21.05-2] [Rule 8]
- ~~Using Clause 22.15, Dwellings in the General Residential Zone, Schedule 1, to ensure new development in residential areas removed from activity centres and main roads (identified as Precinct 1 on the Residential Framework Plan 1 and Map 1 to this clause) respects neighbourhood character and provides for an incremental level of change.~~ [21.05-2] [15.01-5L & 11.01-1L]
- ~~Promote the provision of ramps and wide entrances to optimise accessibility within and around the home.~~ [21.05-2] [Rule 1]
- ~~Promote higher density residential development in locations close to activity centres and public transport (identified on the Residential Framework Plan 1 and Map 1 to this Clause).~~ [21.05-2] [15.01-5L & 11.01-1L]
- ~~Using Clause 22.17 Eastern Golf Course Key Redevelopment Site Policy, to provide the strategic policy framework to guide the future redevelopment of the Eastern Golf Course Site.~~ [21.05-2] [Rule 8]
- ~~Implementing the City of Doncaster and Templestowe Heritage Study, (1991).~~
- ~~Implementing the Manningham Heritage Garden & Significant Tree Study – Stage 2, (2006).~~ [21.05-2] [Rule 8]
- ~~Having regard to Meredith Gould Architects Pty Ltd (February 2011) Eastern Golf Course Conservation Analysis and Policy, Melbourne, Victoria.~~ [21.05-2] [Rule 8]

MANNINGHAM PLANNING SCHEME

Further strategic work**Other actions**

- Identifying key development sites and encouraging residential development that responds to site constraints, demographic trends and the surrounding pattern of development. [21.05-2] [02.03-5, p11]

21.05-3

13/02/2014
C96**Subdivision****Key issues**

- Site responsive subdivision. [21.05-3] [02.03-5]
- Inappropriate infill subdivision. [21.05-3]

Objectives

- Ensure subdivision responds positively to site features and constraints, integrates well with the neighbourhood, provides a functional environment and achieves energy efficient and environmentally sensitive layouts. [21.05-3] [02.03-4, p18]
- To ensure the upgrading or provision of appropriate infrastructure and open space as part of subdivision proposals. [21.05-3] [02.03-4, p19]
- ~~To ensure that infill subdivision addresses future development impacts on adjoining properties and the neighbourhood.~~ [21.05-3] [15.01-3S]
- To ensure that subdivision adopts environmentally sustainable design principles. [21.05-3] [15.02-1L]

Strategies

Strategies to achieve these objectives include:

- Encourage subdivision layouts that consider neighbouring uses and developments. [21.05-3] [15.01-3L]
- Ensure that subdivision layouts adequately provide for the safety and security of residents and property. [21.05-3] [15.01-3L]
- Ensure that subdivision and associated works in wildfire areas are appropriately sited, designed and managed to address wildfire risk. [21.05-3] [15.01-3L]
- Ensure that subdivision and associated works avoid, minimise and offset native vegetation removal and impacts. [21.05-3] [15.01-3L]
- Promote the consolidation of lots to increase design options. [21.05-3] [15.01-3L]
- Ensure subdivisions are designed to provide adequate vehicle, pedestrian and bicycle links. [21.05-3] [15.01-3L]
- Ensure that open space and infrastructure contributions are adequate. [21.05-3] [02.03-8]
- Require three-dimensional building envelopes for infill subdivision. [21.05-3] [15.01-3L]
- Ensure subdivision design and layout considers lot orientation, size and location of building envelopes and integrated water management to achieve ecologically sustainable development outcomes. [21.05-3] [15.01-3L]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying a Development Plan Overlay. [21.05-3] [74.01]

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- Applying a Design and Development Overlay. [21.05-3] [74.01]
- Applying the Wildfire Management Overlay. [21.05-3] [74.01]
- Applying an Environmental Significance Overlay. [21.05-3] [74.01]

Policy and exercise of discretion

- [Implementing the Manningham \(Biosites\) Sites of Biological Significance Review \(2004\).](#) [21.05-3] [Rule 8]
- [Implementing the Wildlife Movement and Habitat Needs in Manningham \(2009\).](#) [21.05-3] [Rule 8]
- [Implementing the Locally Threatened Plants in Manningham \(2010\).](#) [21.05-3] [Rule 8]
- [Using local policy to conserve native vegetation \(Native vegetation policy, Clause 22.02\).](#) [21.05-3] [Rule 8]
- [Implementing the Manningham Monterey Pine and Cypress Trees Assessment \(2003\).](#) [21.05-3] [Rule 8]
- [Using Local Policy to guide subdivision design that is responsive to the environmental and visual characteristics of the streetscape \(Battle axe blocks policy, Clause 22.11\).](#) [21.05-3] [Rule 8]
- [Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire areas and identification and addressing of risks from wildfire \(Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14\).](#) [21.05-3] [Rule 8]

Further strategic work

- Preparing a Local Planning Policy to direct subdivision within existing residential areas. [21.05-3] [74.02]
- Investigating the preparation of a development contributions plan for the municipality for areas outside the Doncaster Hill Activity Centre. [21.05-3] [74.02]

Other actions**21.05-4 Built form and neighbourhood character**19/06/2014
C105**Key issues**

- Scale and form of residential development and its impact on neighbourhood character. [21.05-4] [addressed in 15.01-5L]
- Improving residential design standards. [21.05-4] [02.03-4, p1]

Objectives

- To ensure that residential development enhances the existing or preferred neighbourhood character of the residential character precincts as shown on Map 1 to this Clause. [21.05-4] [addressed in 15.01-5L]

Strategies

Strategies to achieve these objectives include:

- Require residential development to be designed and landscaped to make a positive contribution to the streetscape and the character of the local area. [21.05-4] [02.03-4]
- Ensure that where development is constructed on steeply sloping sites that any development is encouraged to adopt suitable architectural techniques that minimise earthworks and building bulk. [21.05-4] [15.01-5L]
- Ensure that development is designed to provide a high level of internal amenity for residents. [21.05-4] [15.02-1L]

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- Require residential development to include stepped heights, articulation and sufficient setbacks to avoid detrimental impacts to the area's character and amenity. [21.05-4] [15.01-5L]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Mixed Use Zone. [21.05-4] [74.01]
- Applying the Activity Centre Zone. [21.05-4] [74.01]
- Applying a Vegetation Protection Overlay, Significant Landscape Overlay, Environmental Significance Overlay and/or Heritage Overlay where appropriate. [21.05-4] [74.01]
- Applying the General Residential Zone to residential areas developed since 1975 to provide opportunity for new development that respects neighbourhood character and for an incremental level of change. [21.05-4] [74.01]
- Applying the General Residential Zone to areas removed from activity centres and main roads to ensure new development respects neighbourhood character and provides for an incremental level of change. [21.05-4] [74.01]
- Applying the Neighbourhood Residential Zone to residential areas with predominant landscape features or lower housing densities to ensure that the density, design and siting of residential development is appropriate to its environment and the low housing density character of the area. [21.05-4] [74.01]
- Applying the Design and Development Overlay to ensure that the design and siting of residential development is appropriate. [21.05-4] [74.01]

Policy and exercise of discretion

- [Implementing the Manningham Residential Character Guidelines \(2012\)](#). [21.05-4] [Rule 8]
- [Using Clause 22.01, Design and development policy, and Clause 22.15, Dwellings in the General Residential Zone, Schedule 1, to ensure that development is responsive to the scale and preferred character of the local neighbourhood](#). [21.05-4] [Rule 8]

Further strategic work

- Preparing residential design guidelines for the Warrandyte township. [21.05-4] [74.02]
- Reviewing the location of, and the preferred use and built form of, identified gateway sites. [21.05-4] [74.02]
- Preparing a Local Planning Policy to guide the future use and development of identified gateway sites, if appropriate. [21.05-4] [74.02]

Other actions

- [Taking into account the views of Council's Sustainable Design Taskforce on major development applications](#). [21.05-4] [Rule 1]
- [Requiring applicants for significant proposals to engage in a collaborative design process including pre-application meetings with relevant Council staff](#). [21.05-4] [Rule 1]

21.05-5 Environmental and landscape issues

19/06/2014
C105

Key issues

- Impact of land use and development on biodiversity. [21.05-5] [02.03]

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- Protection and enhancement of environmental values and significant landscapes. [21.05-5] [02.03]
- Design and construction of development in areas with topographical constraints and areas of environmental significance, landscape character and wildfire risk. [21.05-5] [02.03]

Objectives

- To ensure that land is developed in a way that is compatible with, and protects and enhances the character of the area, its landscape qualities, pattern of vegetation and environmental values. [21.05-5] [15.01-5L, split]
- To ensure that the environmental significance, visual and landscape character of residential areas with environmental and/or landscape values, including the Warrandyte township, parts of Templestowe, Wonga Park, the Hillcrest area and Donvale/Doncaster East are maintained and enhanced. [21.05-5] [15.01-5L, split]
- To ensure that development avoids, minimises and offsets native vegetation removal, protects habitat corridors and threatened species of flora and fauna. [21.05-5] [12.01-2L]

Strategies

Strategies to achieve these objectives include:

- ~~Require a site analysis plan of the site and surrounds showing the existing topographic and visual features and how a proposal responds to environmental and landscape features for all relevant planning proposals.~~ [21.05-5] [59.04]
- ~~Retain the predominance of single dwellings on allotments and discourage other forms of inappropriate residential development in areas of environmental significance.~~ [21.05-5] [Adequately covered at 02.03-5]
- Ensure that development in areas with recognised environmental and landscape values are designed to minimise the impact on vegetation and protect landscape character and heritage values. [21.05-5] [02.03-2, p13] [02.03-2, p24]
- Require that buildings and works minimise visual impact by locating away from ridgelines and exposed slopes, incorporating screening treatments and non-obtrusive materials and colours. [21.05-5] [15.01-5L]
- Encourage development on sloping sites to adopt suitable design techniques that minimise earthworks and building bulk. [21.05-5] [15.01-5L]
- Ensure that development in areas of environmental significance avoids, minimises and offsets the removal of and impacts on native vegetation. [21.05-5] [12.01-2L]
- Avoid development, including vegetation removal, on land with slopes of greater than 20%. [21.05-5] [02.03-3, p9]
- Ensure that buildings are set back appropriate distances from property boundaries to provide for landscaping and the inclusion of canopy trees. [21.05-5] [11.01-1L]
- Ensure that development does not protrude above the prevailing height of the tree canopy in environmental residential areas. [21.05-5] [11.01-1L]
- Ensure that existing trees are retained where appropriate and that replacement trees complement the character of the area. [21.05-5] [11.01-1L]
- ~~Ensure that buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.~~ [21.05-5] [53.02]
- ~~Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.~~ [21.05-5] [53.02]
- Encourage the longevity of older exotic species with landscape character or heritage values. [21.05-5] [15.03-1L]

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- Discourage inappropriate development and landscaping on sites adjacent to State Parks and other conservation reserves. [21.05-5] [11.01-1L]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Neighbourhood Residential Zone. [21.05-5] [74.01]
- Applying a Design and Development Overlay to the Warrandyte township, parts of Templestowe and parts of Donvale and Doncaster East. [21.05-5] [74.01]
- Applying an Environmental Significance Overlay and/or Significant Landscape Overlay. [21.05-5] [74.01]
- Applying a Vegetation Protection Overlay. [21.05-5] [74.01]
- Applying the Wildfire Management Overlay. [21.05-5] [74.01]

Policy and exercise of discretion

- Implementing the Manningham Residential Character Guidelines (2012). [21.05-5] [Rule 8]
- Implementing the Manningham Heritage Garden & Significant Tree Study – Stage 2 (April 2006) which identifies vegetation of significance to be protected and maintained. [21.05-5] [Rule 8]
- Implementing the Manningham (Biosites) Sites of Biological Significance Review (2004). [21.05-5] [Rule 8]
- Implementing the Wildlife Movement and Habitat Needs in Manningham (2009). [21.05-5] [Rule 8]
- Implementing the Locally Threatened Plants in Manningham (2010). [21.05-5]
- Using local policy to conserve native vegetation (Native vegetation policy, Clause 22.02). [21.05-5] [Rule 8]
- Implementing the Manningham Monterey Pine and Cypress Trees Assessment (2003). [21.05-5] [Rule 8]
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14). [21.05-5] [Rule 8]

Further strategic work

- Implementing the Roadside Environmental Management Strategy (2004). [21.05-5] [74.02]
- Review the Roadside Environmental Management Strategy (2004) with regard to the CFA Roadside Management Guidelines. [21.05-5] [74.02]
- Investigate the use of a local law or planning scheme control to protect significant trees in residential areas that do not have appropriate overlay controls. [21.05-5] [74.02]
- Identify areas for strategic revegetation to enhance habitat corridors and habitat connectivity. [21.05-5] [74.02]

Other actions

- Continuing to control and remove introduced pest plants and pest animals on a priority basis, with emphasis on the provisions under the Catchment and Land Protection Act 1994 and direction from the Catchment Management Authority. [21.05-5] [Rule 8]

21.05-6 Economic development issues

02/10/2008
C52

Key issues

- Impact of discretionary uses on residential amenity. [21.05-6]

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- Impact of non-residential and commercial uses located outside of activity centres on the viability of activity centres [21.05-6] [17.02-2L and 02.03-6]
- Linear commercial development outside activity centres. [21.05-6] [02.03-6]

Objectives

- To encourage uses with a community service role to locate in close proximity to activity centres or other community based facilities. [21.05-6] [13.07-1L]
- ~~To ensure that business activities do not compromise the residential amenity and character of the neighbourhood.~~ [21.05-6] [adequately covered by 13.07-1 Objective]
- To ensure that the range of uses within mixed use developments are compatible. [21.05-6] [02.03-3, p16]
- To locate commercial uses such as restaurants within activity centres. [21.05-6] [02.03-6]
- To discourage the rezoning of land for commercial uses outside activity centres. [21.05-6] [17.02-2L]

Strategies

Strategies to achieve these objectives include:

- Ensure that the establishment of uses with a community service role do not compromise the amenity of the neighbourhood. [21.05-6] [13.07-1L, p29]
- Ensure that commercial uses are located within activity centres wherever possible. [21.05-6] [02.03-6]
- ~~Ensure that in considering planning permit applications for home occupations, adequate provision is made for on-site car parking and loading areas and that these are adequately screened from the street and adjoining land.~~ [21.05-6] [Rule 1]
- Limit the impact of advertising signs on visual amenity. [21.05-6] [15.01-1L, p8]
- Ensure that the range of uses within a mixed use development does not adversely impact on each of the respective uses. [21.05-6] [02.03-3, p16]

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- ~~Implementing the Home Based Business Strategy (1996) that encourages the establishment of appropriate businesses that do not compromise residential amenity.~~ [21.05-6] [Rule 8]
- ~~Implementing the Manningham City Council 2003-2006 Economic Development Strategy (2003).~~ [21.05-6] [Rule 8]
- ~~Using Local Policy to ensure that non-residential and commercial uses do not affect the amenity of the area. (Design and development policy, Clause 22.01, Accommodation premises policy, Clause 22.04, Non-residential uses in residential areas policy, Clause 22.05 and Eating and entertainment policy, Clause 22.06).~~ [21.05-6] [Rule 8]
- ~~Using Local Policy to ensure that advertising signs do not impact on visual amenity (Outdoor advertising signs policy, Clause 22.07).~~ [21.05-6] [Rule 8]

Zones and overlays**Further strategic work****Other actions**

- ~~Promoting and distributing Manningham's Home-based Business Information Kit (2005).~~ [21.05-6] [Rule 1]

MANNINGHAM PLANNING SCHEME

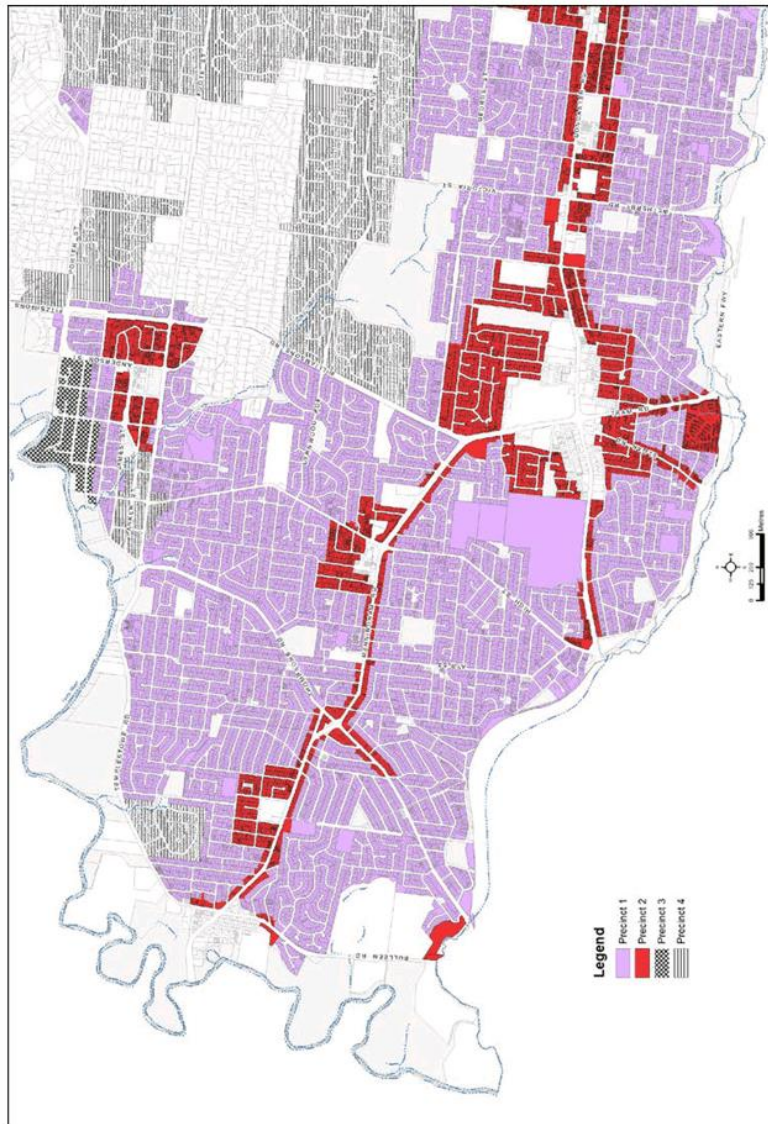
21.05-7 Reference documents

23/07/2015
C106

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- Lorimer G, Baker S, and Lockwood D (2009) *Wildlife Movement and Habitat Needs in Manningham*, Manningham City Council, Doncaster [21.05-7] [72.08]
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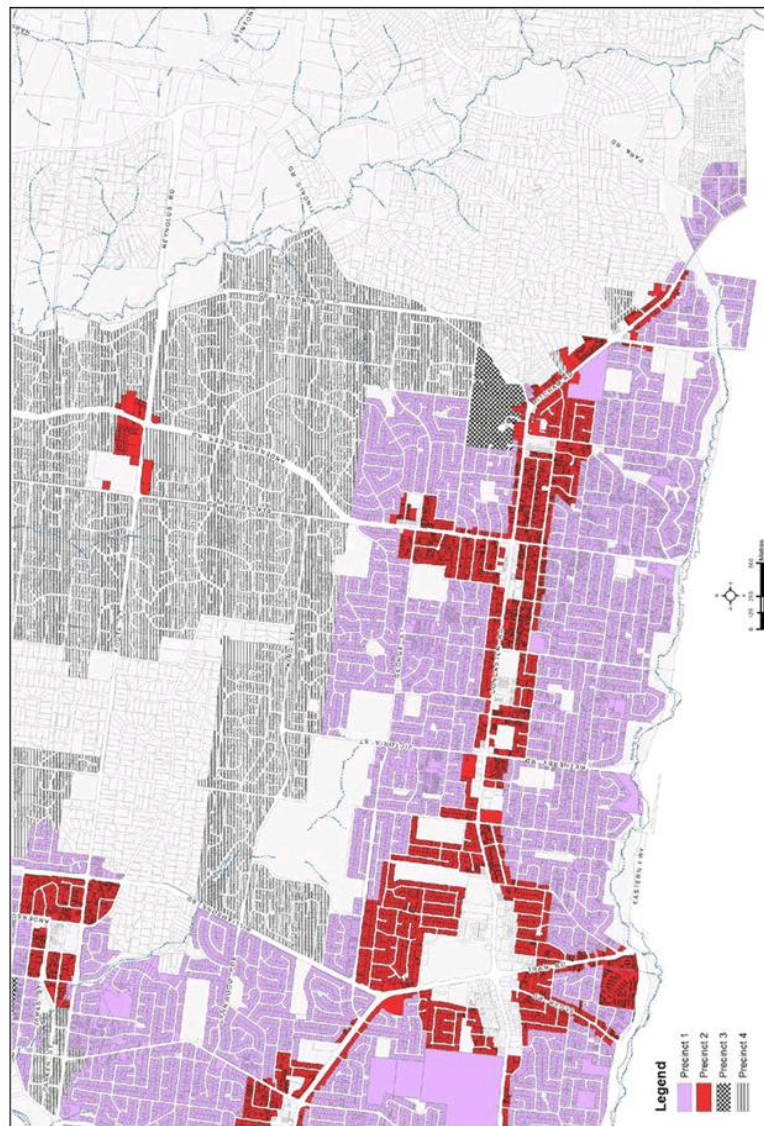
MANNINGHAM PLANNING SCHEME

Map 1 (Part 1) – Residential Character Precincts



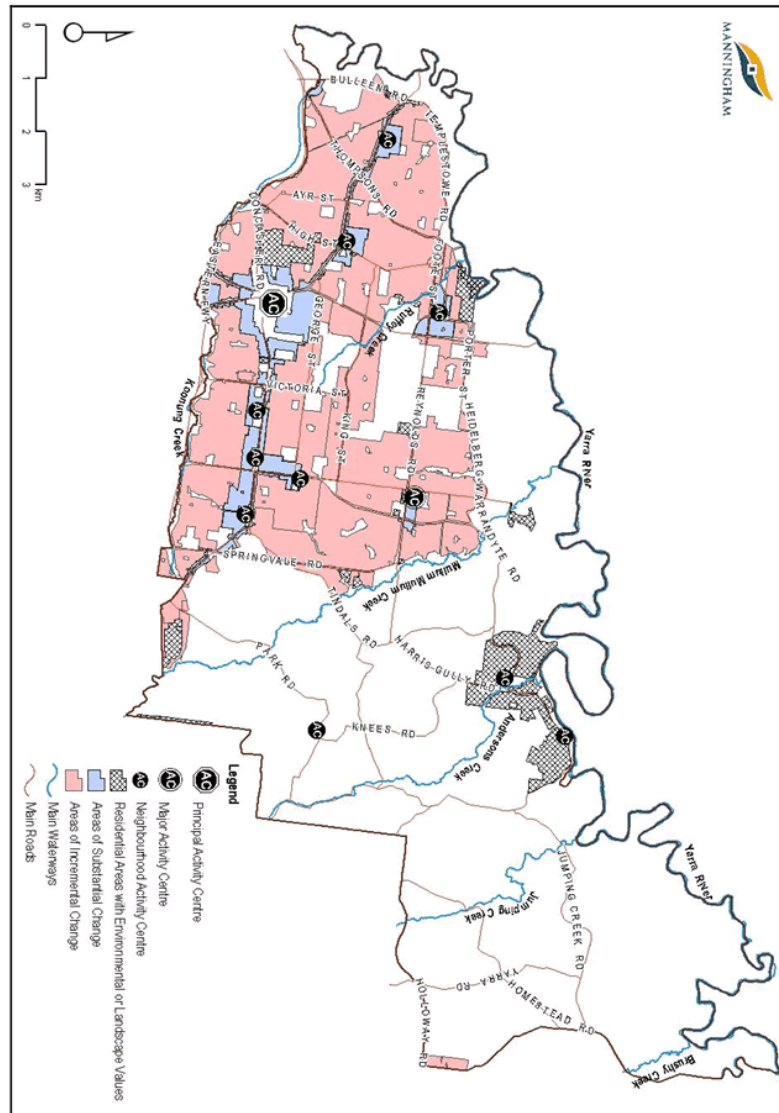
MANNINGHAM PLANNING SCHEME

Map 1 (Part 2) – Residential Character Precincts



MANNINGHAM PLANNING SCHEME

Residential Framework Plan 1



MANNINGHAM PLANNING SCHEME

21.06 LOW DENSITY03/03/2016
C110
21.06-103/03/2016
C110**Overview**

The low density residential areas shown on Low Density Framework Plan 2 are characterised by undulating landform with prominent ridges, dissected by creeks and drainage lines. These areas form a buffer between the green wedge and Yarra River corridor and urban residential areas. These areas offer a choice for people who are seeking a more spacious and attractive environmental setting. [21.06-1] [11.01-1L]

~~Parts of the low density residential areas have significant native vegetation and biodiversity values, whilst other low density residential areas have a unique landscape character due to the predominance of large canopy pine and cypress trees. [21.06-1] [11.01-1L]~~

Housing

Housing development should be responsive to identified environmental values and landscape character of land in the Low Density Residential Zone. Development of housing is constrained by the capacity to treat and contain effluent on site. Proposals for residential development must have regard to vegetation, infrastructure provision, topography, waterways, landslip, wildfire, flooding and environmental or landscape significance. [21.06-1] [11.01-1L]

Subdivision

Effective subdivision design in low density residential areas should appropriately respond to and address site opportunities and constraints. Any proposals to subdivide land will need to consider land capability, environmental and landscape values, topography, physical and community infrastructure. [21.06-1] [11.01-1L]

Built form and landscape character

New development should be designed and sited to reinforce and be respectful of the landscape and environmental characteristics of the site and its surroundings. The importance of retaining and enhancing native vegetation cover and in some circumstances pine and cypress tree cover is an intrinsic part of the preferred character of low density residential areas. [21.06-1] [11.01-1L]

Traffic and Carparking

The existing local road network within some parts of the Low Density Residential Zone is characterised by narrow roads, including single lane and unsealed roads, well-vegetated road verges, unmade kerbs and channels and no footpaths. The undulating topography in these locations can create issues associated with impaired lines of vision for vehicles and limited pedestrian accessibility. This semi-rural road network contributes to the low density character of the area. The intensity of use and development should not detrimentally impact on the capacity or safety of the existing local road network, with all associated car parking to be provided on site. [21.06-1] [11.01-1L]

Environmental issues

~~Many properties within the low density residential areas are not sewerred. A key issue is the number of ineffective and poorly maintained septic tank systems across the municipality, which pose a significant threat to water quality. The challenge for Council is to find a balance between the expectations of landowners to develop their site and the capacity of land to retain effluent on site. [21.06-1] [11.01-1L]~~

The low density residential areas contain a number of sites of National, State or Regional Biological Significance and important associated buffer habitat. Manningham is proactive in the protection and enhancement of the natural environment and biodiversity. The challenge is to effectively manage Manningham's natural assets in response to any development pressures,

MANNINGHAM PLANNING SCHEME

~~particularly on land with environmental values, steep slopes and significant vegetation cover or which may be prone to landslip, wildfire or flooding.~~ [21.06-1] [Suggest addition of text is not necessary given newly added Design Strategies]

Along habitat corridors and within treed residential areas, maintenance of native tree cover (and particularly the locally indigenous species) is an important requirement for facilitating wildlife movements. These movements are important for the survival of both the wildlife and many indigenous plants that rely on wildlife for pollination, seed dispersal or pest control. [21.06-1] [02.03-2]

Proposals to subdivide or develop land will need to avoid, minimise and offset native vegetation removal and impacts. [21.06-1] [12.01-2L]

Economic development issues

~~Council encourages home occupations as an important means of achieving economic development and providing opportunities that enable residents to work from home. The needs of these businesses should be addressed while ensuring that residential amenity is not adversely affected.~~ [21.06-1] [Rule 1 – no permit required]

21.06-2

21/02/2013
C54

Housing**Key issues** [Moved to 2.03]

- Dwindling land stock for the extension of existing residential areas resulting in development pressures of low density areas. [21.06-2] [Moved to 2.03]
- Retaining the low density character of areas. [21.06-2] [Moved to 2.03]
- Inappropriate forms of residential development. [21.06-2] [Moved to 2.03]
- Number of existing lots less than 4000 square metres which are currently unsewered. [21.06-2] [Moved to 2.03]
- Impact of housing on biodiversity. [21.06-2] [Moved to 2.03]

Objectives

- To ensure that development does not adversely impact on the landscape character or environmental values of land. [21.06-2] [02.01 & 02.03-2]
- To maintain the low density character of the area. [21.06-2] [11.01-1L]
- To discourage the rezoning of low density residential land, regardless of access to services and infrastructure (particularly reticulated sewerage). [21.06-2] [11.01-1L]
- ~~To recognise that increased densities and residential development in low density residential areas are constrained by land capability, environmental values and lack of convenient access to physical and community infrastructure.~~ [21.06-2] [02.03-5]

Strategies

Strategies to achieve these objectives include:

- Maintain the low density residential land as a buffer area between residentially zoned land and the green wedge and Yarra River corridor, by discouraging the rezoning of land. [21.06-2] [02.03-5]
- Retain the predominance of single dwellings on allotments and discourage inappropriate residential development. [21.06-2] [11.01-1L]
- Discourage the use and development of land for a second dwelling except where a second dwelling is attached by roof, walls and floor. [21.06-2] [11.01-1L]
- Ensure that the scale of development is appropriate to the capability of land to retain effluent on site. [21.06-2] [11.01-1L]

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- ~~Avoid, minimise and offset native vegetation removal and impacts. [21.06-2] [Repeat]~~
- ~~Ensure that the siting and design of housing development and associated infrastructure and services minimises the extent of earthworks and responds to site constraints including slope, waterways and wildfire risk. [21.06-2] [repeat]~~

21.06-3 Traffic and Carparking03/03/2016
C110**Key issues**

- Capacity of existing road network. [21.06-3]
- Impact of intensive forms of development on the road network. [21.06-3]
- Impact of on-site access and carparking, including areas designated for vehicle manoeuvring. [21.06-3]
- Limited pedestrian accessibility. [21.06-3]

Objectives

- ~~To ensure that use and development does not detrimentally impact on the safety and function of the existing road network. [21.06-3] [18.02-3S]~~
- To recognise that the intensity of use and development within low density residential areas is constrained by the capacity of the existing local road network. [21.06-3] [11.01-1L]
- To ensure that on-site access to the primary and any ancillary uses on the site is via a single crossover. [21.06-3] 11.01-1L
- To ensure all car parking is provided on site. [21.06-3] [11.01-1L]
- To encourage the use of pervious surfaces in the design of on-site access and carparking, including areas designated for vehicle manoeuvring. [21.06-3] [11.01-1L]

Strategies

Strategies to achieve these objectives include:

- ~~Ensure that the intensity and scale of use and development is appropriate having regard to the capacity of the existing road network and pedestrian accessibility. [21.06-3] [11.01-1L]~~
- Ensure the appropriate design and siting of on-site access, carparking, areas designated for vehicle manoeuvring and avoid the extensive use of hard surfaces. [21.06-3] [11.01-1L]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Low Density Residential Zone. [21.06-3] [74.01]
- Applying the Wildfire Management Overlay. [21.06-3] [74.01]
- Applying an Environmental Significance Overlay. [21.06-3] [74.01]
- Applying a Significant Landscape Overlay. [21.06-3] [74.01]

Policy and exercise of discretion

- ~~Implementing the Development Guide for Areas of Environmental and Landscape Significance (2011). [21.06-3] [Rule 8]~~
- ~~Implementing the Manningham (Biosites) Sites of Biological Significance Review (2004). [21.06-3] [Rule 8]~~

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- ~~Implementing the *Wildlife Movement and Habitat Needs in Manningham* (2009). [21.06-3] [Rule 8]~~
- ~~Implementing the *Locally Threatened Plants in Manningham* (2010). [21.06-3] [Rule 8]~~
- ~~Using local policy to conserve native vegetation (*Native vegetation policy, Clause 22.02*). [21.06-3] [Rule 8]~~
- ~~Using local policy to guide residential accommodation (*Residential Accommodation, Clause 22.04*). [21.06-3] [Rule 8]~~
- ~~Using local policy to guide non-residential uses in residential areas (*Non-Residential Uses in Residential Areas, Clause 22.05*). [21.06-3] [Rule 8]~~
- ~~Using local policy to guide outbuildings in the Low Density Residential Zone (*Outbuildings in the Low Density Residential Zone, Clause 22.19*). [21.06-3] [Rule 8]~~
- ~~Implementing the *Manningham City Council, Manningham City Council Development Guide: Outbuildings in the Low Density Residential Zone, October 2015* [21.06-3] [Rule 8]~~

Further strategic work

- Investigate the need for a Local Planning Policy to address built form and earthworks in the low density residential areas. [21.06-3] [74.02]

Other actions

- ~~Advocating the provision of sewer connection by Yarra Valley Water for land in low density residential areas. [21.06-3] [Rule 1]~~
- ~~Implementing the *Domestic Wastewater Management Plan (2002)*. [21.06-3] [Rule 8]~~

21.06-403/03/2016
C110**Subdivision****Key issues**

- Limited land available for further subdivision. [21.06-4]
- Lot size in relation to effluent disposal. [21.06-4]
- Impact of subdivision on environmental values and landscape character of land. [21.06-4]
- Fragmentation of habitat and loss of biodiversity. [21.06-4]
- Access to physical and community infrastructure. [21.06-4]

Objectives

- To encourage subdivision and associated works which appropriately responds to land capability, environmental and landscape values, wildfire risk, topography, physical and community infrastructure. [21.06-4] [11.01-1L –] [Added, now complete]
- ~~To ensure that any application for subdivision avoids, minimises and offsets the removal of and impacts upon native vegetation. [21.06-4] [repeat]~~
- ~~To ensure that subdivision adopts environmentally sustainable design principles. [21.06-4]~~

Strategies

Strategies to achieve these objectives include:

- Ensure subdivision design and layout considers lot orientation, size and location of building envelopes and integrated water management to achieve ecologically sustainable design outcomes. [21.06-4] [15.01-3L]
- Ensure that allotments created by the subdivision are capable of adequately treating and retaining wastewater within the boundaries of each allotment. [21.06-4] [19.03-3L]

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- Ensure that subdivision design and layout responds appropriately to topography and vegetation cover and is consistent with Net Gain objectives and principles to avoid, minimise and offset native vegetation removal and impacts, where appropriate. [21.06-4] [02.03-4, 02.03-5, 11.01-1L]
- Ensure that subdivision and associated works in wildfire areas are appropriately sited, designed and managed to address wildfire risk. [21.06-4] [15.01-3L]
- Encourage subdivision layouts to respond appropriately to neighbouring uses and buildings. [21.06-4] [15.01-3L]
- ~~Encourage subdivision layouts to provide for the safety and security of residents and property by considering wildfire, flooding, landslip and steep slopes. [21.06-4] [repeat]~~
- Ensure that building and effluent envelopes are located to protect vegetation, view lines and minimise the extent of earthworks. [21.06-4] [15.01-3L]
- ~~Encourage subdivision and associated works to be designed to provide adequate vehicle, pedestrian and bicycle links. [21.06-4] [15.01-3S]~~
- Avoid the creation of new lots on slopes of greater than 20%. [21.06-4] [11.01-1L]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Low Density Residential Zone. [21.06-4] [74.01]
- Applying the Wildfire Management Overlay. [21.06-4] [74.01]
- Applying an Environmental Significance Overlay [21.06-4] [74.01]

Policy and exercise of discretion

- ~~Implementing the Development Guide for Areas of Environmental and Landscape Significance (2011). [21.06-4] [Rule 1]~~
- ~~Implementing the Manningham (Biosites) Sites of Biological Significance Review (2004). [21.06-4] [Rule 1]~~
- ~~Implementing the Wildlife Movement and Habitat Needs in Manningham (2009). [21.06-4] [Rule 1]~~
- ~~Implementing the Locally Threatened Plants in Manningham (2010). [21.06-4] [Rule 1]~~
- ~~Implementing the Manningham Monterey Pine and Cypress Tree Assessment (2003). [21.06-4] [Rule 1]~~
- ~~Using local policy to conserve native vegetation (Native vegetation policy, Clause 22.02) [21.06-4] [Rule 1]~~
- ~~Using Local Policy to guide subdivision design that is responsive to the environmental and visual characteristics of the streetscape (Battle axe blocks policy, Clause 22.11). [21.06-4] [Rule 1]~~
- ~~Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14). [21.06-4] [Rule 1]~~

Further strategic work**Other actions**

- ~~Advocating the provision of sewer connection by Yarra Valley Water for land in low density residential areas. [21.06-4] [Rule 1]~~

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21.06-5 Built form and landscape character03/03/2016
C110**Key issues**

- Design and construction of development in areas with topographical constraints, wildfire risks, landscape character, visual and environmental significance. [21.06-5]
- Impact of vegetation removal and extensive earthworks on landscape character. [21.06-5]

Objectives

- To ensure that land is developed in a way that is compatible with the character of the area, its landscape qualities, pattern of vegetation and environmental values. [21.06-5] [02.03-2]
- To minimise the extent of earthworks and to preserve and enhance natural drainage lines. [21.06-5] [11.01-1L]
- To ensure the retention of existing trees, where appropriate, and that any landscaping complements the character of the area. [21.06-5] [11.01-1L]
- To protect and enhance landscape quality, view lines and vistas. [21.06-5] [11.01-1L]

Strategies

Strategies to achieve these objectives include:

- ~~Encourage the siting and design of buildings and works, selection of materials and landscaping to minimise wildfire risk.~~ [21.06-5] [repeat]
- ~~Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.~~ [21.06-5] [repeat]
- Require that buildings and works minimise visual impact by locating away from ridgelines and exposed slopes, incorporating screening treatments and non-obtrusive materials and colours. [21.06-5] [11.01-1L]
- Ensure that development on sloping sites adopts suitable design techniques that minimise earthworks and building bulk. [21.06-5] [11.01-1L]
- Avoid development, including vegetation removal, on land with slopes greater than 20%. [21.06-5] [11.01-1L]
- Ensure that development does not protrude above the prevailing height of the tree canopy. [21.06-5] [11.01-1L]
- Ensure that existing trees are retained where appropriate and that replacement trees complement the character of the area. [21.06-5] [11.01-1L]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying a Significant Landscape Overlay. [21.06-5] [74.01]
- Applying an Environmental Significance Overlay. [21.06-5] [74.01]
- Applying the Wildfire Management Overlay. [21.06-5] [74.01]

Policy and exercise of discretion

- ~~Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).~~ [21.06-5] [Rule 8]

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- ~~Implementing the *Manningham Heritage Garden & Significant Tree Study—Stage 2* (April 2006) which identifies vegetation of significance to be protected and maintained. [21.06-5] [Rule 8]~~
- ~~Implementing the *Manningham Monterey Pine and Cypress Tree Assessment (2003)*. [21.06-5] [Rule 8]~~
- ~~Using Local Policy to guide development in areas of identified wildfire risk (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*). [21.06-5] [Rule 8]~~

Further strategic work

- Investigate the need for a Local Planning Policy to address built form and earthworks in low density residential areas. [21.06-5] [74.02]

Other actions

21.06-6

Environmental issues03/03/2016
C110**Key issues**

- Impact of effluent disposal. [21.06-6]
- Impact of land use, development and management techniques on biodiversity. [21.06-6]
- Impact of vegetation removal. [21.06-6]
- Impact of earthworks. [21.06-6]
- Competing interests between environmental weeds and significant landscapes. [21.06-6]
- Degradation of waterways and streamside environments. [21.06-6]
- Fragmentation of habitats and loss of habitat connectivity. [21.06-6]
- Impact of pest plants and animals. [21.06-6]

Objectives

- ~~To ensure that land use, development and land management practices protect and enhance soil, water and air quality, habitat corridors, waterways, threatened species of flora and fauna and the character of these areas. [21.06-6] [repeat]~~
- ~~To achieve developments which are site responsive and which complement the topography of an area. [21.06-6] [repeat]~~
- To encourage the removal of weed species in areas where they have no cultural and heritage landscape significance. [21.06-6] [11.01-1L]
- ~~To ensure that development avoids, minimises and offsets removal of and impacts upon native vegetation. [21.06-6] [repeat]~~
- ~~To improve habitat, vegetation, soil, water and visual qualities along streamside environments. [21.06-6] [repeat]~~
- ~~To enhance the extent, condition and connectivity of habitat. [21.06-6] [repeat]~~
- To control and manage pest plants and animals. [21.06-6] [12.01-2L]

Strategies

Strategies to achieve these objectives include:

- ~~Require the preparation of a site analysis plan of the site and surrounds for all development and subdivision proposals showing the opportunities and constraints, and how a proposal appropriately responds to this analysis. [21.06-6] [56.01]~~
- Protect and enhance native vegetation including roadside vegetation as wildlife habitat and as corridors for flora and fauna. [21.06-6] [12.01-2L]

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- Protect and enhance wetland, stream and waterway environments to conserve soils, ensure water quality, avoid sedimentation and retention of native vegetation as wildlife habitat and as a corridor for wildlife movement. [21.06-6] [12.01-2L]
- ~~Ensure that sediment run-off is contained on site using best practice techniques during the use and development of any land. [21.06-6]~~
- ~~Require land use and development proposals to demonstrate compliance with Net Gain objectives and principles to avoid, minimise and offset native removal of and impacts upon native vegetation. [21.06-6] [repeat]~~
- ~~Require development and landscaping to protect and enhance wildlife corridors. [21.06-6] [repeat]~~
- ~~Ensure that subdivision, buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk. [21.06-6] [repeat]~~
- ~~Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal. [21.06-6] [repeat]~~
- Ensure that buildings are set back appropriate distances from property boundaries to provide for landscaping including canopy trees. [21.06-6] [11.01-1L]
- ~~Protect, conserve and enhance the environmental, recreational and heritage values of waterways (including natural drainage gullies) and their environments. [21.06-6] [12.03-1S]~~
- ~~Ensure that effluent envelopes are located to minimise environmental impacts. [21.06-6] [repeat]~~
- ~~Avoid development on land with slopes of greater than 20%. [21.06-6] [repeat]~~
- Require developers to create biological filtration systems along drainage systems. [21.06-6] [11.01-1L]
- ~~Discourage intrusive/inappropriate development on sites located adjacent to State Parks and other conservation reserves. [21.06-6] [repeat]~~

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Low Density Residential Zone. [21.06-6] [74.01]
- Applying an Environmental Significance Overlay or Significant Landscape Overlay. [21.06-6] [74.01]
- Applying the Heritage Overlay [21.06-6] [74.01]
- Applying the Land Subject to Inundation Overlay and/or Special Building Overlay. [21.06-6] [74.01]
- Applying the Wildfire Management Overlay. [21.06-6] [74.01]

Policy and exercise of discretion

- ~~Implementing the Manningham Biosites: Sites of (Biological) Significance Review (2004). [21.06-6] [Rule 8]~~
- ~~Implementing the Development Guide for Areas of Environmental and Landscape Significance (2011). [21.06-6] [Rule 8]~~
- ~~Implementing the Manningham Green Wedge Strategy (2004). [21.06-6] [Rule 8]~~
- ~~Implementing the Wildlife Movement and Habitat Needs in Manningham (2009). [21.06-6] [Rule 8]~~
- ~~Implementing the Locally Threatened Plants in Manningham (2010). [21.06-6] [Rule 8]~~

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- Using local policy to conserve native vegetation (*Native vegetation policy, Clause 22.02*) [21.06-6] [Rule 8]
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*). [21.06-6] [Rule 8]

Further strategic work

- Identifying the location of weed species to assist in developing appropriate management techniques. [21.06-6] [Rule 1]
- Identify areas for strategic revegetation to enhance habitat corridors and habitat connectivity. [21.06-6] [Rule 1]

Other actions

- Continuing to control and remove introduced pest plants and pest animals on a priority basis with special emphasis on the provisions made under the *Catchment and Land Protection Act 1994* and direction from the Catchment Management Authority. [21.06-6] [Rule 1]
- Continuing to liaise with Melbourne Water to co-operatively manage the stormwater and natural creek systems in the municipality. [21.06-6] [Rule 1]
- Enhancing the outcomes of the Local Environment Assistance Fund or other measures to improve land management, sustainable use, and stewardship for relevant properties. [21.06-6] [Rule 1]
- Ensuring compliance with the *Domestic Wastewater Management Plan (2002)*. [21.06-6] [Rule 8]

21.06-703/03/2016
C110**Economic development issues****Key issues**

- Impact of discretionary uses including business activities in low density residential areas on amenity. [21.06-7]

Objectives

- To encourage uses with a community service role to locate within close proximity to activity centres or other community based facilities. [21.06-7] [13.07-1L]
- To ensure that commercial uses do not compromise the amenity and character of the neighbourhood. [21.06-7] [13.07-1L]
- To ensure that commercial uses do not exceed the servicing capacity of the land. [21.06-7] [Rule 1]

Strategies

Strategies to achieve these objectives include:

- Ensure that the establishment of uses with a community service role do not compromise the amenity the neighbourhood. [21.06-7] 13.07-1L
- Ensure that in considering planning permit applications for home occupations, adequate provision is made for on-site car parking and loading areas and these are adequately screened from the street and adjoining land. [21.06-7] [repeat]
- Ensure that the scale of development is appropriate to the capability of land to retain effluent on-site. [21.06-7] [repeat]

Implementation

These strategies will be implemented by:

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Zones and overlays**Policy and exercise of discretion**

- ~~Implementing the *Home-Based Business Strategy* (1996) that encourages the establishment of appropriate businesses that do not unreasonably compromise residential amenity. [21.06-7] [Rule 8]~~
- ~~Implementing the *Manningham City Council 2003-2006 Economic Development Strategy* (2003) to encourage the establishment of appropriate home-based businesses and which do not unreasonably compromise the amenity of surrounding residential areas. [21.06-7] [Rule 8]~~
- ~~Using Local Policy to ensure that non-residential and commercial uses do not unreasonably affect the amenity of the area. (*Residential Accommodation at Clause 22.04, Non-residential uses in residential areas at Clause 22.05 and Eating and entertainment policy, Clause 22.06*). [21.06-7] [Rule 8]~~
- ~~Using Local Policy to ensure that advertising signs do not adversely impact on visual amenity (*Outdoor advertising signs policy, Clause 22.07*). [21.06-7] [Rule 8]~~

Further strategic work**Other actions**

- ~~Promoting and distributing *Manningham's Home-based Business Information Kit* (2005). [21.06-7] [Rule 1]~~

21.06-803/03/2016
C110**Reference documents**

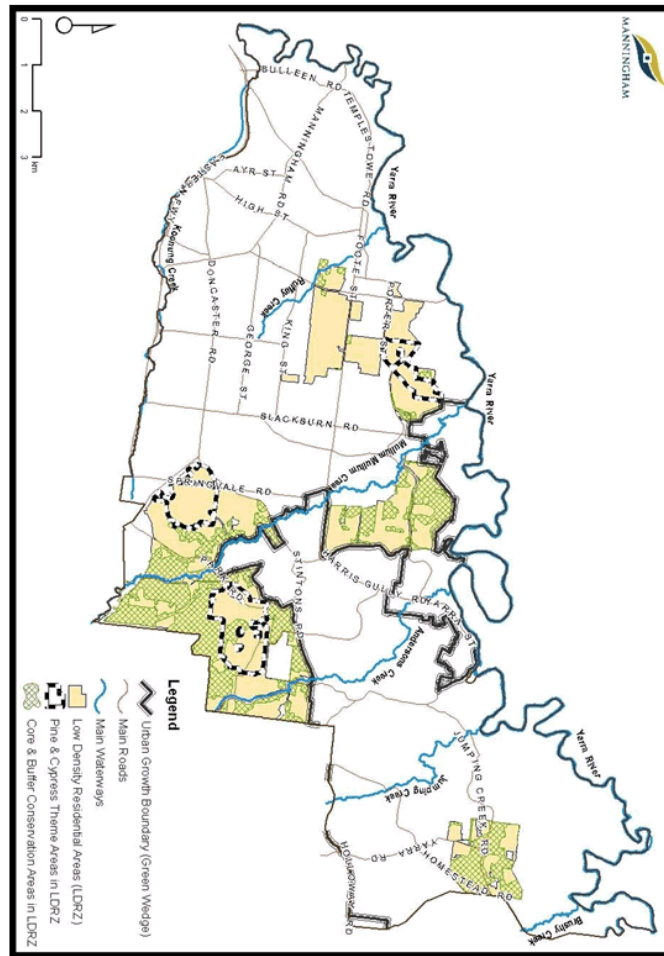
- EPA Publication 629: Domestic Wastewater Management Series: Development Approvals in Sewered and Unsewered Areas [21.06-8] [72.08]
- John Patrick Pty Ltd Landscape Architects (2006) *Manningham Heritage Garden & Significant Tree Study – Stage 2*, Manningham City Council, Doncaster. [21.06-8] [72.08]
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- Michael Smith Landscape Architecture & Urban Design, Kenyon B, Banks F (2003)
Manningham Monterey Pine and Cypress Tree Assessment, Manningham City Council,
Doncaster. [21.06-8] [72.08]

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LOW DENSITY FRAMEWORK PLAN 2



MANNINGHAM PLANNING SCHEME

21.07 GREEN WEDGE AND YARRA RIVER CORRIDOR21/02/2013
C54
21.07-1**Overview**21/02/2013
C54

This section applies to land shown on the Green Wedge and Yarra River Corridor Framework Plan 3 which includes all land outside the Urban Growth Boundary (UGB) and public and privately owned land within the Yarra River corridor. [The State Government introduced the UGB around the edge of Melbourne in October 2002. All land in Manningham located outside the UGB became part of a green wedge.](#) [21.07-1] [11.01-1L]

Manningham's Green Wedge largely includes land within the Rural Conservation Zone and the Wonga Park township, which is included within the Low Density Residential Zone. The Yarra River corridor includes public and privately owned land located within the UGB and which is identified as having high environmental and landscape values. [21.07-1] [02.03-2, p14]

These areas are primarily rural residential in character and include some agricultural enterprises, hobby farms and environmentally significant properties. A key challenge for Council is to balance competing interests between use of land for rural living, agricultural pursuits and biodiversity protection. [21.07-1] [02.01]

Housing

There are few opportunities for additional housing development within the green wedge and the Yarra River corridor area. The provision of housing in these areas is directed by strategies that protect and enhance landscape character and environmental values. Development will need to have regard to issues of native vegetation, topography, landslip, wildfire, flooding, and cultural, environmental and landscape values and available physical and community infrastructure. [21.07-1] . [02.03-5, p7]

[The rural qualities and remnant bushland provide a setting and lifestyle quality which is very attractive to residents and potential home owners.](#) [21.07-1] [Rule 1]

Subdivision

The current planning controls significantly limit scope for further subdivision of the green wedge and Yarra River corridor areas. Any proposal to subdivide land will need to consider land capability and constraints, adjoining land uses, environmental and landscape values and physical and community infrastructure. [21.07-1] [02.03-4, p16]

Built form and landscape character

These areas have an attractive, undulating topography. The slopes and extensive vegetation cover contribute to the landscape and environmental qualities. Development should protect and enhance the natural environment, including the Yarra River and other waterways, topography, open space, habitat and fauna links within the green wedge and Yarra River corridor. [21.07-1] [02.03-1 -] [02.03-2, p20]

Environmental issues

Large parts of Manningham's Green Wedge and Yarra River corridor have significant biological values. They contain the majority of Manningham's Sites of Biological Significance (Biosites) and supporting buffer habitat. The sites are identified as being of National, State or Regional significance. The habitat defined by the biosites and associated buffer habitat constitutes the most important areas of remnant indigenous vegetation within the municipality. [21.07-1] [02.03-2, p 4]

Planning controls seek to protect important remnant vegetation providing habitat for fauna, preserving biodiversity and providing lifestyle choices, whilst creating a desirable destination for residents, visitors and recreational users. The bushland and rural character is under threat from vegetation clearance for development, agriculture, pest plant and animal invasion, overgrazing,

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soil erosion, changes in hydrology and burning regimes, mismanagement and climate change. [21.07-1] [02.03-2]

The challenge for the municipality is to provide for sustainable land use and development in these areas while achieving a Net Gain of native vegetation. Biodiversity protection and enhancement will be facilitated by having regard to land capability and environmental management while also protecting the character, landscape and other natural and environmental characteristics. [21.07-1] [02.03-2]

Economic development issues

Much of the land within these areas is not high quality agricultural land. Commercial activity should complement and enhance the landscape and visual character and environmental significance of these areas. [21.07-1] [11.01-1L,p 9]

The focus will be to protect and support the viability of existing agricultural activities and promote other appropriate business activities, which use best practice sustainable land management techniques and provide benefits to the local economy. [21.07-1] [11.01-1L, p7 new]

~~Council encourages home occupations as an important means of achieving economic development and providing opportunities that enable residents to work at home. The needs of home occupations should be addressed while ensuring that local amenity and environmental and landscape values are not adversely affected.~~ [21.07-1] [Rule 1 – section one use]

21.07-2

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Housing

Key issues

- Limited opportunity for additional housing development. [21.07-2]
- Housing development, which does not have regard to land capability, wildfire risk, environmental and landscape values. [21.07-2]
- Inappropriate location of infrastructure and services. [21.07-2]
- Impact of housing on biodiversity. [21.07-2]

Objectives

- To ensure that housing development in the green wedge and Yarra River corridor responds appropriately to land capability, wildfire risk, environmental, landscape and cultural values, adjoining land uses and physical and community infrastructure. [21.07-2] [11.01-1 –] [11.01-1L, p8]
- ~~To ensure that siting and design of housing development and associated infrastructure and services minimises the extent of earthworks and avoids, minimises and offsets vegetation removal and impacts.~~ [21.07-2] [11.01-1 –] [11.01-1L, p42] [avoid, minimise & offset dealt with under 52.17]

Strategies

Strategies to achieve these objectives include:

- ~~Prepare and implement a Land Management Plan for all development applications as appropriate.~~ [21.07-2] [Rule 1]
- Maintain existing patterns of development and the character of the green wedge and Yarra River corridor areas. [21.07-2] [11.01-1L, p7]
- Ensure that the scale of development is appropriate to the capability of the land to retain effluent on site. [21.07-2] [11.01-1L]
- Avoid, minimise and offset native vegetation removal and impacts. [21.07-2] [02.03]

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- Ensure that the siting and design of housing development and associated infrastructure and services minimises the extent of earthworks and responds to site constraints including slope, waterways and wildfire risk. [21.07-2] [11.01-1L]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Rural Conservation Zone. [21.07-2] [74.01]
- Applying the Low Density Residential Zone to the Wonga Park township. [21.07-2] [74.01]
- Applying the Wildfire Management Overlay. [21.07-2] [74.01]
- Applying the Environmental Significance Overlay. [21.07-2] [74.01]
- Applying the Erosion Management Overlay. [21.07-2] [74.01]
- Applying the Land Subject to Inundation Overlay. [21.07-2] [74.01]

Policy and exercise of discretion

- *Implementing the Manningham Green Wedge Strategy (2004).* [21.07-2] [Rule 8]
- *Implementing the Development Guide for Areas of Environmental and Landscape Significance (2011).* [21.07-2] [Rule 8]
- *Implementing the Manningham (Biosites) Sites of Biological Significance Review (2004).* [21.07-2] [Rule 8]
- *Implementing the Wildlife Movement and Habitat Needs in Manningham (2009).* [21.07-2] [Rule 8]
- *Implementing the Locally Threatened Plants in Manningham (2010).* [21.07-2] [Rule 8]
- *Using local policy to conserve native vegetation (Native vegetation policy, Clause 22.02).* [21.07-2] [Rule 8]

Further strategic work

- Reviewing the appropriate zoning of land currently zoned Rural Conservation Zone within the Urban Growth Boundary. [21.07-2] [74.02]

Other actions

- Implementing the *Domestic Wastewater Management Plan (2002)*. [21.07-2]

21.07-3

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Subdivision**Key issues**

- Loss of productive agricultural land. [21.07-3]
- Pressure for subdivision of the green wedge. [21.07-3]
- Impact on environmental and landscape values from subdivision. [21.07-3]
- Loss of biodiversity [21.07-3]
- Poor land capability for development. [21.07-3]
- Lack of physical and community infrastructure. [21.07-3]
- Creation of environmental hazards such as flooding, landslip and wildfire risk. [21.07-3]

Objectives

- To discourage fragmentation of land within the green wedge and Yarra River corridor. [21.07-3] [11.01-1L, p67 new]

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- To discourage subdivision where it will result in the loss of productive agricultural land. [21.07-3] [15.01-3L] [moved to 11.01-1L]
- ~~To ensure that any application for subdivision responds appropriately to land capability, wildfire risk, landscape, cultural and environmental values, adjoining land uses and physical and community infrastructure. [21.07-3] [repeat]~~
- ~~To ensure that any application for subdivision avoids, minimises and offsets the removal of and impacts upon native vegetation. [21.07-3] [repeat]~~
- To ensure that adequate provision is made for appropriate physical infrastructure and services. [21.07-3] [11.01-1L]
- To ensure that subdivision adopts ecologically sustainable design principles. [21.07-3] [11.01-1L, p68]

Strategies

Strategies to achieve these objectives include:

- ~~Prepare and implement a Land Management Plan for all applications for subdivision. [21.07-3] [Rule 1 – permit condition]~~
- Encourage landowners of new subdivisions to identify building envelopes to limit the impacts of development, with consideration to environmental, cultural and landscape qualities, wildfire risk, topography, watercourses, lot size/design and servicing constraints. [21.07-3] [11.01-1L]
- ~~Ensure that subdivision design and layout responds appropriately to topography and vegetation cover and is consistent with Net Gain objectives and principles to avoid, minimise and offset native vegetation removal and impacts. [21.07-3] [repeat]~~
- Avoid the creation of new lots with a slope greater than 20%. [21.07-3] [11.01-1L]
- ~~Ensure subdivision design and layout considers lot orientation, size and location of building and effluent envelopes and integrated water management to achieve ecologically sustainable design outcomes. [21.07-3] [repeat]~~
- ~~Ensure that subdivision, buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk. [21.07-3] [insertion not required, covered by BMO & 53.02]~~

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Rural Conservation Zone. [21.07-3] [74.01]
- Applying the Low Density Residential Zone to the Wonga Park township. [21.07-3] [74.01]
- Applying the Wildfire Management Overlay. [21.07-3] [74.01]
- Applying the Environmental Significance Overlay. [21.07-3] [74.01]
- Applying the Erosion Management Overlay. [21.07-3] [74.01]
- Applying the Land Subject to Inundation Overlay. [21.07-3] [74.01]

Policy and exercise of discretion

- ~~Implementing the Manningham Green Wedge Strategy (2004). [21.07-3] [Rule 8]~~
- ~~Implementing the Development Guide for Areas of Environmental and Landscape Significance (2011). [21.07-3] [Rule 8]~~
- ~~Implementing the Manningham (Biosites) Sites of Biological Significance Review (2004). [21.07-3] [Rule 8]~~

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- [Implementing the *Wildlife Movement and Habitat Needs in Manningham \(2009\)*. \[21.07-3\] \[Rule 8\]](#)
- [Implementing the *Locally-Threatened Plants in Manningham \(2010\)*. \[21.07-3\] \[Rule 8\]](#)
- [Using local policy to conserve native vegetation \(*Native vegetation policy, Clause 22.02*\). \[21.07-3\] \[Rule 8\]](#)
- [Using Local Policy to guide subdivision incorporating irregular battle axe type allotments \(*Battle axe blocks policy, Clause 22.11*\). \[21.07-3\] \[Rule 8\]](#)
- [Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas \(*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*\). \[21.07-3\] \[Rule 8\]](#)

Further strategic work**Other actions**

- [Implementing the *Domestic Wastewater Management Plan \(2002\)*. \[21.07-3\] \[Rule 8\]](#)

21.07-421/02/2013
C54**Built form and landscape character****Key issues**

- Design and construction of development in areas with topographical constraints, wildfire risk, landscape character, visual and environmental significance. [21.07-4]
- Impact of vegetation removal on landscape character. [21.07-4]
- Loss of scenic values of the Yarra River corridor. [21.07-4]

Objectives

- To encourage building form that responds appropriately to the landscape and minimises risk. [21.07-4] [11.01-1L, p18]
- To encourage retention of native vegetation. [21.07-4] [11.01-1L, p32]
- To minimise the extent of earthworks and to preserve and enhance natural drainage lines. [21.07-4] [11.01-1L]
- To encourage the planting of indigenous vegetation. [21.07-4] [Covered at 11.01-1L, p35]
- To protect and enhance landscape quality, view lines and vistas. [21.07-4] [02.03-2, 11.01-1L]

Strategies

Strategies to achieve these objectives include:

- Avoid the construction of buildings on ridgelines. [21.07-4] [11.01-1L]
- Design and site buildings to minimise visual impact. [21.07-4] [11.01-1L]
- ~~Encourage the siting and design of buildings and works, selection of materials and landscaping to minimise wildfire risk.~~ [21.07-4] [insertion not required, covered by BMO & 53.02]
- [21.07-4] [53.02]
- Ensure building design is site responsive. [21.07-4] [11.01-1L, p18]
- Avoid development on land with slopes greater than 20%. [21.07-4] [11.01-1L]
- Ensure that the siting and design of development including landscaping, minimises impacts on adjacent State Parks and other conservation reserves [21.07-4] [11.01-1L]

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Implementation

These strategies will be implemented by:

Zones and overlays

- Applying an Environmental Significance Overlay. [21.07-4] [74.01]
- Applying the Wildfire Management Overlay. [21.07-4] [74.01]
- Applying the Erosion Management Overlay. [21.07-4] [74.01]
- Applying the Land Subject to Inundation Overlay. [21.07-4] [74.01]

Policy and exercise of discretion

- *Implementing the Manningham Green Wedge Strategy (2004).* [21.07-4] [Rule 8]
- *Implementing the Development Guide for Areas of Environmental and Landscape Significance (2011).* [21.07-4] [Rule 8]
- *Implementing the Manningham Heritage Garden & Significant Tree Study – Stage 2 (April 2006) which identified vegetation of significance to be protected and maintained.* [21.07-4] [Rule 8]
- *Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14).* [21.07-4] [Rule 8]
- *Using Local Policy to guide the siting and location of outbuildings in the Rural Conservation Zone (Outbuildings in the Low Density Residential Zone and the Rural Conservation Zone, Clause 22.19).* [21.07-4] [Rule 8]
- *Using Local Policy to guide use and development in the Rural Conservation Zone (Use and Development in the Rural Conservation Zone, Clause 22.20).* [21.07-4] [Rule 8]

Further strategic work

- Investigate the need for a Local Planning Policy to address built form and earthworks. [21.07-4] [74.02]

Other actions**21.07-5**

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Environmental issues**Key issues**

- Loss of biodiversity. [21.07-5]
- Loss and fragmentation of habitat for fauna and flora. [21.07-5]
- Impacts upon threatened species. [21.07-5]
- Impact of land use and development on biodiversity. [21.07-5]
- Degradation of waterways, aquatic and riparian habitats. [21.07-5]
- Invasion and spread of pest plants and pest animals. [21.07-5]

Objectives

- To conserve and enhance the significant environmental qualities of the green wedge and Yarra River corridor. [21.07-5] [02.03-2]
- To ensure that land use, development and land management practices protect and enhance biodiversity, soil, water and air quality, native flora and fauna and the character of these areas. [21.07-5] [11.01-1L, p9]
- To achieve developments which are site responsive and which complement the topography and environmental qualities of an area. [21.07-5] [11.01-1L]

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- To improve the habitat, vegetation, soil, water and visual qualities alongside streamside environments. [21.07-5] [12.03-1L]

Strategies

Strategies to achieve these objectives include:

- ~~Require the preparation of a site analysis plan of the site and surrounds for all development and subdivision proposals showing the opportunities and constraints, and how a proposal appropriately responds to this analysis. [21.07-5] [59.13]~~
- ~~Prepare and implement Land Management Plans that enhance the land's environmental values. [21.07-5]~~
- Protect and enhance native vegetation, including roadside vegetation as wildlife habitat and as corridors for flora and fauna. [21.07-5] [11.01-1L]
- ~~Protect and enhance wetland, stream and waterway environments to conserve soils, ensure water quality, avoid sedimentation and retention of native vegetation as wildlife habitat and as a corridor for wildlife movement. [21.07-5] [repeat]~~
- Require land use and development proposals to demonstrate compliance with Net gain objectives and principles to avoid, minimise and offset removal of and impacts upon native vegetation. [21.07-5] [12.01-2L]
- Promote the re-vegetation of cleared areas or gaps in habitat corridors with indigenous species. [21.07-5] [11.01-1L, p39]
- ~~Ensure that subdivision, buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk. [21.07-5] [repeat]~~
- ~~Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal. [21.07-5] [repeat]~~
- ~~Require proposals to be supported by the outcomes of a proper land capability assessment. [21.07-5] [repeat]~~
- ~~Ensure that sediment run-off is contained on-site using best practice techniques during the use and development of any land. [21.07-5] [repeat]~~
- ~~Require development and landscaping to protect and enhance habitat corridors. [21.07-5] [repeat]~~

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying an Environmental Significance Overlay. [21.07-5] [74.01]
- Applying the Erosion Management Overlay. [21.07-5] [74.01]
- Applying the Wildfire Management Overlay. [21.07-5] [74.01]
- Applying the Land Subject to Inundation Overlay [21.07-5] [74.01]

Policy and exercise of discretion

- ~~Implementing the *Manningham Green Wedge Strategy* (2004). [21.07-5] [Rule 8]~~
- ~~Implementing the *Manningham Biosites: Sites of (Biological) Significance Review* (2004). [21.07-5] [Rule 8]~~
- ~~Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011). [21.07-5] [Rule 8]~~
- ~~Implementing the *Wildlife Movement and Habitat Needs in Manningham* (2009). [21.07-5] [Rule 8]~~
- ~~Implementing the *Locally Threatened Plants in Manningham* (2010). [21.07-5] [Rule 8]~~

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- ~~Implementing the Roadside Environmental Management Strategy (2004).~~ [21.07-5] [Rule 8]
- ~~Using local policy to conserve native vegetation (Native vegetation policy, Clause 22.02).~~ [21.07-5] [Rule 8]
- ~~Using Local Policy to guide land use and development in areas of known or potential archaeological significance (Cultural heritage policy, Clause 22.03).~~ [21.07-5] [Rule 8]
- ~~Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14).~~ [21.07-5] [Rule 8]
- ~~Using Local Policy to guide the siting and location of outbuildings in the Rural Conservation Zone (Outbuildings in the Low Density Residential Zone and the Rural Conservation Zone, Clause 22.19).~~ [21.07-4] [Rule 8]
- ~~Using Local Policy to guide use and development in the Rural Conservation Zone (Use and Development in the Rural Conservation Zone, Clause 22.20).~~ [21.07-4] [Rule 8]

Further strategic work

- Identifying and mapping additional sites of identified wildfire risk and including the sites in the Bushfire Management Overlay. [21.07-5] [74.02]
- Identifying the location of weed species to assist in developing appropriate management techniques. [21.07-5] [Rule 1]
- Investigating the potential for the establishment and enhancement of fauna habitat and linking corridors between sites of environmental significance. [21.07-5] [74.02]
- Investigating the areas where the Council order in relation to prohibition of dogs and cats should be applied. [21.07-5] [Rule 1]

Other actions

- ~~Continuing to control and remove introduced pest plants and animals on a priority basis with special emphasis on the provisions made under the Catchment and Land Protection Act 1994 and direction from the Catchment Management Authority.~~ [21.07-5] [Rule 1]
- ~~Continue to support private landowners in conserving biodiversity through Council's Biodiversity Incentive Programs.~~ [21.07-5] [Rule 1]
- ~~Developing an environmental checklist for new buildings to ensure that environmentally sound materials are used where possible.~~ [21.07-5] [Rule 1]
- ~~Implementing the Domestic Wastewater Management Plan (2003).~~ [21.07-5]
- ~~Implementing the Horse Riding Strategy (2001) with respect to best practice pasture management, horse trail management and environmental education for riders and identify implementation opportunities through the planning scheme.~~ [21.07-5] [Rule 1]

21.07-6 Economic development issues02/10/2008
C52**Key issues**

- The restrictions of the Rural Conservation Zone on opportunities for potential business activities. [21.07-6]
- Environmental and amenity impacts of agricultural and commercial businesses. [21.07-6]
- Attracting sustainable businesses. [21.07-6]
- Threat to viability of existing agricultural and commercial businesses [21.07-6]

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Objectives

- To ensure further development does not impact on existing productive agricultural land and activities. [21.07-6][11.01-1L]
- To ensure residential and environmental amenity is not affected by business activities. [21.07-6] [11.01-1L, p17]
- To encourage sustainable business opportunities which complement the scenic, landscape and environmental qualities of the area. [21.07-6] [11.01-1L, p16]

Strategies

Strategies to achieve these objectives include:

- ~~Increase local employment opportunities.~~ [21.07-6] [Rule 1]
- Support the establishment of a mix of appropriate, sustainable, non-intensive agricultural uses in the Yarra River Corridor and green wedge areas. [21.07-6] [11.01-1L]
- Encourage business opportunities including tourism in the Yarra River corridor and green wedge areas, which complement the remnant bushland and rural living environment. [21.07-6] [11.01-1L]
- ~~Ensure that home occupations have minimal impact on the amenity of the surrounding area, including noise.~~ [21.07-6] [Rule 1 - no permit required]

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- ~~Implementing the Home-Based Business Strategy (1996) that encourages the establishment of appropriate businesses that do not compromise residential amenity.~~ [21.07-6] [Rule 8]
- ~~Implementing the Manningham Green Wedge Strategy (2004).~~ [21.07-6] [Rule 8]
- ~~Implementing the Manningham City Council 2003-2006 Economic Development Strategy (2003).~~ [21.07-6] [Rule 8]

Zones and overlays**Further strategic work**

- ~~Investigating options for alternative 'sustainable' business opportunities.~~ [21.07-6] [Rule 1]
- Reviewing the appropriateness and implications of the Rural Conservation Zone applying to green wedge land and the Yarra River corridor area. [21.07-6] [74.02]

Other actions

- ~~Promoting and distributing Manningham's Home-based Business Kit (2005).~~ [21.07-6] [Rule 1]
- ~~Ensuring the benefits of the Bush-Gain and Local Environment Assistance Fund Programs are available to businesses.~~ [21.07-6] [Rule 1]
- ~~Implementing the Manningham Land Capability Study (2004).~~ [21.07-6] [Rule 1]

21.07-7**Reference documents**

21/02/2013
C54

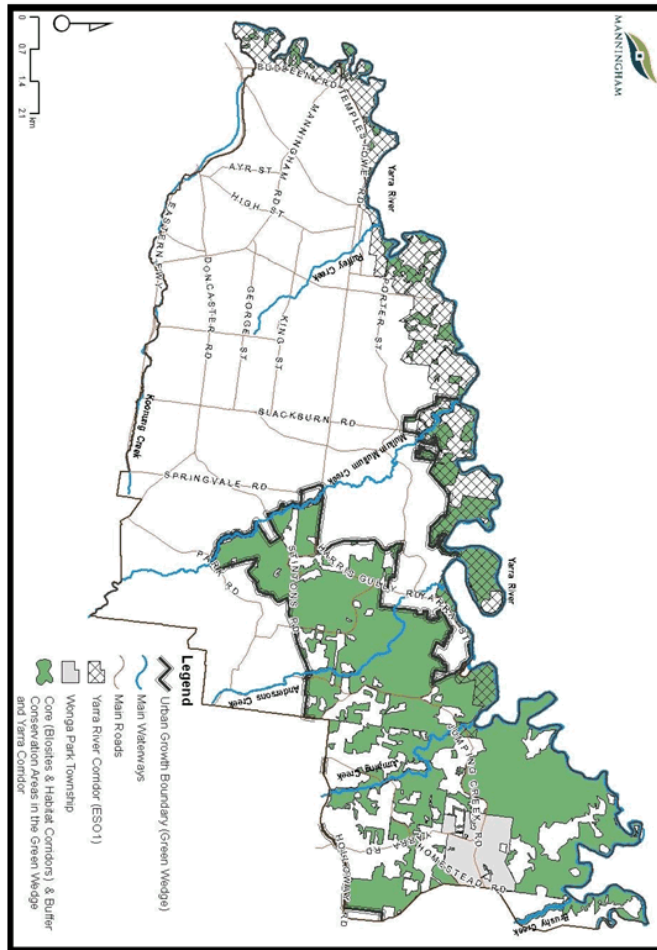
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- Manningham City Council (2005) *Home-based Business Information Kit*, Manningham City Council, Doncaster. [21.07-7] [72.08]
- Melbourne Parks and Waterways (1993) *The Middle Yarra Concept Plan – Burke Road to Watsons Creek*, Victoria. [21.07-7] [72.08]

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GREEN WEDGE AND YARRA RIVER CORRIDOR FRAMEWORK PLAN 3



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21.08 INDUSTRIAL17/09/2009
VC59
21.08-1**Overview**02/10/2008
C52

Manningham has few areas zoned for industrial use. These areas are shown in Industrial Framework Plan 4. The industrial centres at Bulleen and Templestowe are located within high quality landscapes and vistas. A key challenge for Council is to ensure that the use and/or development of these industrial areas, does not have a detrimental impact on nearby residential areas and existing environment and/or landscape values. [21.08-1] [02.03-6]

Industrial use

Council will discourage the establishment of non-industrial uses in the Bulleen and Templestowe areas to consolidate the role of these light industrial areas. [21.08-1] [02.03-6]

It is envisaged that industrial uses within Doncaster Hill will be phased out over time as the area is developed for higher density living. [21.08-1] [02.03-1, 02.03-6]

~~Council will encourage measures that ensure a competitive operating environment for business, through the encouragement of sustainable business practices, including initiatives, which foster best practice environmental management and use of competitive business technologies.~~ [21.08-1] [Rule 1]

Urban design and built form

It is important that new development improves the visual appearance, accessibility, safety, promotes sustainable development and addresses the scale and form of surrounding development through site responsive design. [21.08-1] [15.01-2L -]

21.08-2 Industrial use17/09/2009
VC59**Key issues**

- Consolidating the role of industrial areas. [21.08-2] [02.03-6, 17.03-1L]
- Impacts of industrial use and development on the environment and residential amenity. [21.08-2] [addressed in 15.01-2L]
- The changing role of the Doncaster Hill Activity Centre. [21.08-2] [addressed in 17.03-1L]

Objectives

- To retain opportunities for industrial uses within existing industrial areas. [21.08-2] [17.03-1L, p2]
- To encourage industrial uses that does not adversely affect the amenity of the local area and the natural environment. [21.08-2] [15.01-2L]
- To phase out industrial uses in the Doncaster Hill Activity Centre, over time to accommodate higher density living. [21.08-2] [02.03-6]

Strategies

Strategies to achieve these objectives include: [21.08-2]

- Discourage the establishment of non-industrial uses within the industrial areas. [21.08-2] [17.03-1L]
- Consolidate the role of these areas to minimise the need to rezone additional land for industrial purposes. [21.08-2] [02.03-6, 17.03-1L]
- Discourage uses that may have a negative impact on the local area. [21.08-2] [15.01-2L]

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- ~~Encourage businesses to adopt best practice environmental management and consider latest business technologies.~~ [21.08-2] [Rule 1]
- Discourage the further expansion of industrial uses within the Doncaster Hill Activity Centre. [21.08-2] [02.03-6, 11.03-1L]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Industrial 1 Zone. [21.08-2] [74.01]
- Applying the Activity Centre Zone to industrial land within the Doncaster Hill Activity Centre. [21.08-2] [74.01]

Policy and exercise of discretion

- Implementing the *Doncaster Hill Strategy* (2002). [21.08-2] [72.08]
- ~~Using Local Policy to guide the use and development of land in industrial areas (Industrial areas policy, Clause 22.16).~~ [21.08-2]

Further strategic work

- Reviewing the *Manningham City Council 2003-2006 Economic Development Strategy* (2003) to consider industrial land use and development. [21.08-2] [74.02]

Other actions

21.08-3

17/09/2009
VC59**Urban design and built form****Key issues**

- Appearance of buildings, car parking and signage. [21.08-3] [addressed in 15.01-2L]

Objectives

- To ensure that scale and built form of development makes a positive contribution to the streetscape character and visual amenity. [21.08-3] [15.01-2L, p7]
- To achieve development with a high standard of amenity, functionality and safety. [21.08-3]] [15.01-2L, p4]
- To reduce the visual impacts of car parking and driveway areas. [21.08-3] [15.01-2L, p13]
- To ensure that all advertising signs complement the character of the area, the site and surrounds, built form and streetscape, minimise clutter, are well designed and improve the site's attractiveness and function. [21.08-3] [15.01-1L –] [15.01-1L, p20]
- To encourage development to have regard to Ecologically Sustainable Development principles. [21.08-3]
- To provide landscaping to soften built form within industrial areas. [21.08-3] [15.01-2L, p10]

Strategies

Strategies to achieve these objectives include:

- Encourage development that improves the visual appearance of industrial areas through appropriate built form and minimises the visual impacts of car parking and signage. [21.08-3] [15.01-2L]
- Require development to include stepped heights, articulation, and sufficient setbacks to avoid detrimental impacts to the area's character and amenity. [21.08-3] [15.01-2L]

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- Encourage car parking areas to be located at the rear, side or basement of buildings in a way that responds to landform and surrounding development. [21.08-3] [15.01-2L, p15]
- Encourage the use of appropriate landscaping and water sensitive design to soften the visual appearance of large areas of car parking within developments. [21.08-3] [15.01-2L, p15]
- Encourage signs which complement the character of the area, the site and surrounds, built form and streetscape, minimise clutter, are well designed and improve the site's attractiveness and function. [21.08-3] [15.01-1L, p20]
- Minimise the impacts of signs on key landmarks, views and vistas. [21.08-3] [15.01-1L]
- Provide adequate setbacks for buildings located adjacent to parkland to allow appropriate landscaping to be undertaken. [21.08-3] [15.01-2L, p13]
- Ensure that any development adjacent to parkland is of a scale and form that minimises its visual impact on users of the parkland. [21.08-3] [15.01-2L]
- Require the retention of native vegetation wherever practical and/or requiring landscaping to incorporate indigenous flora. [21.08-3] [15.01-2L, p10]
- Require safe and convenient vehicle and pedestrian access. [21.08-3] [15.01-2L, p18]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying an Environmental Significance Overlay to industrial areas in Bulleen and Templestowe. [21.08-3] [74.01]
- Applying a Significant Landscape Overlay to industrial land in Websters Road, Templestowe. [21.08-3] [74.01]
- Applying an Activity Centre Zone to industrial land within the Doncaster Hill Activity Centre. [21.08-3] [74.01]
- Applying an Environmental Audit Overlay to former industrial land within the Doncaster Hill Activity Centre. [21.08-3] [74.01]

Policy and exercise of discretion

- ~~Implementing the Doncaster Hill Strategy (2002).~~ [21.08-3] [Rule 8]
- ~~Using Local Policy to encourage appropriate uses within industrial areas and improve the built form and functionality of industrial developments, including design and location of car parking areas (Industrial areas policy, Clause 22.16 and Access for disabled people policy, Clause 22.09).~~ [21.08-3] [Rule 8]
- ~~Using Local Policy to guide the location and display of advertising signs (Outdoor advertising signs policy, Clause 22.07).~~ [21.08-3] [Rule 8]
- ~~Using Local Policy to encourage high standards of development and appropriate uses in the Bulleen industrial area (Bulleen gateway policy, Clause 22.10).~~ [21.08-3] [Rule 8]

Further strategic work

- Reviewing Clause 22.10 *Bulleen Gateway policy*, to determine if it is still relevant. [21.08-3] [74.02]

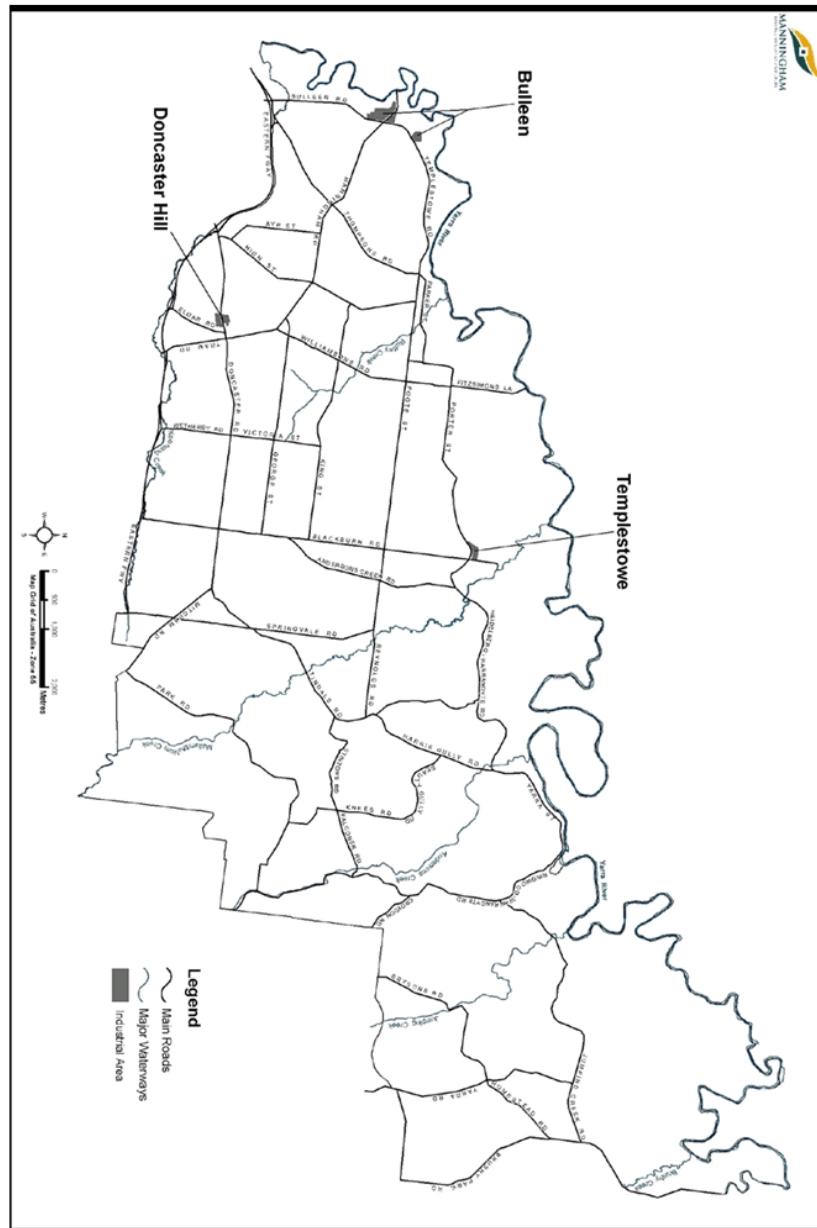
Other actions**21.08-4 Reference documents**

02/10/2008
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- Manningham City Council (2002) *Doncaster Hill Strategy*, Manningham City Council, Doncaster. [21.08-4] [72.08]

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Industrial Framework Plan 4



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21.09 ACTIVITY CENTRES AND COMMERCIAL AREAS

23/05/2019

21:09-1

23/05/2019

C104

Overview

~~This section applies to all activity centres and commercial areas identified in Framework Plan 5. Activity Centres are generally included within a Commercial 1 Zone or an Activity Centre Zone. Other commercial areas are generally zoned Commercial 1 Zone and Mixed Use Zone. [21.09-1][11.03-1L]~~

Manningham's network of activity centres currently comprises two Major Activity Centres (Doncaster Hill, Doncaster and The Pines, East Doncaster) and ten Neighbourhood Activity Centres (Donburn, Tunstall Square, Jackson Court, Templestowe Village, Macedon Activity Centre, Bulleen Plaza, 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. [21.09-1][02.03-1]

~~Activity centres are integral to the local economy and local employment generation and are an important focal point for community life and interaction. [21.09-1] [Rule 8]~~

~~Key challenges for Manningham's network of activity centres are to ensure that commercial development is contained within the activity centres and that existing centres remain vibrant, viable and sustainable into the future. These centres will be supported by an enhanced public transport system. The Major and identified Neighbourhood Activity Centres will be the focus of increased residential growth and development. Other key challenges facing activity centres include changes to industry and social trends (eg, regionalisation of government services to larger centres, internet shopping, lifestyle shopping) as well as the impact of The Pines and Westfield Doncaster expansions on other centres. [21.09-1][02.03-6] [02.03-6, p1 & 4]~~

Small clusters of commercial development exist throughout Manningham. There is increasing pressure for linear commercial development along main roads and for new commercial development to be located outside of activity centres. These types of developments impact on the viability of the existing activity centres and are often poorly located in terms of access to appropriate services and public transport. [21.09-1] [02.03-6]

Major Activity Centre (Doncaster Hill)

~~Plan Melbourne 2017-2050 identifies Doncaster Hill as a Major Activity Centre. [21.09-1] [Rule 1]~~

~~The Doncaster Hill Activity Centre is a 58 hectare area located in Doncaster, stretching along the major corridors of Doncaster Road, Williamsons Road and Tram Road. It is located approximately 12 kilometres from the Melbourne Central Activities District and is one of the highest points in Melbourne showcasing views of the Dandenongs, Kinglake Ranges and the panoramic Melbourne City skyline. [21.09-1] [Rule 1]~~

The Doncaster Hill Activity Centre is regarded as a prime location for redevelopment based on topographic features and existing physical and community infrastructure assets. [21.09-1] [11.03-1L]

To meet changing demographic trends and achieve residential targets identified by Council there is a need to provide a greater diversity of dwelling types. As part of the *Manningham Residential Strategy* (2012), high and medium density housing densities will be encouraged within identified Activity Centres whilst residential development outside identified Activity Centre areas will be the focus for lower density, detached housing development. The Doncaster Hill Activity Centre has been identified as a focus for high density residential development. [21.09-1][02.03-5]

~~Manningham has a commitment to sustainability. The Doncaster Hill Activity Centre is an opportunity to showcase an integrated land-use planning and development framework which: [21.09-1] [repeat]~~

- ~~▪ challenges mainstream community planning and building design to achieve desired environmental outcomes [21.09-1]~~
- ~~▪ provides more local jobs to reduce journey to work trips [21.09-1] [18.02-1S]~~

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- provides housing where residents may walk to facilities and services [21.09-1] [18.02-1S]
- encourages reduced levels of car ownership and increased public transport usage. [21.09-1] [18.02-2S]

Vision

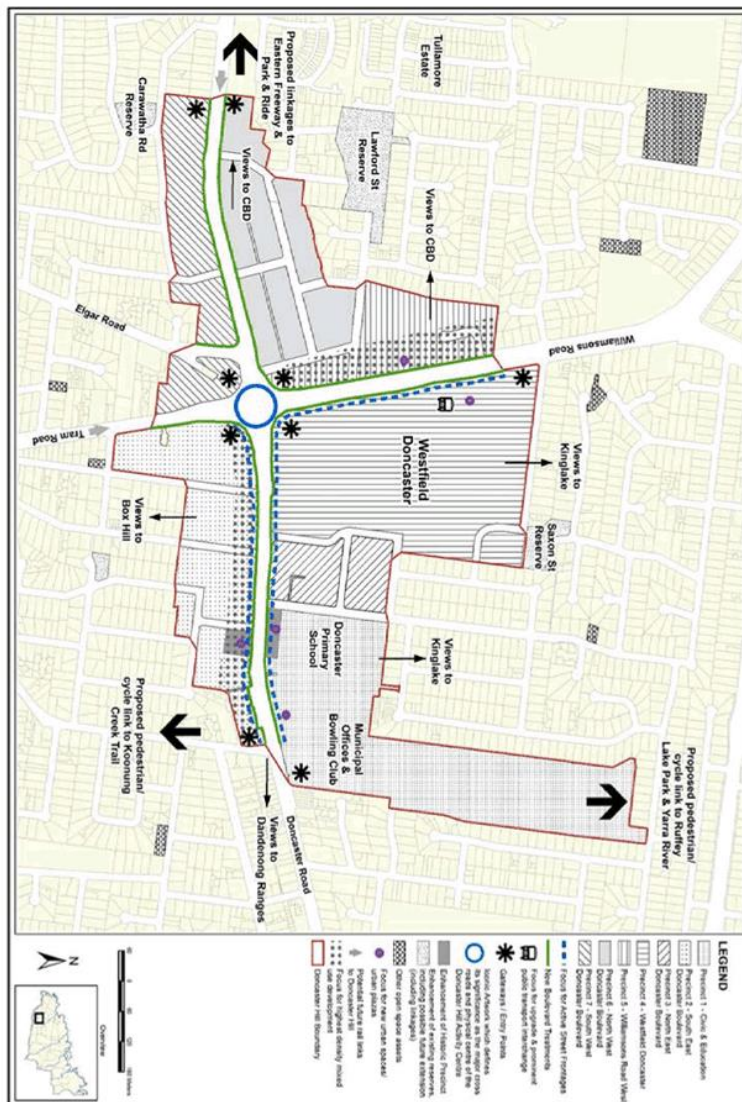
The *Doncaster Hill Strategy* (October 2002, revised 2004) envisages that the Doncaster Hill Activity Centre will be a key destination in Melbourne's East. It will be a high density, sustainable, vibrant, contemporary mixed use urban village with a strong sense of place and civic identity based on the following key vision objectives: [21.09-1] [repeat and ACZ1]

- To implement the objectives of Plan Melbourne 2017-2050 in respect of Major Activity Centres as a focus for retail, social, commercial, entertainment, civic and residential uses. [21.09-1] [11.03-1S]
- To facilitate the future expansion of Westfield Doncaster to provide an economically viable and sustainable precinct with retail, commercial and entertainment offerings that meet local and regional expectations and demands. [21.09-1] [ACZ1]
- To integrate ecologically sustainable development principles and techniques into every facet of the design, construction and operation/occupancy stages of new development to raise the aspirations of all users, appropriate for a city looking towards a long-term, responsible and sustainable future. [21.09-1] [ACZ1]
- To ensure that built form outcomes demonstrate the use of contemporary architecture combined with innovative urban design and building techniques that incorporate ecologically sustainable design principles. [21.09-1] [ACZ1]
- To emphasise the existing dramatic landform of Doncaster Hill through built form that steps down the hill. [21.09-1] [ACZ1]
- To encourage high density, high rise residential development. [21.09-1] [02.03]
- To provide a greater diversity of dwelling types. [21.09-1] [ACZ1]
- To alleviate pressure for more intense residential development in established urban areas. [21.09-1] [addressed in 15.05-5L]
- To reduce travel demand and change travel behaviour. [21.09-1] [Rule 1]
- To promote the development of sustainable transport options. [21.09-1] [18.02-1L]
- To meet the future infrastructure requirements of Doncaster Hill in a comprehensive, timely and equitable way. [21.09-1] [Duplicates PPF]
- To develop an integrated mixed use precinct for Doncaster Hill Activity Centre which provides for an appropriate mix of uses and functions on a location specific level, including the provision of: [21.09-1] [ACZ1]
 - mixed uses within buildings, particularly along boulevard locations [21.09-1] [ACZ1]
 - small scale retail opportunities at ground floor level in conjunction with other mixed use developments [21.09-1] [ACZ1]
 - additional commercial/office floor space [21.09-1] [ACZ1]
 - flexible floor spaces within buildings to ensure life cycle adaptability. [21.09-1] [ACZ1]

The key strategic directions for future land use planning and development are illustrated by the Doncaster Hill Strategy Framework Plan, included as Map 1 to this Clause. This Framework Plan provides the design vision as a stimulus for private and public sector developments. [21.09-1] [02.04]

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Map 1 – Doncaster Hill Strategic Framework Plan



[21.09-1] [02.04]

Precincts

Seven distinctive development precincts have been identified and delineated within the Doncaster Hill Activity Centre. The precincts are delineated in accordance with their topographic orientation and aspect on Doncaster Hill, their relationship to main roads, and their present and future uses. [21.09-1] [text is required; descriptive only]

The precincts provide guidance to the expected outcomes in each area and a framework for the assessment of appropriate mixes of functions, building scale and character to create a distinctive sense of identity and character for each of the precincts. [21.09-1] [Rule 1]

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In addition to the seven precincts, guidance to the expected outcomes for the intersection of Doncaster, Williamsons and Tram Roads is also outlined. The seven precincts of the Doncaster Hill Activity Centre and the intersection are identified on Map 2 to this Clause. [21.09-1] [Rule 1]

Precinct 1**Existing conditions**

This precinct contains existing civic, education and art infrastructure for Doncaster Hill Activity Centre, including the defining historic buildings and most of the existing open space. It also features commanding views of the Kinglake ranges to the north and the Dandenong ranges to the east. [21.09-1] [Shown in ACZ1 precinct map]

Vision

The creation of a consolidated, prominent and accessible civic centre with an expanded community and education focus, with gateway presence. It will also include a major urban open space/green spine for Doncaster Hill Activity Centre residents and the wider Manningham community. It is also envisaged to incorporate strong pedestrian links to other areas of Doncaster Hill Activity Centre and enhance the historic/arts sub-precinct. [21.09-1] [covered in ACZ1]

Precinct 2**Existing conditions**

This precinct is a north-facing strip on the south side of the Doncaster Road ridgeline, commanding 360-degree panoramic views and already containing a significant component of the commercial development for Doncaster Hill Activity Centre. [21.09-1] [Shown in ACZ1 precinct map]

Vision

The focus for high density mixed use development on Doncaster Hill, this precinct will include cafes, restaurants and outdoor eating at ground level taking advantage of the north-facing aspect, forming the backbone of a vibrant and active boulevard. It is also envisaged that strong pedestrian links will be established between both sides of Doncaster Road and that the heritage buildings will be retained to reinforce heritage/arts character of the area. [21.09-1] [ACZ1]

Precinct 3**Existing conditions**

This precinct is the interface zone between the Civic and Education Precinct 1 to the east and Westfield Doncaster (Precinct 4) to the west. It falls away dramatically to the north maximising northern views and exposure. The Precinct presently comprises mainly low density housing, with several rear lanes, and commercial development abutting Doncaster Road. [21.09-1] [Shown in ACZ1 precinct map]

Vision

In light of its strategic location between Precincts 1 and 4, the future fabric in Precinct 3 will be highly permeable, including well defined public spaces with linking pathways and with development addressing rear laneways and well designed public plaza(s). Precinct 3 will be well connected to high density mixed use development along Doncaster Road and Westfield Doncaster. Development will step down the hill and should fully exploit the northerly aspect and commanding views to the northern ranges. [21.09-1] [ACZ1]

Precinct 4**Existing conditions**

Westfield Doncaster is a major regional shopping centre centrally located within the Doncaster Hill Activity Centre. The site has significant frontages to the main roads and occupies the dominant corner of the main intersection. It commands panoramic views to the north and west.

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The precinct also contains residential uses along the northern boundary. [21.09-1] [Shown in ACZ1 precinct map]

Vision

As the Principal retail and entertainment focus of the Doncaster Hill Activity Centre it is envisaged that Westfield Doncaster will be better integrated into Doncaster Hill Activity Centre and the surrounding community. Future developments at Westfield Doncaster should be consistent with the vision of Doncaster Hill Activity Centre by incorporating activated street frontages and external spaces, a greater mix of uses, pedestrian accessibility, an accessible and prominent public transport interchange and improved engagement with the main intersection. [21.09-1] [ACZ1]

Precinct 5**Existing conditions**

This precinct extends along the Williamsons Road ridgeline. It contains the only existing high density housing development on the Hill and the Doncaster Hotel, the third largest single consolidated site within Doncaster Hill Activity Centre. The precinct features panoramic city skyline views to the west and direct access to open space and parkland along its southern boundary. [21.09-1] [Shown in ACZ1 precinct map]

Vision

It is envisaged that high density development continues along the Williamsons Road ridgeline, with strong links to Lawford Reserve, Westfield Doncaster and the public transport interchange. Strategic view corridors are to be created from the west side of Williamsons Road (in the vicinity of the Shoppingtown Hotel site) towards the city skyline, including from public open space abutting Williamsons Road. [21.09-1] [ACZ1]

Precinct 6**Existing conditions**

This precinct comprises the northwest area of Doncaster Road and Doncaster Hill Activity Centre. The precinct presently has a strong commercial/light industrial character, and older residential stock along Firth Street. It commands city views from the higher reaches at the east end. [21.09-1] [Shown in ACZ1 precinct map]

Vision

It is envisaged that the mixed use village character will continue on a smaller scale to that proposed for precincts further east and strong pedestrian links will be created to Lawford Reserve and to the south side of Doncaster Road. Commercial and mixed uses will be located along Doncaster Road with medium density residential uses located towards the rear of the precinct. Together with Precinct 7 it forms the major gateway entry to Doncaster Hill Activity Centre along Doncaster Road comprising of a consistent built edge and tree planting with a gateway building located at west entry point. [21.09-1] [ACZ1]

Precinct 7**Existing conditions**

This precinct comprises the south west area of Doncaster Road and the Doncaster Hill Activity Centre, and is presently characterised by light industrial and commercial uses, including a number of restaurants at the west end and also including some residential land uses to the south. It commands city views from the higher reaches at the east end. [21.09-1] [Shown in ACZ1 precinct map]

Vision

It is envisaged that a mixed use village will be created on a smaller scale than that proposed for precincts further east. Together with Precinct 6, it forms a major gateway entry to the Doncaster

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Hill Activity Centre with consistent tapering of the built edge – to preserve the views of the city. It is envisaged that a gateway building be located at west entry point and that boulevard tree planting be located along the length of Doncaster boulevard. Commercial and mixed-uses will be located along Doncaster Road. [21.09-1][ACZ1]

Intersection of Doncaster, Williamsons and Tram Roads**Existing conditions**

This intersection comprises the major cross roads and physical centre of the Doncaster Hill Activity Centre with views to the city skyline and Box Hill. The intersection forms part of the major arterial road networks in the municipality, with access from the intersection to the Eastern Freeway, CBD and Box Hill Activity Centre. Doncaster Road is the municipality's main east-west arterial road and major bus route. [21.09-1] [Descriptive – don't believe insertion of text is necessary provided vision and Strategies are appropriately incorporated]

Vision

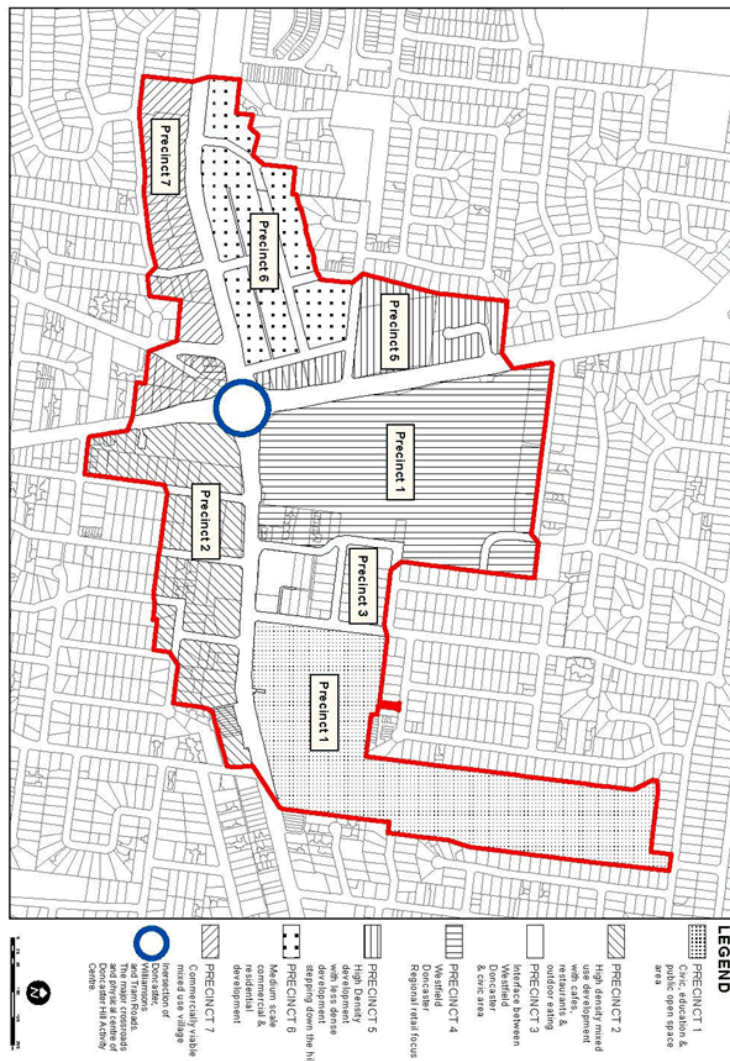
The Strategy supports the provision of iconic artwork at the intersection which:

- defines its significance as the major cross roads and physical centre of the Doncaster Hill Activity Centre
- creates a focal point of iconic status for Doncaster Hill Activity Centre visible from all directions
- visually unifies the 4 corners of the intersection
- preserves the street level pedestrian focus and retains views along Doncaster Road. [11.03-1L, p25]

It is envisaged that this intersection will have greatly increased pedestrian safety and amenity, connecting all precincts abutting the Doncaster Road, Williamsons and Tram Roads intersection. [21.09-1] [11.03-1L –] [11.03-1L, p29]

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Map 2 – Location of Doncaster Hill Activity Centre Precincts



[21.09-1]

Major Activity Centre (The Pines, Doncaster East)

The Pines Activity Centre is identified as a Major Activity Centre in *Melbourne 2030*. The Pines Activity Centre is located on Blackburn, Reynolds and Andersons Creek Roads, Doncaster East and occupies an area of approximately 38 hectares and is approximately 19 kilometres north east of Melbourne. The Pines Activity Centre is on the urban fringe of the Melbourne Metropolitan area and situated approximately within one kilometre of Manningham’s Green Wedge to the north and low density areas to the east. Although the trade area extends approximately eight kilometres east, the growth forecast for The Pines is limited by the relatively low density of the trade area, lack of passing traffic and the proximity of large regional shopping centres. [21.09-1] [Rule 1]

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~~The Pines Activity Centre Structure Plan boundary has been applied to include sufficient land to provide for the needs of the local community until 2025 after which time The Pines Activity Centre Structure Plan will need to be reviewed.~~ As a Major Activity Centre, mixed use development, higher density housing and a wider range of arts, community, cultural and entertainment facilities will be encouraged. [21.09-1][11.03-1L –][11.01-1L, p3]

Vision

The Pines Activity Centre will continue to be a focus for the community and to provide for their retail, community, recreational and entertainment needs as well as providing for a diversity of residential options within its context of being on the fringe of the metropolitan area of Melbourne and its proximity to the Green Wedge. [21.09-1][11.03-1L]

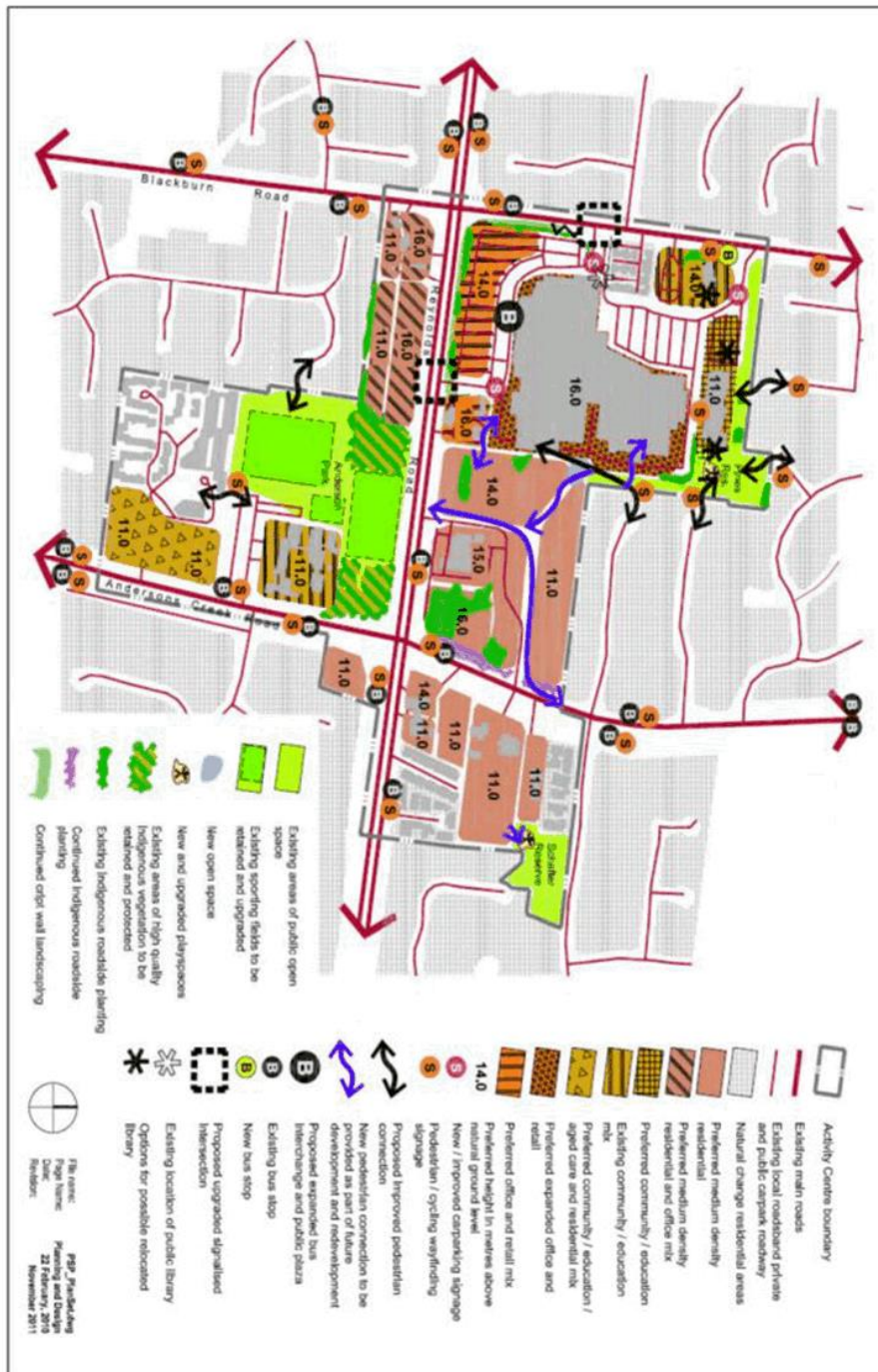
Key Strategic Objectives are:

- ~~Support the development of The Pines Activity Centre which meets the social, recreational and retail needs of the population at the sub-regional level.~~ [21.09-1][11.03-1L]
- ~~Ensure that any future development in The Pines Activity Centre is in keeping with its location on the fringe of the urban area and its proximity to the Green Wedge.~~ [21.09-1][DDO9]
- ~~Encourage apartment style development within The Pines Activity Centre to maximise the use of the commercial and social facilities provided within and to provide alternative housing options for the locality.~~ [21.09-1][repeat]
- ~~Encourage greater use of public transport to and from The Pines Activity Centre and advocate for more services and for these services to be provided more frequently.~~ [21.09-1][Rule 1]
- ~~Enhance the public realm within The Pines Activity Centre by ensuring that the public spaces meet a range of community needs, are well linked together, are easily accessible, safe and visually pleasing.~~ [21.09-1][11.03-1L, p7]
- ~~Maximise use of the area's natural strengths such as views to surrounding rural and bushland areas in keeping with the community interest.~~ [21.09-1][11.03-1L, p8]
- ~~Support housing choices to meet changing demographic trends, especially an ageing population.~~ [21.09-1][16.01-3S]
- ~~Support a range of health, family and professional services relevant to the role of The Pines Activity Centre.~~ [21.09-1][Repeat]
- ~~Support a range of education and learning activities to meet the needs and aspirations of the local community.~~ [21.09-1][Repeat]
- ~~Provide for well defined vehicular, bicycle and pedestrian access both within and external to all precincts, with strong pedestrian crossing points to be established on main roads.~~ [21.09-1][11.03-1L, p9]

The key strategic directions for future land-use planning and development are guided by The Pines Activity Centre Structure Plan Framework Plan included as Map 3 to this Clause. [21.09-1][11.03-1L]

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Map 3 – The Pines Activity Centre Framework Plan



[21.09-1]

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Neighbourhood Activity Centres

Manningham's Neighbourhood Activity Centres provide a limited mix of uses to meet local convenience needs. A key issue is to ensure that these centres remain viable and can evolve to meet the future needs of the community. [21.09-1] [02.03]

These centres will continue to be community hubs and meeting places for local residents, and opportunities for locating a range of social, community and recreational services within these centres will be encouraged. The activity centres located west of the Mullum Mullum Creek will be a focus for increased medium density development. [21.09-1] [11.03-1L]

Development in the activity centres should improve functionality, accessibility, safety, social interaction, promote sustainability, and address scale and identity through site responsive design. [21.09-1] [11.03-1L, p6]

Local Activity Centres**Commercial areas**

A number of commercial areas exist outside of Manningham's Activity Centres, in particular along main roads (e.g. Doncaster and Manningham Roads). Future development in existing commercial areas must incorporate the use of high quality urban and sustainable design that addresses and minimises the impact of the development on the existing streetscape and adjoining areas. [21.09-1] [02.03]

21.09-2

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Major Activity Centre (Doncaster Hill)**Key issues**

- The identification of Doncaster Hill as the civic hub for the municipality. [21.09-2] [11.03-1L, p13]
- The need for mixed use development with a focus on high density residential development in the Doncaster Hill Activity Centre. [21.09-2] [11.03-1L, p14]
- Pressure for commercial and retail development outside the Doncaster Hill Activity Centre. [21.09-2] [Broadly covered at 02.03-6, p1]
- Incorporating ecologically sustainable development principles in every facet of design, demolition, construction and operation. [21.09-2] [11.03-1L, p21]
- Achieving innovative contemporary design and built form for all new development that is based on the best of current architectural design practice and sustainability principles. [21.09-2] [11.03-1L, p22]
- Infrastructure requirements in the Doncaster Hill Activity Centre. [21.09-2] [Does not provide policy direction, inclusion not required]

Objectives

- To provide quality civic community services and facilities. [21.09-2] [ACZ1]
- ~~To promote mixed use, high density residential development.~~ [21.09-2] [ACZ1]
- To encourage the location of commercial and retail development within the Doncaster Hill Activity Centre. [21.09-2] [11.03-1L, p14]
- ~~To recognise the key role that Westfield Doncaster plays as an anchor in the Doncaster Hill Activity Centre and as a major regional shopping centre.~~ [21.09-2] [ACZ1]
- ~~To maximise energy conservation and increase use of renewable energy resources.~~ [21.09-2] [ACZ1]
- ~~To achieve water sensitive urban design that offers a superior alternative to the traditional approach to water management.~~ [21.09-2] [ACZ1]

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- ~~To minimise the environmental impacts of input and output materials as well as any material used in the external construction and development of buildings and works. [21.09-2] [ACZ1]~~
- To achieve healthy indoor environment quality. [21.09-2] [15.02-1L]
- To achieve a reduction in waste generated by building occupants that is collected, hauled to and disposed of in landfills. [21.09-2] [15.02-1L, p24]
- To achieve building design which includes accessibility and reduces the need to modify or alter buildings, in response to future changing needs and uses. [21.09-2] [11.01-1L, p24]
- To maximise alternative modes of transport and minimise environmental impacts associated with car parks. [21.09-2] [11.01-1L, p24]
- ~~To minimise environmental impacts associated with site construction practices. [21.09-2] [13.07-1S]~~
- ~~To achieve innovative contemporary design and built form for all new development that is based on the best of current architectural design practice and sustainability principles. [21.09-2] [ACZ1]~~
- ~~To ensure that the future infrastructure requirements of the Doncaster Hill Activity Centre are met in a comprehensive timely and equitable manner. [21.09-2] [repeat]~~
- ~~To ensure all costs are equitably apportioned between developers and the responsible authority, in the provision of all relevant infrastructure. [21.09-2] [19.03-1S]~~
- ~~To encourage active uses and pedestrian generating activities at street level. [21.09-2] [ACZ1]~~
- ~~To improve pedestrian, bicycle and public transport access to and within Doncaster Hill. [21.09-2] [ACZ1]~~
- To minimise adverse impacts associated with the location and operation of gaming venues and machines. [21.09-2] [52.28]

Strategies

Strategies to achieve these objectives include:

- Provide a range of social and community services to be located in the Doncaster Hill Activity Centre to meet the needs of the current and future residents and reinforce its role as Manningham's civic centre. [21.09-2] [11.01-1L, p14]
- ~~Provide for high density residential development on individual sites in conjunction with a mix of other uses. [21.09-2] [covered in ACZ1]~~
- Discourage the expansion of commercial and retail uses outside the Doncaster Hill Activity Centre. [21.09-2] [11.03-1L]
- ~~Facilitate the expansion of Westfield Doncaster in accordance with an approved Development Plan. [21.09-2] [covered in DPO4]~~
- Support visual, functional and capacity improvements to the bus interchange facility. [21.09-2] [covered in DPO4]
- Address and incorporate ecologically sustainable design principles into developments at the earliest opportunity as an important design and development consideration, rather than be incorporated once concepts and plans are well advanced. [21.09-2] [11.01-1L, p23, blended]
- ~~Demonstrate the full potential of ecologically sustainable development by incorporating current best practice, using emerging design solutions and technologies and embracing a 'beyond compliance' approach to mandatory standards into proposals. [21.09-2] [15.02-1L – maybe, no source code] [I have added as a 'General Strategy' at 15.02-1L as this seems to be the best fit]~~

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- Create an Activity Centre of a more human scale and character, which enhances the uniqueness and attractiveness of Doncaster Hill. [21.09-2] [covered in ACZ1]
- Ensure that built form provides a range of building heights stepping with and emphasising the existing landform of the Doncaster Hill Activity Centre. [21.09-2] [covered in ACZ1]
- Protect and enhance key views and vistas. [21.09-2] [covered in ACZ1]
- Provide buildings, which are visually diverse and contribute to the public realm through the use of varied, high quality, durable and environmentally appropriate materials. [21.09-2] [covered in ACZ1]
- Incorporate unique architectural and/or ecologically sustainable design features in identified design element areas so that they substantially contribute to overall building form and appearance. [21.09-2] [covered in ACZ1]
- Apply appropriate building setbacks for new development, ensuring that building occupants and users of the Doncaster Hill Activity Centre have a high level of amenity in terms of ventilation, daylight access, outlook, view sharing, wind mitigation and privacy. [21.09-2] [11.01-1L, p26]
- Achieve the development of a strong boulevard character along Doncaster Road, Williamsons Road and Tram Road based on creating: [21.09-2] [covered in ACZ1]
 - a strong sense of place and a safe and comfortable environment [21.09-2]
 - active street frontages and mixed uses within buildings along Doncaster and Williamsons Roads (and part of Tram Road) as a focal point for appropriate uses and vibrant pedestrian generating activities including, café, leisure and other entertainment activities [21.09-2] [covered in ACZ1]
 - a boulevard landscape treatment that comprises of high quality landscape treatment (including boulevard planting, canopy tree planting, screen planting, extensive tree plantings and theme plantings in appropriate locations) to be complemented by appropriate setbacks and built form. [21.09-2] [ACZ1-add]
- Apply gateway treatments to signal entry into and to enhance the special identity of the Activity Centre including the main intersection of Doncaster Road, Williamsons Road and Tram Road. Gateway treatments can include buildings showcasing unique contemporary architecture, artwork, lighting, distinctive tree planting and well-designed signage. [21.09-2] [ACZ1-add]
- Ensure that signage and displays are well designed and positioned to respect the amenity and safety of users, including the protection and enhancement of view lines and vistas and the boulevard character. [21.09-2] [15.01-1L ly] [15.01-1L, p26]
- Ensure that development incorporates high quality public and private open spaces that are useable, accessible, safe, well landscaped and provide opportunities for recreation and social interaction. These spaces should be well linked to major facilities for pedestrian networks to assist with permeability and pedestrianisation. [21.09-2] [ACZ1]
- Provide high quality pedestrian and bicycle linkages in both public and private areas, which improve the street level environment to create connections that are accessible, safe, interesting and pleasant. [21.09-2] [ACZ1]
- Provide high quality public art, which significantly contributes to the development of a contemporary and distinctive sense of place by creating an appropriate scale and location marker, defining image and reflecting the character for individual precincts. [21.09-2] [11.03-1L]
- Provide appropriate infrastructure to meet the needs of the Doncaster Hill community, in accordance with the Doncaster Hill Development Contributions Plan, Manningham City Council, February 2005. [21.09-2] [19.03-1S]
- Implement the Doncaster Hill Development Contributions Plan, Manningham City Council, February 2005 by proportionately allocating identified development contributions, according to projected share of usage. [21.09-2] [Rule 8]

MANNINGHAM PLANNING SCHEME

- Require an economic assessment of the impacts of significant proposed developments/expansions on other activity centres. [21.09-2] [11.01-1L, p49]
- ~~Implement Integrated Transport Plans to ensure access to employment, services and housing choices. [21.09-2]~~
- Locate gaming venues and machines so as to discourage convenience gambling and ensure the availability of a range of alternative social and recreational activities. [21.09-2] [52.28]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying an Activity Centre Zone. [21.09-2] [74.01]
- Applying the Development Contributions Plan Overlay (DCPO1) for the purpose of levying contributions for the provision of works, services and facilities before development can commence. [21.09-2] [74.01]
- Applying the Public Acquisition Overlay (PAO1) and (PAO7) for the purpose of identifying land that Council proposes to acquire for open space or new road construction purposes. [21.09-2] [74.01]
- Applying a Development Plan Overlay. [21.09-2] [74.01]

Policy and exercise of discretion

- ~~Using Local Policy to promote design that addresses public safety (Safety through urban design policy, Clause 22.08). [21.09-2] [Rule 8]~~
- ~~Using Local Policy to guide the location, design and management of gaming machines and venues (Gaming, Clause 22.18). [21.09-2] [Rule 8]~~
- ~~Applying the Doncaster Hill Parking Precinct Plan (Doncaster Hill Parking Precinct Plan, GTA Consultants for Manningham City Council, 5 July 2004 Clause 52.06-6). [21.09-2] [Rule 8]~~
- ~~Applying the Doncaster Hill Development Contributions Plan, Manningham City Council, February 2005. [21.09-2] [Rule 8]~~

Further strategic work

- Investigating the development of performance standards and the identification of 'beyond compliance' approaches for Sustainability Management Plans. [21.09-2] [74.02]
- Investigating the need for more detailed design guidelines for specific areas and elements. [21.09-2] [74.02]
- Applying the Development Contributions Plan to ensure that the future infrastructure requirements are met in a comprehensive, timely and equitable way. [21.09-2] [74.02]
- Applying appropriate car parking rates, supporting public transport use, creating highly permeable pedestrian networks and providing pedestrian and cyclist links to reduce dependency on private car use. [21.09-2] [74.02]
- Developing a Doncaster Hill Green List for High-Density Development detailing sustainable products, brands and suppliers. [21.09-2] [74.02]

Other actions

- ~~Regularly review the Activity Centre Zone to ensure it is delivering appropriate land use and development outcomes. [21.09-2] [74.02]~~

MANNINGHAM PLANNING SCHEME

- Requiring applications for new use and development of land to apply the objectives and requirements of the *Doncaster Hill Strategy* (October 2002, revised 2004). [21.09-2] [Rule 8]
- Requiring applications for new use and development to have regard to the *Manningham Residential Strategy* (2012). [21.09-2] [Rule 8]
- Promoting and distributing the *Doncaster Hill Sustainability Guidelines* (2004). [21.09-2] [Rule 1]
- Continuing to advocate the extension of light rail into Doncaster Hill. [21.09-2] [Rule 1]
- Considering the views of the Sustainable Design Taskforce on major applications. [21.09-2] [Rule 1]
- Implementing mechanisms for the collection, disbursement and management of the Development Contributions Plan fund. [21.09-2] [74.02]

21.09-3 Major Activity Centre (The Pines, Doncaster East)23/07/2015
C108**Key issues**

- Long term viability of The Pines Shopping Centre and limited trade catchment area. [21.09-3]
- Providing a suitable range of community facilities and services, infrastructure and accommodation to meet the needs of the changing demographics, in particular, the ageing population. [21.09-3] [11.03-1L]
- Limited land available to provide for additional commercial and residential development. [21.09-3]
- Achieving innovative, contemporary built form based on best practice architectural design and sustainability principles. [21.09-3] [DDO9]
- Development does not address the streetscape. [21.09-3] [DDO9]
- Enhancing the public transport interchange function of The Pines Shopping Centre. [21.09-3] [DDO9]
- The topography of The Pines Activity Centre presents challenges for creating pedestrian and bicycle friendly environments. [21.09-3] [Rule 1]
- High visibility of the Pines Activity Centre from the Green Wedge. [21.09-3] [Rule 1]
- Establishing an identity and sense of community and place that is unique to this area. [21.09-3] [Rule 1]
- Preservation of biosites and habitat on Andersons Park and along road reserves. [21.09-3] [12.01-2L]

Objectives

- To encourage a mix of uses and activities within The Pines Activity Centre which meets the social, recreational and retail needs of the population at the sub-regional level. [21.09-3] [11.03-1L]
- To deliver a diversity of housing at higher densities to make optimum use of the facilities and services. [21.09-3] [11.03-1L]
- To avoid the fragmentation of land through subdivision. [21.09-3] [11.01-3L, p 10]
- To achieve innovative, contemporary design and built form for all new development that is based on the best of architectural design practice and incorporates ecologically sustainable design principles. [21.09-3] [DDO9]
- To encourage active uses and pedestrian generating activities as part of any future development of The Pines Activity Centre which address the streetscape. [21.09-3] [11.01-3L, p7]

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- To ensure that open space areas and community facilities are linked to surrounding residential areas and the Shopping Centre through pedestrian and cycling paths. [21.09-3] [11.03-1L] [11.03-1L, p9]
- To ensure that public spaces provide a high standard of amenity, convenience, accessibility and safety. [21.09-3] [15.01-2L] [11.03-1L, p8]
- To improve pedestrian, bicycle and public transport access to The Pines Shopping Centre and within the Activity Centre. [21.09-3] [02.03-7]
- To ensure that the public transport interchange remains highly accessible and is located in a visually prominent position to promote greater use of public transport. [21.09-3]
- To ensure appropriate traffic management and adequate parking provisions. [21.09-3] [11.03-1L, p16] [18.02.4S]
- To maximise use of views to the surrounding rural and bushland areas. [21.09-3] [Repeat]
- To provide landscaping to soften built form incorporating indigenous planting where possible. [21.09-3] [covered in DDO9]
- To encourage the development of a distinct theme and sense of place unique to The Pines Activity Centre through landscaping and urban design improvements. [21.09-3] [covered in DDO9]
- To minimise adverse impacts associated with the location and operation of gaming venues and machines. [21.09-3] [52.28]

Strategies

Strategies to achieve these objectives include:

- Identify opportunities for increased retail and office floor space to meet the future needs of the sub regional population. [21.09-3] [11.03-1L]
- Ensure provision of a greater intensity and diversity of housing. [21.09-3] [11.03-1L]
- Encourage the provision of a bedroom and bathroom on the lower levels of dwellings and encourage the provision of lifts in apartment buildings. [21.09-3] [Covered in Clause 58 Better Apartment Design Standards]
- Provide for a range of health, leisure, recreation, family education and learning and professional activities to meet the needs of the sub regional population and support the role of The Pines as a Major Activity Centre. [21.09-3] [11.03-1L]
- Encourage the provision of an economic assessment of the impacts of significant proposed developments/expansions on other activity centres. [21.09-3] [Rule 1]
- Ensure that all non-residential uses are designed to protect both existing and future residential amenity from excessive noise and odour. [21.09-3] [13.07-1L]
- Ensure that new residential developments are designed to protect occupants from external noise and not unduly prejudice the operation of surrounding non-residential uses. [21.09-3] [13.05-1L, p3]
- Develop community buildings which adhere to good urban design principles, energy efficiency and which attract a broad range of users. [21.09-3]
- Design public spaces to provide a high standard of amenity, convenience, accessibility and safety. [21.09-3] [Now covered in 11.03-1L, p8]
- Require an appropriate transition in height both within the activity centre and to surrounding neighbourhoods. [21.09-3] [covered in DDO9]
- Provide buildings which are visually diverse and contribute to the public realm through the use of varied, high quality, durable and environmentally appropriate materials. [21.09-3] [covered in DDO9]
- Provide pedestrian/bicycle links through The Pines Activity Centre, surrounding areas and open space links. [21.09-3] [repeat]

MANNINGHAM PLANNING SCHEME

- ~~Ensure that new commercial uses and development facilitates public transport use, pedestrian flows and bicycle use. [21.09-3] [repeat]~~
- ~~Require a traffic impact assessment, where appropriate, to be prepared for development which assesses any impacts along Blackburn, Reynolds and Anderson Creek Road, including any mitigation works such as signalisation or other traffic treatments. [21.09-3] [11.03-1L]~~
- ~~Provide car parks, preferably at basement level, loading facilities and internal roads to service any future commercial or apartment style development. [21.09-3] [covered in DDO9]~~
- ~~Implement Integrated Transport Plans to ensure access to employment, services and housing choices. [21.09-3] [Rule 1]~~
- ~~Protect and enhance key views and vistas. [21.09-3] [Repeat]~~
- ~~Minimise massing and bulk of buildings along the ridgeline. [21.09-3] [covered in DDO9]~~
- Encourage built form (including provision of restaurants or public spaces) within The Pines Shopping Centre that capitalises on key views and vistas including views to the Dandenongs and the Kinglake Ranges. [21.09-3] [11.03-1L, p14]
- ~~Plant and maintain native vegetation buffers between Council reserves and the residential areas. [21.09-3] [Rule 1]~~
- Protect, enhance and maintain the remnant indigenous vegetation in Andersons Park to promote the park's natural conservation areas and informal recreational values. [21.09-3] [11.03-1L, p13]
- ~~Develop a landscaped theme based on the planting of Eucalyptus polyantheromos (Red Box) trees, complemented by indigenous vegetation. [21.09-3] [Rule 1]~~
- Locate gaming venues and machines so as to discourage convenience gambling and ensure the availability of a range of alternative social and recreational activities. [21.09-3] [52.28]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Commercial 1 Zone. [21.09-3] [74.01]
- Applying the Public Use Zone 6. [21.09-3] [74.01]
- Applying the Residential Growth Zone. [21.09-3] [74.01]
- Applying the Public Park and Resource Zone. [21.09-3] [74.01]
- Applying a Design and Development Overlay. [21.09-3] [74.01]

Policy and exercise of discretion

- ~~Implementing the Manningham Residential Strategy (2012). [21.09-3] [Rule 8]~~
- ~~Implementing The Pines Activity Centre Structure Plan (2011). [21.09-3] [Rule 8]~~
- ~~Using Local Policy to promote design that addresses public safety (Safety through urban design policy, Clause 22.08). [21.09-3] [Rule 8]~~
- ~~Using Local Policy to guide the location, design and management of gaming machines and venues (Gaming, Clause 22.18). [21.09-3] [Rule 8]~~

Further strategic work

- Preparing a Manningham Development Contributions Plan focusing on key development areas to ensure adequate provision of infrastructure. [21.09-3] [74.02]

MANNINGHAM PLANNING SCHEME

- Investigating opportunities for improved accessibility and connectivity within The Pines Activity Centre. [21.09-3][74.02]

Other actions

- ~~Investigating opportunities to improve sustainable business practices at The Pines. [21.09-3] [Rule 1]~~
- ~~Continuing to advocate for improvements to access, frequency and hours of operation of public transport to The Pines. [21.09-3] [Rule 1]~~
- ~~Considering the views of the Sustainable Design Taskforce on major applications. [21.09-3] [Rule 1]~~
- Development of a pedestrian/bicycle plan which includes a focus on the bus interchange. [21.09-3] [Rule 1]

21.09-4 Neighbourhood Activity Centres23/05/2019
C104**Key issues**

- ~~The long term viability of Neighbourhood Activity Centres and the impact of Westfield Doncaster and The Pines expansions. [21.09-4]~~
- Pressure for commercial and retail development outside Neighbourhood Activity Centres. [21.09-4] [02.03-6]
- The appearance of buildings, car parking and signage. [21.09-4] [02.03-6, p2]
- Impact of Neighbourhood Activity Centres on adjoining residential areas. [21.09-4] [02.03-6, p2]
- Lack of suitable community facilities, social services, public spaces and infrastructure to meet future needs. [21.09-4] [02.03-6, p2]
- Provision of appropriate car parking and traffic management arrangements. [21.09-4] [02.03-6, p2]

Objectives

- To maintain the role of Neighbourhood Activity Centres to meet local convenience needs. [21.09-4] [02.03-1]
- To achieve active street frontages in Neighbourhood Activity Centres. [21.09-4] [11.03-1L, p8]
- To discourage the location of new commercial and retail development outside Neighbourhood Activity Centres. [21.09-4] [17.02-2L]
- ~~To minimise the negative impact of Neighbourhood Activity Centres on the amenity of adjoining residential areas. [21.09-4] [15.01-2S]~~
- To achieve high quality urban design which promotes a sense of place, community identity, social interaction and a safe environment. [21.09-4] [11.03-1L, p6]
- To provide landscaping to soften built form. [21.09-4] [15.01-5L]
- To achieve building design which includes accessibility and reduces the need to modify or alter buildings, in response to future changing needs and uses. [21.09-4] [15.01-2L]
- To ensure that public spaces provide a high standard of amenity, convenience, accessibility and safety. [21.09-4] [11.03-1L, p9]
- To provide quality community services and facilities in proximity to and within Neighbourhood Activity Centres. [21.09-4] [11.03-1L, p10]
- ~~To ensure that adequate infrastructure is provided as part of any development. [21.09-4] [19.03-2S]~~

MANNINGHAM PLANNING SCHEME

- To improve pedestrian, bicycle and public transport access to Neighbourhood Activity Centres. [21.09-4] [02.03-7]
- To achieve effective and safe pedestrian movement within Neighbourhood Activity Centres. [21.09-4] [11.03-1L, p12]
- ~~To ensure appropriate traffic management and adequate parking provision.~~ [21.09-4] [Repeat]
- ~~To ensure that development provides the highest level of access for all people.~~ [21.09-4] [15.01-2S]

Strategies

Strategies to achieve these objectives include:

- ~~Encourage a mix of uses including residential development to ensure the long term viability and competitiveness of the activity centres.~~ [21.09-4] [11.03-1S]
- Require the location of new commercial and retail uses to be within activity centres. [21.09-4] [02.03-6]
- Upgrade the appearance of Neighbourhood Activity Centres through the implementation of Urban Design Masterplans. [21.09-4] [this is further strategic work]
- ~~Ensure that land use and development within Neighbourhood Activity Centres minimises the impact on residential amenity.~~ [21.09-4] [15.01-2S]
- Encourage high quality and contemporary built form. [21.09-4] [11.03-1L, p6]
- Encourage car parking areas at the rear, side or underneath buildings in a way that responds to landform and surrounding development. [21.09-4] [11.03-1L, p9]
- Encourage the use of landscaping to soften the visual appearance of development. [21.09-4] [15.01-5L]
- Encourage signs which complement the character and amenity of the area, the site and surrounds, built form and streetscape, minimise clutter, are well designed and improve the site's attractiveness and function. [21.09-4] [15.01-1L]
- Encourage the establishment of community based facilities in or adjacent to activity centres to encourage social interaction and to service resident needs. [21.09-4] [11.03-1L, p12]
- ~~Design public spaces to provide a high standard of amenity, convenience, accessibility and safety.~~ [21.09-4] [Repeat]
- ~~Require an economic assessment of the impacts of significant proposed developments/expansions on other activity centres.~~ [21.09-4] [Repeat]
- ~~Require a traffic and car parking assessment to be prepared for development, where appropriate.~~ [21.09-4] [Repeat]
- ~~Maximise opportunities for car parking including consolidation of land (e.g. at the rear of shops).~~ [21.09-4] [Repeat]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Commercial 1 Zone to the Neighbourhood Activity Centres. [21.09-4] [74.01]

Policy and exercise of discretion

- ~~Implementing the Manningham Activity Centre Strategy (2005).~~ [21.09-4] [Rule 8]
- ~~Implementing the Manningham Residential Strategy (2012).~~ [21.09-4] [Rule 8]
- ~~Implementing any existing structure plans.~~ [21.09-4] [Rule 8]

MANNINGHAM PLANNING SCHEME

- Using Local Policy to improve the functionality of commercial developments, including the location and design of car parking areas (*Design and development policy, Clause 22.01; Accommodation premises policy, Clause 22.04; Non-residential uses in residential areas policy, Clause 22.05; Eating and entertainment premises policy, Clause 22.06; and Access for disabled people policy, Clause 22.09*). [21.09-4] [Rule 8]
- Using Local Policy to guide the location and display of advertising signs (*Outdoor advertising signs policy, Clause 22.07*). [21.09-4] [Rule 8]
- Using Local Policy to promote design that addresses public safety (*Safety through urban design policy, Clause 22.08*). [21.09-4] [Rule 8]
- Implementing the Jackson Court Parking Precinct Plan (Jackson Court Shopping Centre Parking Precinct Plan, Arup and Manningham City Council, June 2000 Clause 52.06-6). [21.09-4] [Rule 8]

Further strategic work

- Implementing the Manningham Activity Centres Strategy (2005). [21.09-4] [74.02]
- Preparing guidelines for sustainable business practices to encourage activity centres to operate in a more environmentally responsive manner. [21.09-4] [Rule 1]

Other actions

- Considering the views of the Sustainable Design Taskforce on major applications. [21.09-4] [Rule 1]
- Developing, implementing and reviewing Urban Design Masterplans for each activity centre to provide landscape and urban design measures to increase public safety, comfort, functionality and achieve a high standard environment. [21.09-4] [Possibly 74.02]
- Preparing a Manningham Development Contributions Plan focusing on key development areas to ensure adequate provision of infrastructure. [21.09-4] [74.02]
- Preparing Special Rates and Charges Schemes to enhance Neighbourhood Activity Centres in accordance with the Manningham Activity Centre Strategy (2005). [21.09-4] [Rule 1]

21.09-519/06/2014
C105**Local Activity Centres****Key issues**

- Long-term viability of Local Activity Centres. [21.09-5] [11.03-1S]
- Vacancy rates within Local Activity Centres. [21.09-5] [Repeat]
- Redevelopment of these centres for a mix of uses. [21.09-5] [Repeat]
- The appearance of buildings and signage. [21.09-5] [Repeat]
- Provision of appropriate car parking and traffic management arrangements. [21.09-5] [Repeat]
- Impact of Local Activity Centres on adjoining residential areas. [21.09-5] [Repeat]

Objectives

- To ensure that Local Activity Centres make a positive visual contribution to the local neighbourhood. [21.09-5] [Repeat]
- To minimise the negative impact of Local Activity Centres on the amenity of adjoining residential areas. [21.09-5] [Repeat]
- To ensure the adequate provision of car parking within Local Activity Centres. [21.09-5] [Repeat]

MANNINGHAM PLANNING SCHEME

Strategies

Strategies to achieve these objectives include:

- ~~Encourage high quality built form that complements and responds to surrounding developments. [21.09-5] [Repeat]~~
- Improve pedestrian, bicycle and public transport access to Local Activity Centres. [21.09-5] [02.03-7]
- Achieve effective and safe pedestrian movement within Local Activity Centres. [21.09-5] [02.03-7]
- ~~Require adequate provision of car parking for new development and uses. [21.09-5] [Unnecessary, covered by 52.06]~~
- ~~Encourage signs which complement the character and amenity of the area, the site and surrounds, built form and streetscape, minimise clutter, are well designed and improve the site's attractiveness and function. [21.09-5] [Repeat]~~
- ~~Ensure new use and development within Local Activity Centres minimises the impact on residential amenity. [21.09-5] [Repeat]~~

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Commercial 1 Zone. [21.09-5] [74.01]

Policy and exercise of discretion

- ~~Using Local Policy to improve the functionality of commercial developments, including the location and design of car parking areas (Design and development policy, Clause 22.01; Accommodation premises policy, Clause 22.04; Non-residential uses in residential areas policy, Clause 22.05; Eating and entertainment premises policy, Clause 22.06; and Access for disabled people policy, Clause 22.09). [21.09-5] [Rule 8]~~
- ~~Using Local Policy to guide the location and display of advertising signs (Outdoor advertising signs policy, Clause 22.07). [21.09-5] [Rule 8]~~
- ~~Using Local Policy to promote design that addresses public safety (Safety through urban design policy, Clause 22.08). [21.09-5] [Rule 8]~~

Further strategic work

- Investigating the future role of Local Activity Centres to determine appropriate uses and vision for each centre. [21.09-5] [74.02]

Other actions

- ~~Considering the views of the Sustainable Design Taskforce on major applications. [21.09-5] [Rule 1]~~

21.09-6

23/07/2015
C108

Commercial areas**Key issues**

- Pressure to locate commercial development outside of activity centres and existing commercial areas. [21.09-6] [02.03-6]
- Pressure to rezone residentially zoned land adjacent to existing commercial areas, particularly along Doncaster Road. [21.09-6] [02.03-6]
- ~~Impact on the amenity of adjoining uses. [21.09-6]~~

MANNINGHAM PLANNING SCHEME

- ~~The design and appearance of new commercial development. [21.09-6] [Inclusion not necessary, covered adequately by 15.01-2L Commercial Design]~~

Objectives

- To contain commercial development within existing commercial areas or activity centres. [21.09-6] [17.02-2L]
- To minimise the impact of commercial development on the amenity of other adjoining uses. [21.09-6] [15.01-2L, p3]
- ~~To achieve development with a high standard of amenity, functionality and safety. [21.09-6] [repeat]~~
- To ensure that the range of uses within mixed use developments are compatible. [21.09-6] ~~NO DESTINATION~~ [02.03-3, p16]
- ~~To achieve high quality urban design that makes a positive visual contribution to existing commercial areas. [21.09-6] [repeat]~~
- ~~To reduce the visual impacts of car parking and driveway areas. [21.09-6] [repeat]~~
- ~~To provide landscaping to soften built form. [21.09-6] [repeat]~~
- ~~To minimise adverse impacts associated with the location and operation of gaming venues and machines. [21.09-6] [repeat]~~

Strategies

Strategies to achieve these objectives include:

- Require proposals for commercial floorspace to be located within existing commercial areas. [21.09-6] [17.02-2L]
- Ensure that commercial development minimises the impact on residential amenity. [21.09-6] [15.01-2L, p3]
- Require commercial developments to provide a high standard of amenity, convenience, accessibility and safety. [21.09-6] [15.01-2L, p5]
- Ensure high standards of urban design that enhances the appearance of existing commercial areas and activity centres and complements surrounding developments. [21.09-6] [15.01-2L, p10]
- Require multi-level development to include stepped heights, articulation, and sufficient setbacks to avoid detrimental impacts to the area's character and amenity. [21.09-6] [15.01-2L, p11]
- Encourage car parking areas at the rear, side or underneath buildings in a way that responds to landform and surrounding development. [21.09-6] [15.01-2L, p12]
- ~~Encourage the use of sustainable landscaping to soften the visual appearance of development. [21.09-6] [repeat]~~
- ~~Encourage signs which complement the character of the area, the site and surrounds, built form and streetscape, minimise clutter, are well designed and improve the site's attractiveness and function. [21.09-6] [repeat]~~
- ~~Locate gaming venues and machines so as to discourage convenience gambling and ensure the availability of a range of alternative social and recreational activities. [21.09-6] [repeat]~~

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Commercial 1 Zone. [21.09-6] [74.01]

MANNINGHAM PLANNING SCHEME

- Applying the Mixed Use Zone. [21.09-6] [74.01]
- Applying a Design and Development Overlay. [21.09-6] [74.01]

Policy and exercise of discretion

- Using Local Policy to improve the functionality of commercial developments (Design and development policy, Clause 22.01; Accommodation premises policy, Clause 22.04; Non-residential uses in residential areas policy, Clause 22.05; Eating and entertainment premises policy, Clause 22.06; and Access for disabled people policy, Clause 22.09). [21.09-6] [Rule 8]
- Using Local Policy to guide the location and display of advertising signs (*Outdoor advertising signs policy, Clause 22.07*). [21.09-6] [Rule 8]
- Using Local Policy to promote design that addresses public safety (*Safety through urban design policy, Clause 22.08*). [21.09-6] [Rule 8]
- Using Local Policy to guide the location, design and management of gaming machines and venues (*Gaming, Clause 22.18*). [21.09-6] [Rule 8]

Further strategic work

- Investigating the appropriateness of the Mixed Use Zone within existing commercial areas. [21.09-6] [74.02]

Other actions

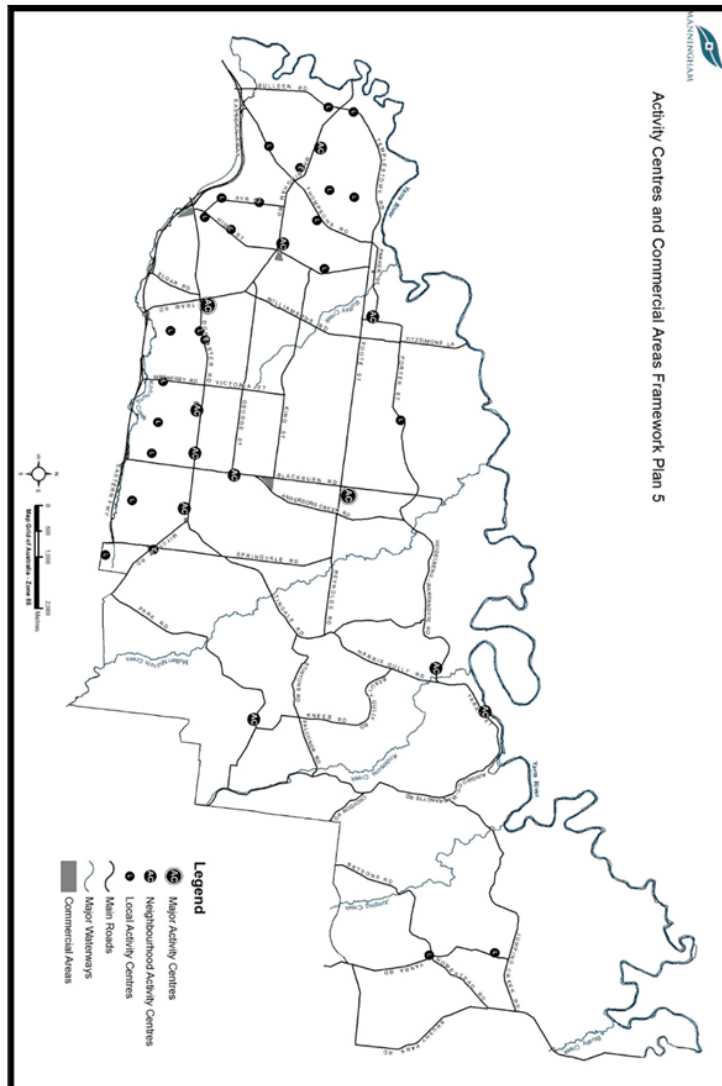
- Considering the views of the Sustainable Design Taskforce on major applications. [21.09-6] [Rule 1]
- Encouraging collaborative design processes with key stakeholders for significant proposals. [21.09-6] [Rule 1]

21.09-723/05/2019
C104**Reference documents**

- Manningham City Council (2002, revised 2004) *Doncaster Hill Strategy*, Manningham City Council, Doncaster. [21.09-7] [72.08]
- Manningham City Council (2012) *Manningham Residential Strategy*, Manningham City Council, Doncaster. [21.09-7] [72.08]
- Manningham City Council (2004) *Doncaster Hill Sustainability Guidelines*, Manningham City Council, Doncaster. [21.09-7] [72.08]
- Manningham City Council (2011) *The Pines Activity Centre Structure Plan*, Manningham City Council, Doncaster. [21.09-7] [72.08]
- Manningham City Council (2005) *Manningham Activity Centre Strategy*, Manningham City Council, Doncaster. [21.09-7] [72.08]
- Manningham City Council (1996) *Manningham Centre Structure Plan*, Manningham City Council, Doncaster. [21.09-7] [72.08]
- Manningham City Council (2003) *Manningham City Council 2003-2006 Economic Development Strategy*, Manningham City Council, Doncaster. [21.09-7] [72.08]
- Symplan (2014) *City of Manningham Problem Gambling (Electronic Gaming Machines) Study: Part Three - Planning Policy Framework and Local Planning Policy*. [21.09-7] [72.08]

MANNINGHAM PLANNING SCHEME

Activity Centres and Commercial Areas Framework Plan 5



MANNINGHAM PLANNING SCHEME

21.10 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT31/08/2017
GC42
21.10-131/08/2017
GC42**Overview**

Manningham is committed to Environmentally Sustainable Development (ESD), which recognises, values and protects the natural environment and ecological process on which life depends both now and in the future. [21.10-1] [02.03]

Council supports and encourages land use planning and development, design and construction using ESD principles. Key ESD principles include energy conservation, water conservation, protecting human health, and protecting and enhancing the built, natural and cultural environments. ESD initiatives should incorporate current best practice, emerging technology and continuous innovation. [21.10-1] [02.03]

~~Council's Environmentally Sustainable Development Policy seeks to achieve best practice design, construction and operation for new development. This will accelerate Manningham's commitment to being an environmentally sustainable city. [21.10-1] [Rule 1]~~

~~Best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build. [21.10-1] [Rule 3]~~

Building energy management

~~Many buildings use active mechanisms and non-renewable energy sources to provide thermal comfort. Effective passive heating and cooling relies on building orientation, window design and placement. [21.10-1] [Inclusion not necessary, adequately covered by 15.02-1L]~~

Water sensitive design

~~Water is a scarce resource and needs to be conserved. Manningham Council has developed a Sustainable Water Management Plan. Council has also set a target for reduction in water usage of 15% (based on 2001-2004 water consumption levels) by 2015. It is essential to reduce the amount of water used through water conservation and recycling. Water sensitive design offers an alternative to traditional approaches to water management. [21.10-1] [Inclusion not necessary, broadly covered by 15.02-1L]~~

External environmental amenity

Ensuring appropriate acoustic quality within residential and work environments, including the placement of plant and equipment (eg exhaust fans), has been proven to improve the productivity and well-being of building occupants. [21.10-1] [02.03-3]

Waste management

Council encourages a reduction in waste generated by building occupants. Therefore design strategies should include easily accessible recycling facilities on site and in public spaces. [21.10-1] [15.02-1L, p28]

Quality of public and private realm

Public and private spaces should be safe and accessible, promote activity and enhance the quality of the development. [21.10-1] [15.02-1L, p8]

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Transport

Moving and transporting people, materials, equipment and systems impacts on the environment. 14% of greenhouse emissions are related to transport in Australia. [21.10-1] [Rule 1]

Urban Ecology

Council recognises the need to maintain and improve the health of our urban ecosystem. [21.10-1] [02.03-4, p31]

21.10-2
31/08/2017
GC42

Energy performance**Key issues**

- Poor orientation, siting and design of buildings. [21.10-2] [02.03-4, p32 – but only in englob energy performance strategic direction]
- The consumption of non-renewable energy resources and generation of waste and emissions. [21.10-2] [02.03-4, p32 – but only in englob energy performance strategic direction]
- Increasing levels of greenhouse gas emissions. [21.10-2] [02.03-4, p32 – but only in englob energy performance strategic direction]
- High levels of embodied energy in building materials. [21.10-2] [02.03-4, p32 – but only in englob energy performance strategic direction]

Objectives

- To achieve appropriate siting and design, to minimise non-renewable energy consumption and greenhouse gas emissions. [21.10-2] [15.02-1L -ly]
- To require development to incorporate efficient use of energy, by including current best practice in passive design, and resource use, which demonstrates low environmental impact. [21.10-2] [15.02-1L -ly]
- To encourage development which incorporates sustainable building materials. [21.10-2] [15.02-1L]

Strategies

Strategies to achieve these objectives include:

- Orientate a development's most used spaces (e.g. living rooms and work areas) to face north to take advantage of winter solar heat gain and natural light. [21.10-2] [15.02-1L, p18]
- Shade north facing windows from the summer sun, such as eaves, overhangs, awnings, pergolas, upper floor balconies or deciduous vegetation. [21.10-2] [15.02-1L, p19]
- East and west facing windows to be externally shaded with devices such as blinds, shutters or awnings. [21.10-2] [15.02-1L, p20]
- Reliance on natural daylight into internal spaces. [21.10-2] [15.02-1L, p21]
- The preparation of sustainability management plans for developments, where required, which minimise use of non-renewable resources, waste, emissions and energy. [21.10-2] [15.01-2L policy guidelines]
- Promotion of current best practice in environmentally sustainable development, including resource use which demonstrates low environmental impact. [21.10-2] [15.01-2L]

Implementation

These strategies will be implemented by:

MANNINGHAM PLANNING SCHEME

Zones and overlays

None specified. [21.10-2]

Policy guidelines

- ~~Implementing the *Doncaster Hill Strategy (2002)*. [21.10-2] [Rule 8]~~
- ~~Applying the *Environmentally Sustainable Development Policy (Clause 22.12)* in considering an application for development specified in Table 1 of that policy. [21.10-2] [Rule 8]~~
- ~~Assessing all planning applications for new development against the objectives and strategies of this Clause, and requiring development to incorporate current best practice sustainable design principles and techniques. [21.10-2] [Rule 8]~~

Further strategic work

- ~~Continue development of *Environmental Sustainable Development Guidelines for the municipality*. [21.10-2] [Rule 1]~~

Other actions

- ~~Promoting and distributing the *Doncaster Hill Sustainability Guidelines (2004)*. [21.10-2] [Rule 8]~~

21.10-3

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Water sensitive design**Key issues**

- ~~The capture and re-use of water. [21.10-3] [Inclusion not required, context only]~~
- ~~Poor water quality of our waterways and creeks. [21.10-3] [Inclusion not required, context only]~~
- Increased and unnecessary usage of potable water. [21.10-3] [15.02-1L]

Objectives

- To minimise water use. [21.10-3] [15.02-1L]
- To encourage the capture and re-use of water. [21.10-3] [15.02-1L, p22]
- To reduce the demand on potable water. [21.10-3] [15.01-2L]
- To improve the quality of water in our waterways and creeks. [21.10-3] [15.02-1L, p9]
- To encourage water sensitive urban design. [21.10-3] [15.01-2L]
- To improve water efficiency as part of future development, including best practice that demonstrates low environmental impact. [21.10-3] [15.01-2L]

Strategies

Strategies to achieve these objectives include:

- Encourage the installation of rainwater tanks to reduce the use of potable water. [21.10-3] [15.01-2L]
- Encourage the re-use of grey water. [21.10-3] [15.01-2L]
- Encourage landscape design and plant selection, which minimises the reliance on irrigation. [21.10-3] [15.02-1L, p27]
- Promote the detention and absorption of stormwater where practicable through use of permeable paving, pebble paths, lawns and gardens. [21.10-3] [19.03-3L]

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- Encourage the provision of appropriate on-site detention systems to reduce loadings on the stormwater systems after heavy rains. [21.10-3] [15.02-1L, p27]
- Encourage the use of pollutant traps to prevent garbage entering the waterways. [21.10-3] [19.03-3L]
- Ensure water sensitive urban design elements are incorporated into subdivisions and developments. [21.10-3] [covered in 15.01-2L]
- Encourage proposals for residential subdivisions and developments to include measures for control of potential environmental impacts during construction, in particular, to adopt good site construction techniques and to be consistent with the *Manningham Stormwater Management Plan (2001)*. [21.10-3] [15.02-1L, p10]
- Require the preparation of sustainability management plans or sustainable design assessments for developments, where required, which demonstrate water efficiency. [21.10-3] [see re-wording under policy guidelines and guidance notes on ESD]

Implementation

These strategies will be implemented by:

Zones and overlays

None specified. [21.10-3]

Policy guidelines

- Implementing the *Doncaster Hill Strategy (2002)*. [21.10-3] [Rule 8]
- Applying the Environmentally Sustainable Development Policy (Clause 22.12) in considering an application for development specified in Table 1 of that policy. [21.10-3] [Rule 8]
- Assessing all planning permit applications for new development against the objectives and strategies of this Clause and ensuring development incorporates best practice sustainable design principles and techniques. [21.10-3] [Rule 8]

Further strategic work

- Investigating appropriate options for the capture and recycling of water. [21.10-3] [Rule 1]
- Continue development of Environmentally Sustainable Development Guidelines for the municipality. [21.10-3] [Rule 1]

Other actions

- Encouraging best practice water sensitive design. [21.10-3] [Rule 1]
- Providing/distributing information on water sensitive design. [21.10-3] [Rule 1]
- Promoting and distributing the *Doncaster Hill Sustainability Guidelines (2004)*. [21.10-3] [Rule 1]
- Encourage compliance with the *Manningham Stormwater Targets (2008)*, and *Stormwater Blueprint (2012)*. [21.10-3] [Rule 1]
- Implementing the *Manningham Drainage Strategy 2004 to 2014 (2004)*. [21.10-3] [Rule 1]
- Implementing *Manningham's Water Management Plan*. [21.10-3] [Rule 1]

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21.10-4 External environmental amenity and internal healthy environment31/08/2017
GC42**Key issues**

- Impact of noise on residential and working environments. [21.10-4] [13.05-1L]
- Stormwater pollution. [21.10-4] [19.03-3L]
- Adequate provision of good indoor environmental quality. [21.10-4] [15.02-1L]

Objectives

- To reduce the impact of noise pollution. [21.10-4] [13.05-1L]
- To minimise site disturbance and pollution of stormwater. [21.10-4] [19.03-3L] [15.02-1L, p10]
- To achieve healthy indoor environmental quality. [21.10-4] 15.02-1L]

Strategies

Strategies to achieve these objectives include:

- Encourage appropriate wall construction types to ensure that sound transmittance levels between rooms or buildings meet the appropriate levels for the intended use. [21.10-4] [13.05-1L]
- Consider the location of uses and plant equipment, such as exhaust fans, in relation to noise generation. [21.10-4] [13.05-1L -] [13.05-1L, p3]
- Ensure plant equipment is positioned and baffled to minimise any noise impact. [21.10-4] [13.05-1L] [13.05-1L, p4]
- Encourage the use of appropriate acoustic treatment such as double-glazing windows and acoustic fencing to minimise any noise impact. [21.10-4] [13.05-1L] [13.05-1L, p5]
- ~~The preparation of construction management plans, which aim to minimise any environmental impacts. [21.10-4] [permit requirement]~~
- ~~Minimise site disturbance, including protecting existing vegetation and top soil where appropriate. [21.10-4] [13.04-2S]~~
- ~~Require the preparation of sustainability management plans or sustainable design assessments for development, where required, which demonstrate how the external and internal environmental quality will be improved. [21.10-4] [addressed within 15.02-1L]~~

Implementation

These strategies will be implemented by:

Zones and overlays

~~None specified. [21.10-4]~~

Policy and guidelines

- ~~Implementing the *Doncaster Hill Strategy (2002)*. [21.10-4] [Rule 8]~~
- ~~Applying the Environmentally Sustainable Development Policy (Clause 22.12) in considering an application for development specified in Table 1 of that policy. [21.10-4] [Rule 8]~~
- ~~Assessing all planning applications for new development against the objectives and strategies of this Clause and requiring development to incorporate current best-practice sustainable design principles and techniques. [21.10-4] [Rule 8]~~

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Further strategic work

- ~~Continue development of Environmentally Sustainable Development Guidelines for the municipality. [21.10-4] [Rule 1]~~

Other actions

- ~~Promoting and distributing the *Doncaster Hill Sustainability Guidelines (2004)*. [21.10-4] [Rule 1]~~

21.10-531/08/2017
GC42**Waste management****Key issues**

- Minimise materials going to landfill. [21.10-5] [15.02-1L]
- Minimise emissions, and pollution from waste. [21.10-5] [15.02-1L p39]
- Minimise resource depletion. [21.10-5] [15.02-1L p39]

Objectives

- To encourage the provision of recycling facilities on site and in public spaces. [21.10-5] [re-worded in 15.02-1L]
- To incorporate integrated waste management in development including best practice that demonstrates low environmental impact. [21.10-5] [re-worded in 15.02-1L]

Strategies

Strategies to achieve this objective include:

- ~~Promote easily accessible recycling facilities on site to encourage use by tenants and facilitate ease of collection by contractors. [21.10-5] [Rule 1]~~
- ~~Require the preparation of sustainability management plans or sustainable design assessments for development, where required, which demonstrate improved waste management that reduces waste. [21.10-5] [addressed within 15.02-1L]~~

Implementation

These strategies will be implemented by:

Zones and overlays

~~None specified. [21.10-5]~~

Policy guidelines

- ~~Implementing the *Doncaster Hill Strategy (2002)*. [21.10-5] [Rule 8]~~
- ~~Applying the Environmentally Sustainable Development Policy (Clause 22.12) in considering an application for development specified in Table 1 of that policy. [21.10-5] [Rule 8]~~
- ~~Assessing all planning applications for new development against the objectives and strategies of this Clause, and requiring development to incorporate current best practice sustainable design principles and techniques. [21.10-5] [Rule 8]~~

Further strategic work

- ~~Continue development of Environmentally Sustainable Development Guidelines for the municipality. [21.10-5] [Rule 1]~~

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Other actions

- ~~Promoting and distributing the *Doncaster Hill Sustainability Guidelines (2004)*. [21.10-5] [Rule 1]~~
- ~~Implementing the *Interim Waste Management Strategy (2012-2017)*. [21.10-5] [Rule 8]~~

21.10-631/08/2017
GC.42**Quality of private and public realm****Key issues**

- ~~Accessibility. [21.10-6] [Inclusion not required, no policy direction]~~
- ~~Retention of vegetation and opportunities for landscaping. [21.10-6] NO DESTINATION [Inclusion not required, no policy direction]~~
- ~~Safer design. [21.10-6] [Inclusion not required, no policy direction]~~
- ~~Size and quality of open space areas for private and public realm. [21.10-6] [Inclusion not required, no policy direction]~~

Objectives

- ~~To ensure that private and public spaces are safe and accessible. [21.10-6] [15.02-1L, p8]~~
- ~~To ensure public spaces are appropriately designed and located to promote activity and use of these areas and enhance the quality of developments. [21.10-6] [15.01-2S]~~
- ~~To promote solar access to private and public spaces. [21.10-6] [covered in 55.03-5]~~
- ~~To encourage appropriate landscaping within private and public spaces. [21.10-6] NO DESTINATION [15.02-1L, p8]~~
- ~~To encourage safe and useable areas of open space in development, including best practice that demonstrates low environmental impact. [21.10-6] [Repeats previous points]~~

Strategies

Strategies to achieve these objectives include:

- ~~Encourage development to be designed to meet the highest levels of accessibility. [21.10-6]~~
- ~~Site buildings to have regard to adjacent public and private space and limit unreasonable overshadowing. [21.10-6] [covered in 55.04-5]~~
- ~~Improve accessibility by making attractive, vibrant, walkable environments. [21.10-6] [15.01-2S]~~
- ~~Encourage the design of buildings, subdivisions, street layout, car parks and public open space that are safe. [21.10-6] [15.01-1L, p2]~~
- ~~Require the preparation of sustainability management plans or sustainable design assessments for development, where required, which demonstrate improvements to the quality of the private and public realm. [21.10-6] [NO REASON]~~

Implementation

These strategies will be implemented by:

Zones and overlays~~None specified. [21.10-6]~~**Policy and exercise of discretion**

- ~~Implementing the *Doncaster Hill Strategy (2002)*. [21.10-6] [Rule 8]~~

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- Using Local Policy to promote design that addresses public safety (*Safety through urban design policy, Clause 22.08*). [21.10-6] [Rule 8]
- Using Local Policy to promote the same level of access for people with limited mobility to buildings, public spaces, services and facilities as any other person (*Access for disabled people policy, Clause 22.09*). [21.10-6] [Rule 8]
- Requiring that development specified in Table 1 at Clause 22.12 meets the requirements of environmentally sustainable development policy. [21.10-6] [Rule 8]
- Assessing all planning permit applications for new development against the objectives and strategies of this Clause, and requiring development to incorporate best practice sustainable design principles and techniques. [21.10-6] [Rule 8]

Further strategic work

- Continue development of Environmentally Sustainable Development Guidelines for the municipality. [21.10-6] [Rule 1]

Other actions

- Promoting and distributing Council's Policy for *Disability Access and Inclusion Policy 2013-2017*. [21.10-6] [Rule 1]
- Promoting and distributing the *Doncaster Hill Sustainability Guidelines (2004)*. [21.10-6] [Rule 1]

21.10-731/08/2017
GC42**Transport****Key issues**

- Minimising car dependency [21.10-7] [15.02-1L]
- Limitations of the local public transport system. [21.10-7] [02.01]
- Environmental impacts of vehicular traffic. [21.10-7] [02.03-7]
- Reducing car dependency. [21.10-7] [Repeats above]

Objectives

- To encourage the design and construction of car parking areas for future adaptability. [21.10-7] [15.02-1L, p25]
- To encourage the design of the built environment to promote the use of public transport, walking and cycling. [21.10-7] [18.02-1S]
- To allow opportunities for equitable access to all services and activities. [21.10-7] [Rule 1]
- To encourage new development to incorporate sustainable transport principles and adopt best practice in environmentally sustainable development, including best practice that demonstrates low environmental impact. [21.10-7] [repeat]

Strategies

Strategies to achieve these objectives include:

- Provide appropriate bicycle parking and after trip facilities. [21.10-7] [15.02-1L, p24]
- Require the preparation of sustainability management plans and sustainable design assessments for development, where required, which demonstrate how sustainable transport will be promoted and encouraged. [21.10-7] [outside the capacity of the scheme]

Implementation

These strategies will be implemented by:

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Zones and overlays

None specified. [21.10-7]

Policy guidelines

- Implementing the *Doncaster Hill Strategy (2002)*. [21.10-7] [Rule 8]
- Implementing the *Manningham Integrated Transport Strategy (2009)*. [21.10-7] [Rule 8]
- Requiring that development specified in Table 1 at Clause 22.12 meets the requirements of environmentally sustainable development policy. [21.10-7] [Rule 8]
- Assessing all planning permit applications for new development against the objectives and strategies of this Clause and requiring development to incorporate best practice sustainable design principles and techniques. [21.10-7] [Rule 8]

Further strategic work

- Continue development of Environmentally Sustainable Development Guidelines for the municipality. [21.10-7] [Rule 1]

Other actions

- Promoting and distributing the *Doncaster Hill Sustainability Guidelines (2004)*. [21.10-7] [Rule 1]
- Conducting a review of the *Manningham Bicycle Strategy (2013)*. [21.10-7] [Rule 1]
- Continuing to advocate to the State Government for improved public transport in Manningham. [21.10-7] [Rule 1]

21.10-8

31/08/2017
GC42

Urban Ecology**Key issues**

- Impact of hard paved areas or impervious surfaces. [21.10-8] [Inclusion not necessary, no policy direction]
- Retention of existing significant vegetation. [21.10-8] [15.02-1L]
- Creation of urban heat island effect. [21.10-8] [15.02-1L]

Objectives

- To encourage healthy external environments with increased vegetation, and landscaping. [21.10-8] [15.02-1L, p11]
- To protect and enhance environmental values and significant landscapes. [21.10-8] [02.03]

Strategies

Strategies to achieve these objectives include:

- Increasing natural habitat through plant selections and water features. [21.10-8] [Rule 1]
- Promoting sustainable garden techniques. [21.10-8] [Rule 1]
- Encouraging new residential and commercial development to incorporate best practice environmentally sustainable design principles. [21.10-8] [repeat]
- Creating healthy and consistently landscaped environment that incorporates native and indigenous planting. [21.10-8] [15.02-1L, p11]

MANNINGHAM PLANNING SCHEME

Implementation

These strategies will be implemented by:

Zones and overlays

~~None specified.~~ [21.10-8]

Policy guidelines

- ~~Require that development specified in Table 1 at clause 22.12 meets the requirements of environmentally sustainable development policy.~~ [21.10-8] [Rule 8]
- ~~Assessing all planning permit applications for new developments against the objectives and strategies of this Clause, and requiring that development incorporates best practice sustainable design principles and techniques.~~ [21.10-8] [Rule 8]

Further strategic work

- ~~Continue development of Environmentally Sustainable Development Guidelines for the municipality.~~ [21.10-8] [Rule 1]

Other actions

~~None specified.~~ [21.10-8]

21.10-9

31/08/2017
GC42

REFERENCE DOCUMENTS

- Manningham City Council (2002, revised 2004) *Doncaster Hill Strategy*, Manningham City Council, Doncaster. [21.10-9] [72.08]
- Manningham City Council (2004) *Doncaster Hill Sustainability Guidelines*, Manningham City Council, Doncaster. [21.10-9] [72.08]
- Manningham City Council (2004) *Manningham Drainage Strategy 2004 - 2014*, Manningham City Council, Doncaster. [21.10-9] [72.08]
- Manningham City Council (2009) *Making Manningham Mobile Manningham Integrated Transport Strategy*, Manningham City Council, Doncaster. [21.10-9] [72.08]
- Manningham City Council, (2013) *Manningham Bicycle Strategy*, Manningham City Council, Doncaster. [21.10-9] [72.08]
- Manningham City Council (April 2015- update of November 2011 Plan) *Domestic Wastewater Management Plan*, Manningham City Council, Doncaster. [21.10-9] [72.08]
- Manningham City Council (2005) *Water15 - Sustainable Water Management Plan (2005-2015)*, Manningham City Council, Doncaster. [21.10-9] [72.08]
- Manningham City Council (2012) *Manningham Stormwater Targets (2008)*, and *Stormwater Blueprint* Manningham City Council, Doncaster. [21.10-9] [72.08]

MANNINGHAM PLANNING SCHEME

21.11 HERITAGE

25/06/2009

C82

21.11-1**Overview**

02/10/2008

C52

Manningham's cultural heritage reflects the historical development of the municipality. Many culturally significant buildings, precincts, trees, landscapes and sites of archaeological significance have been identified and documented through heritage studies of the municipality. [21.11-1] [02.03]

Council is committed to preserving and enhancing cultural heritage places in the municipality. Council will continue to identify cultural heritage assets and broaden the community's understanding and involvement in the protection, promotion and future conservation of these places. The challenge will be to effectively manage pressures to develop sites of cultural heritage significance and encourage the retention of heritage fabric in development proposals. [21.11-1] [02.03]

21.11-2**Key issues**

12/03/2009

C71

- Pressure to inappropriately use, develop or demolish places of cultural heritage value. [21.11-2] [02.03 re-worded]
- Impact of development on land adjoining places of heritage significance. [21.11-2] [02.03-4, p 33]
- Lack of information regarding the location and significance of indigenous archaeological places. [21.11-2] [Rule 1]

21.11-3**Objectives**

02/10/2008

C52

- To enhance cultural heritage through the retention and protection of significant buildings, precincts, trees and landscapes. [21.11-3] [02.03-4, p 37]
- To minimise impacts on heritage places as a result of changes to adjoining land uses and development. [21.11-3] [15.03-1L]
- ~~To protect sites of archaeological significance.~~ [21.11-3] [15.03-1S]

21.11-4**Strategies**

25/06/2009

C82

Strategies to achieve these objectives include:

- ~~Identify and assess the cultural significance of heritage places and sites of archaeological significance.~~ [21.11-4] [15.03-1S]
- Discourage the demolition and destruction of heritage places. [21.11-4] [15.03-1L]
- Encourage the retention of heritage fabric in development proposals. [21.11-4] [15.03-1L, p9]
- Encourage initiatives that preserve and enhance Manningham's cultural heritage. [21.11-4] [02.03-4, p40]
- Protect and enhance the unique heritage values of the Warrandyte Township Heritage Precinct. [21.11-4] [02.03]
- Require that an assessment be undertaken by a suitably qualified archaeologist, for development proposals in areas where there is a known or potential site of archaeological significance. [21.11-4] [43.01]
- Consider the preparation of amendments to the Heritage Overlay schedule to allow prohibited uses, where the use is unlikely to have a detrimental impact on adjoining land and which may assist with the ongoing preservation of the heritage building. [21.11-4] [Rule 1]

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- Encourage the use of existing buildings in the Heritage Precinct on the north side of Yarra Street, Warrandyte for a limited range of commercial uses and to discourage the use of the buildings for any other purpose. [21.11-4] [15.03-1L]

21.11-5 Implementation12/03/2009
C71

These strategies will be implemented by:

Zones and overlays

- Applying the Heritage Overlay. [21.11-5] [74.01]
- ~~Applying the Heritage Overlay as an interim measure to protect identified heritage assets while sites are being assessed through the planning scheme amendment process.~~ [21.11-5] [covered by previous point – no need to say if interim or not]
- Applying a Vegetation Protection Overlay where only the vegetation is deemed significant. [21.11-5] [74.01]
- ~~Including the sites at 95, 103 – 109, 163, 165, 167, 183 – 187, 189, 193 – 197 and 207 Yarra Street, Warrandyte as sites where prohibited uses may be considered under the Heritage Overlay.~~ [21.11-5] [further strategic work]

Policy and exercise of discretion

- ~~Having regard to the Warrandyte Township Heritage Guidelines, Parts 1 to 7 (July 2007).~~ [21.11-5] [Inc Docs]
- Implementing the *City of Doncaster and Templestowe Heritage Study* (1991), *Doncaster and Templestowe Heritage Study – Additional Heritage Research* (1994), the *Wonga Park Heritage Study – Report on Stages 1 and 2* (1996), the *City of Doncaster and Templestowe: The Archaeological Survey of Aboriginal Sites* (1991), the *Manningham Heritage Garden & Significant Tree Study – Stage 2* (April 2006) and the *Manningham Heritage Study Review 2006*, Melbourne to ensure that there is adequate recognition of the cultural heritage assets of the municipality. [21.11-5] [72.08]
- Implementing the *Warrandyte Urban Design Framework* (2005) and having regard to supporting the retention and use of the existing privately owned buildings in the Heritage Precinct on the north side of Yarra Street, Warrandyte for a small scale shop (other than Adult sex bookshop, Bottleshop, Department store, restricted retail premises and Supermarket) or small office (other than Medical Centre). [21.11-5] [15.03-1L and 72.08]
- Implementing the *Warrandyte River Reserve Management Plan* (2005). [21.11-5] [72.08]
- Using Local Policy to recognise and protect local cultural heritage assets (*Cultural heritage policy, Clause 22.03*). [21.11-5]

Further strategic work

- Completing and implementing the Manningham Heritage Study Review. [21.11-5] [74.02]
- Completing and implementing the Manningham Heritage Guidelines. [21.11-5] [74.02]
- Completing and implementing the Significant Tree and Heritage Garden Study. [21.11-5] [74.02]
- Implementing the *Manningham Monterey Pine and Cypress Tree Assessment* (2003) [21.11-5] [74.02]
- Undertaking the Wonga Park Indigenous Heritage Study. [21.11-5] [74.02]

Other actions

- ~~Supporting preparation of new conservation plans and the implementation of these plans through the Heritage Restoration Fund.~~ [21.11-5] [Rule 1]

MANNINGHAM PLANNING SCHEME

- Having regard to the *Commitment to Indigenous People by the Cities of Banyule, Manningham and Whitehorse* (1998) to recognise and support the indigenous members of our community, their habitation of the land, history, diversity and strength of their cultures and spiritual relationship with land and water. [21.11-5] [Rule 1]
- Seeking input from the National Trust of Australia (Victoria) where properties are recorded or classified by the National Trust. [21.11-5] [Rule 1]
- Continuing and promoting the use of incentives including Heritage Advisory Service and Heritage Restoration Fund. [21.11-5] [Rule 1]
- Encouraging and initiating further studies and research into aspects of the municipality's history and heritage. [21.11-5] [Rule 1]
- Seeking input from Aboriginal Affairs Victoria (AAV), the relevant registered Aboriginal party or appropriate Aboriginal organisations where properties are of known or potential archaeological significance. [21.11-5] [Rule 1]

21.11-6

Reference documents

26/02/2009
C60

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- Context Pty Ltd (2006) *Manningham Heritage Study Review 2006*, Melbourne. [21.11-6] [72.08]
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- Peterson R (1999) *Draft Manningham Heritage Guidelines*, Manningham City Council, Doncaster. [21.11-6] [72.08]
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MANNINGHAM PLANNING SCHEME

21.12 INFRASTRUCTURE

17/09/2009

VC59

21.12-1**Overview**

02/10/2008

C52

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).~~ [21.12-1] [02.03-7, p1]

Refer to Infrastructure Framework Plan 6 for key infrastructure features and opportunities. [21.12-1] [Rule 8]

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.~~ [21.12-1] [02.01]

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 tree-lined boulevard. [21.12-1] [02.03-7]

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. [21.12-1] [02.03-8 –] [02.03-7, p2]

~~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.~~ [21.12-1] [Rule 1]

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.~~ [21.12-1] [02.03-8]

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. [21.12-1] [19.03-3L –] []

Council requires the undergrounding of services to all new development and subdivisions. [02.03-8, p9] With regard to the provision of new powerlines, only those powerlines of up to 66kV will be required to be located underground [19.03-2L, p1]. The undergrounding of existing powerlines is also encouraged particularly for historic and environmentally sensitive areas, where the opportunity arises. [21.12-1] [19.03-2L] [19.03-2L, p2]

MANNINGHAM PLANNING SCHEME

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. [21.12-1] [19.03-4L]

21.12-217/09/2009
VC59**Public transport****Key issues**

- Lack of public transport services in some areas. [21.12-2] [Rule 1]
- Infrequency and limited hours of public transport services. [21.12-2] [Rule 1]
- The need to provide alternative public transport options. [21.12-2] [18.02-2S]
- Connectivity between modes of transport. [21.12-2] [18.02-2S]
- The need to encourage greater use of an improved public transport network. [21.12-2] [18.02-2S]

Objectives

- To increase the usage of public transport. [21.12-2] [Covered in Clause 18S]
- To improve the existing bus network with regard to frequency, connectivity and accessibility. [21.12-2] [18.02-2S]
- To improve bus infrastructure including upgrading bus stops and interchanges. [21.12-2] [18.02-2L]
- To encourage the provision of a second form of public transport (tramline). [21.12-2] [Rule 1]

Strategies

Strategies to achieve these objectives include:

- Facilitate the location and development of transport hubs at or adjoining activity centres. [21.12-2] [18.02-2S]_ Council can only advocate for these to State Government
- Facilitate the provision of bus shelters at high use public transport sites. [21.12-2] [18.02-2S]
- Encourage creation of 'park and ride' and 'bike and ride' facilities and public transport linkages. [21.12-2] [18.02-2S]

Implementation

These strategies will be implemented by:

Zones and overlays**Policy and exercise of discretion**

- Implementing the *Manningham Integrated Transport Strategy (2003)*. [21.12-2] [Rule 8]
- Implementing the *Manningham Bicycle Strategy (2001)*. [21.12-2] [Rule 8]

Further strategic work

- Reviewing the *Manningham Bicycle Strategy (2001)*. [21.12-2] [Rule 1]

Other actions

- Continuing to advocate for improved public transport services and facilities within the municipality. [21.12-2] [Rule 1]

MANNINGHAM PLANNING SCHEME

21.12-3

17/09/2009
VC59

- Investigate appropriate locations for new 'park and ride' and 'bike and ride' facilities. [21.12-2] [Rule 1]

Roads**Key issues**

- The continued upgrade of the road, bicycle and pedestrian networks. [21.12-3] [Rule 1]
- Balancing the environmental values of roadside vegetation with safety needs. [21.12-3] [18.02-3L –] [18.02-3L, p 4]
- The need to improve the streetscape and amenity along Doncaster Road and other main roads. [21.12-3] [15.01-2L]

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. [21.12-3] [Rule 1 – The scheme can't control external standards]
- To maximise opportunities along Doncaster Road and other main roads to facilitate pedestrian and cyclist activity and provide higher levels of user amenity. [21.12-3] [18.02-3L]
- To ensure that a comprehensive network of paths is available which facilitates safe and accessible bicycle and pedestrian movement. [21.12-3] [02.03-8]

Strategies

Strategies to achieve these objectives include:

- Require that design and construction standards cater for safe, efficient and effective vehicle movement and servicing needs. [21.12-3] [Rule 1]
- 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. [21.12-3] [18.02-3L in part]
- 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. [21.12-3] [18.02-1S]
- Provide opportunities to enhance the amenity of Doncaster Road and other main roads. [21.12-3] [15.01-2L]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Road Zone 1 for Category 1 roads. [21.12-3] [74.01]
- Applying the Road Zone 2 for Category 2 roads. [21.12-3] [74.01]

Policy and exercise of discretion

- Implementing the *Public Open Space Strategy* (2004). [21.12-3] [Rule 8]
- Implementing the *Roadside Environmental Management Strategy* (2004). [21.12-3] [Rule 8]

MANNINGHAM PLANNING SCHEME

- ~~Implementing the Manningham Bicycle Strategy (2001). [21.12-3] [Rule 8]~~
- ~~Implementing the Manningham Integrated Transport Strategy (2003). [21.12-3] [Rule 8]~~
- ~~Implementing the Doncaster Hill Pedestrian and Cycle Plan (2003). [21.12-3] [Rule 8]~~
- ~~Implementing the Doncaster Hill Developer Contribution Plan (2004). [21.12-3] [Rule 8]~~

Further strategic work

- ~~Reviewing the Design and Development Overlay for Doncaster Road (DDO1). [21.12-3] [74.02]~~
- ~~Reviewing the Manningham Bicycle Strategy (2001). [21.12-3] [Rule 8]~~

Other actions

- ~~Consider recommendations from the North East Integrated Transport Study. [21.12-3] [Rule 1]~~
- ~~Implementing the Arterial Roads Improvement Strategy (2004). [21.12-3] [Rule 8]~~
- ~~Implementing the Road Safety Strategy (2005). [21.12-3] [Rule 8]~~

21.12-4 Services17/09/2009
VC59**Key issues**

- ~~The introduction of water capture, reuse and recycling within developments. [21.12-4] [15.02-1L]~~
- ~~The existence of unsewered land. [21.12-4] [covered in 15.02-1L]~~
- ~~Low and/or declining water quality. [21.12-4] [15.02-1L]~~
- ~~Drainage capacity and the need to prevent loss of life and damage to property. [21.12-4] [02.03-3, p3]~~
- ~~Visual impact of services. [21.12-4] [02.03-8]~~
- ~~Unsuitability of land (lot size, soil type, etc) to absorb wastewater. [21.12-4] [addressed in 19.03-3L]~~

Objectives

- ~~To encourage connection to sewer where available and within reasonable proximity. [21.12-4] [02.03-8, 19.03-3L]~~
- ~~To integrate the capture and re-use of water within developments. [21.12-4] [15.02-1L]~~
- ~~To ensure that drainage infrastructure is designed and upgraded to provide a safe, and efficient system. [21.12-4] [19.03-3L]~~
- ~~To ensure that the use and development of land maintains the flood flow characteristics of the Yarra River and its tributaries. [21.12-4] [covered in 13.03-1S]~~
- ~~To encourage the use of recycled water. [21.12-4] [15.02-1L, p27]~~
- ~~To ensure that appropriate management practice is applied to the urban stormwater system. [21.12-4] [Rule 1]~~
- ~~To ensure the undergrounding of services to all new development and subdivisions. [21.12-4] [19.03-2L]~~
- ~~To ensure that all new development and subdivision connect to mains water. [21.12-4] [19.03-3L]~~
- ~~To ensure that all new development and subdivision can treat and retain wastewater on site. [21.12-4] [19.03-3L]~~

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Strategies

Strategies to achieve these objectives include:

- ~~Regularly monitor reports on water quality in natural waterways in Manningham.~~ [21.12-4] [Rule 1]
- ~~Regularly monitoring and reviewing stormwater quality.~~ [21.12-4] [Rule 1]
- 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. [21.12-4] [19.03-3L –] [19.03-3L, p3]
- ~~Ensure that the use and development of land does not affect the role of land as an active floodway.~~ [21.12-4] [13.03-1S]
- Promote best practice stormwater management and reuse techniques. [21.12-4] [15.02-1L –]
- Require subdivision applications to include a designated effluent disposal envelope on each lot where appropriate. [21.12-4] [15.01-3L]
- 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. [21.12-4] [19.03-3L]
- Encourage applicants to create natural biological filtration systems in areas of high sediment and/or nutrient run-off, including roadside developments and subdivisions. [21.12-4] [19.03-3L]
- 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. [21.12-4] [19.03-3L, p 2]
- Maintain the flood flow characteristic of the Yarra River and its tributaries. [21.12-4] [02.03-2]
- ~~Require all new development, including subdivision to provide underground services.~~ [21.12-4] [repeat]
- ~~Require all new development, including subdivision to be connected to mains water.~~ [21.12-4] [repeat]

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Urban Floodway Zone. [21.12-4] [74.01]
- Applying the Special Building Overlay. [21.12-4] [74.01]
- Applying the Land Subject to Inundation Overlay. [21.12-4] [74.01]

Policy and exercise of discretion**Further strategic work**

- Investigating introduction of a Developer Contributions Plan for the upgrade of drainage infrastructure. [21.12-4] [74.02]
- Identifying land with drainage and flood constraints in the planning scheme. [21.12-4] [74.02]
- ~~Developing Ecologically Sustainable Development Guidelines for the municipality.~~ [21.12-4] [Rule 1]
- ~~Investigating the appropriateness of a Local Planning Policy to guide ecologically sustainable development, for the municipality.~~ [21.12-4] [Rule 8]

MANNINGHAM PLANNING SCHEME

Other actions

- Continuing to liaise with Melbourne Water to co-operatively manage the stormwater and natural creek systems in the municipality. [21.12-4] [Rule 1]
- Continuing to monitor and review the operation of septic tank systems. [21.12-4] [Rule 1]
- Continuing to lobby Yarra Valley Water with regard to the sewer backlog program and the use of local alternative treatment technologies. [21.12-4] [Rule 1]
- Promoting the use of new technology in the treatment of wastewater for re-use. [21.12-4] [Rule 1]
- Implementing the *Manningham Drainage Strategy 2004-2014* (2004). [21.12-4] [Rule 8]
- Implementing the *Manningham Stormwater Management Plan* (2001). [21.12-4] [Rule 8]
- Implementing the *Domestic Wastewater Management Plan* (2002). [21.12-4] [Rule 8]
- Implementing *Manningham's Water 15 – Sustainable Water Management Plan* (2005). [21.12-4] [Rule 8]

21.12-5 Telecommunications and satellite dishes02/10/2008
C52**Key issues**

- Visual and environmental impact of telecommunication facilities and satellite dishes. [21.12-5] [19.03-4L]

Objectives

- To ensure that any future telecommunications facilities and satellite dishes are located to minimise impacts on the environmental values of land [21.12-5] [19.03-4L]
- To ensure that any future telecommunications facilities and satellite dishes are sited to minimise visual impacts on adjoining and nearby land. [21.12-5] [19.03-4L]
- To ensure that telecommunication cables are situated underground. [21.12-5] [19.03-2L, p1]

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. [21.12-5] [19.03-4L]
- 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. [21.12-5] [19.03-4L]
- 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. [21.12-5] [19.03-4L]
- Require the undergrounding of new telecommunication cables. [21.12-5] [19.03-2L, p1]
- ~~Require underground conduits to be installed with sufficient capacity to enable sharing of the conduit by other telecommunication carriers.~~ [21.12-5] [Covered by Clause 56, Standard C27]

Implementation

These strategies will be implemented by:

MANNINGHAM PLANNING SCHEME

Zones and overlays**Policy and exercise of discretion****Further strategic work****Other actions**

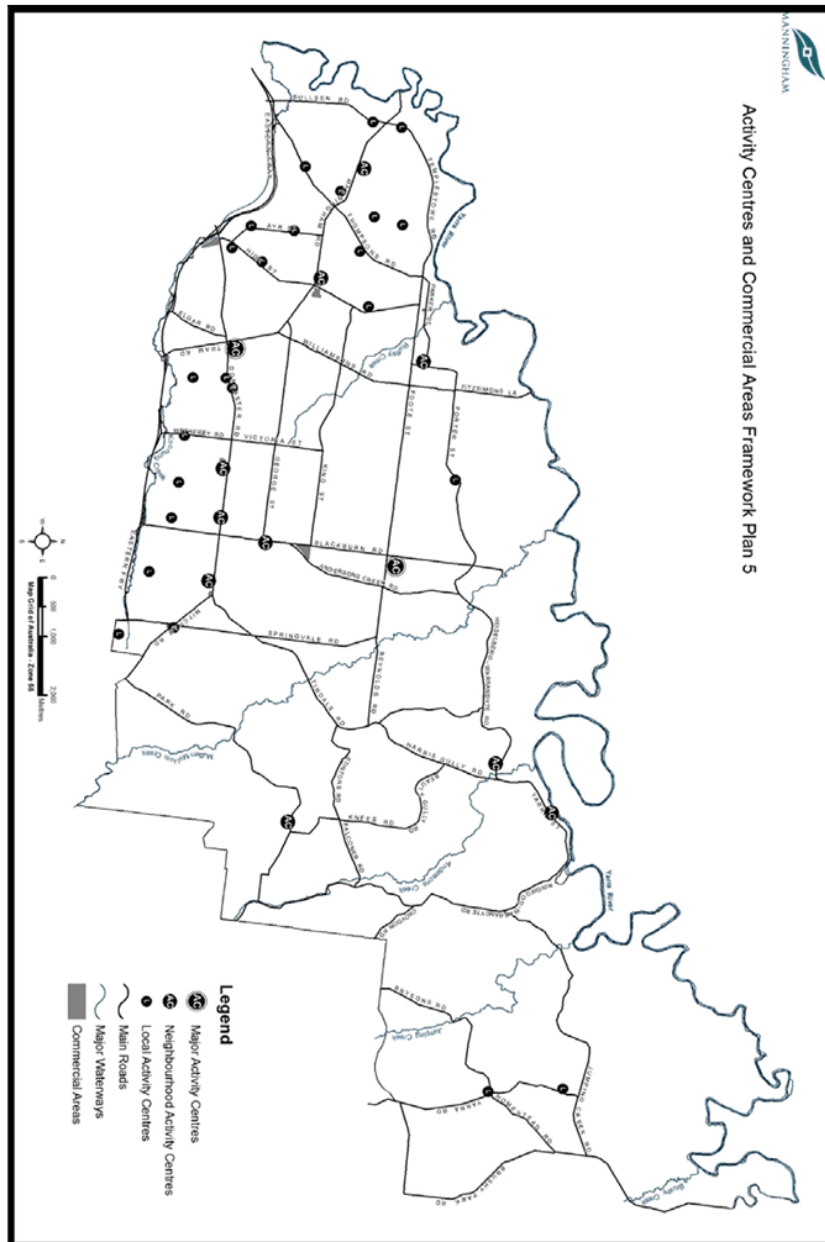
- [Preparing and continually updating a map showing existing telecommunication facilities to assist in the consideration of opportunities for co-location. \[21.12-5\] \[Rule 1\]](#)
- [Encouraging the design and location of low impact facilities to minimise visual impact. \[21.12-5\] \[repeat\]](#)

21.12-602/10/2008
C52**Reference documents**

- Department of Infrastructure (2004) *Linking Melbourne: Metropolitan Transport Plan*, Victoria. [\[21.12-6\] \[72.08\]](#)
- Manningham City Council (2003) *Manningham Integrated Transport Strategy*, Manningham City Council, Doncaster. [\[21.12-6\] \[72.08\]](#)
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- Manningham City Council (2004) *Public Open Space Strategy*, Manningham City Council, Doncaster. [\[21.12-6\] \[72.08\]](#)
- Manningham City Council (2004) *Roadside Environmental Management Strategy*, Manningham City Council, Doncaster. [\[21.12-6\] \[72.08\]](#)
- Manningham City Council (2003) *Doncaster Hill Pedestrian and Cycle Plan*, Manningham City Council, Doncaster. [\[21.12-6\] \[72.08\]](#)
- Manningham City Council (2005) *Road Safety Strategy*, Manningham City Council, Doncaster. [\[21.12-6\] \[72.08\]](#)
- Manningham City Council (2004) *Manningham Drainage Strategy 2004-2014*, Manningham City Council, Doncaster. [\[21.12-6\] \[72.08\]](#)
- Manningham City Council (2001) *Manningham Stormwater Management Plan*, Manningham City Council, Doncaster. [\[21.12-6\] \[72.08\]](#)
- Manningham City Council (2002) *Domestic Wastewater Management Plan*, Manningham City Council, Doncaster. [\[21.12-6\] \[72.08\]](#)
- Manningham City Council (2005) *Water15 – Sustainable Water Management Plan*, Manningham City Council, Doncaster. [\[21.12-6\] \[72.08\]](#)
- 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*. [\[21.12-6\] \[72.08\]](#)
- Port Phillip and Western Port Catchment Management Authority (2004) *Port Phillip and Western Port Regional Catchment Strategy 2004-2009*, Victoria. [\[21.12-6\] \[72.08\]](#)
- SGS Planning (2004) *Doncaster Hill Developer Contribution Plan*, Victoria. [\[21.12-6\] \[72.08\]](#)

MANNINGHAM PLANNING SCHEME

Infrastructure Framework Plan 6



MANNINGHAM PLANNING SCHEME

21.13 OPEN SPACE AND TOURISM19/04/2018
~~21.13-1~~**Overview**19/04/2018
C123**Open space**

Council's vision for open space is to provide a range of active and passive recreation opportunities in accordance with community needs, which is readily accessible, conserves and enhances natural and cultural resources, contributes to the local economy, and contributes to an amenable environment in which to live, work and visit for current and future generations. [21.13-1] [02.03-8 –] [02-03-8, p3]

The *Open Space Strategy – Parts 1 and 2 (2014)* provides for the effective management of open space assets and provision of future open space opportunities, including sporting, conservation, community use and facility development. The extension and enhancement of the open space network and its linkages is also vital. The use and development of open space assets needs to respond to the cultural, interpretive and ecological values and changing needs of the community. Council will continue to expand the public open space network over time. [21.13-1] [02.03]

~~Refer to Open Space and Tourism Framework Plan 7 for key open space and tourism assets.~~ [21.13-1]

Tourism

Tourism in Manningham provides a diverse range of business and employment opportunities for residents and visitors to experience and to enjoy the natural and cultural environments. [21.13-1] [02.03]

Council supports tourism initiatives that maintain and enhance a valuable and sustainable tourism industry and which complement adjoining land uses. Development that protects local environmental features, landscape qualities, local character and cultural heritage will be encouraged. The development of physical and social infrastructure to support the tourism industry in Manningham is critical, including signage, transport linkages and community facilities. [21.13-1] [02.03 and 17.04-1L]

~~Tourism will focus on project implementation at a local level while retaining marketing at a regional level. A key challenge is to further enhance tourism opportunities at a local level, which will involve working closely with local residents and local businesses.~~ [21.13-1] [Rule 1]

21.13-219/04/2018
C123**Open space****Key issues**

- An adequate supply of land to meet the future needs of strategic open space links, natural areas and recreational facilities. [21.13-2] [19.02-6L –]
- Pressure for public access to open space areas with conservation values. [21.13-2] [02-03-8, p2]
- ~~Competing interests between adjoining land use and development on public open space and its user groups.~~ [21.13-2] [Rule 1]
- Use of public open space and recreational resources for drainage purposes. [21.13-2] [02-03-8, p2]
- Higher density residential development placing increased pressure on the demand for public open space. [21.13-2] NO DESTINATION [02-03-8, p2]
- Developing public open space for more intensive leisure and sporting activities. [21.13-2] NO DESTINATION [02-03-8, p2]

MANNINGHAM PLANNING SCHEME

Objectives

- ~~To identify existing and future active and passive recreation needs and social trends of residents and visitors. [21.13-2] [Rule 1]~~
- To provide a wide range of high quality and accessible public open space areas to encourage physical activity and social interaction to meet the existing and future needs of residents and visitors. [21.13-2] [19.02-6L]
- ~~To identify existing gaps in the public open space network and develop a program for how they can be addressed. [21.13-2] [Rule 1]~~
- To minimise the impact of adjoining land use and development on public open space and its users. [21.13-2] [19.02-6L]
- ~~To protect, enhance and increase biodiversity values of public open space. [21.13-2] [addressed through biolink strategy in 19.02-6L]~~
- To minimise the impact of the use and development of public open space on the surrounding area. [21.13-2] [19.02-6L, p7]
- To protect, enhance and increase landscape values of public open space. [21.13-2] [19.02-6L, p7]
- ~~To recognise the hierarchy of public open space assets, equitably distributing open space resources, access to facilities and a diverse range of opportunities. [21.13-2] [Rule 1]~~
- To develop and maintain public open space of regional or municipal significance for the benefit of the whole community. [21.13-2] [02-03-8, p7]
- To provide and manage comprehensive pedestrian, bicycle and trail networks. [21.13-2] [02.03-8]
- To incorporate the drainage function in public open space areas without detriment to safety, environmental, visual and recreational values. [21.13-2] [19.02-6L]

Strategies

Strategies to achieve these objectives include:

- ~~Prepare and implement Management/Development Plans for public open space. [21.13-2] [Rule 1]~~
- Develop biolinks between open space and other areas with high conservation values. [21.13-2] [19.02-6L]
- Develop and continue to consolidate the important recreation, education and conservation role of key public open space areas. [21.13-2] [02-03-8]
- Require public open space contributions for subdivision that increase the demand for open space and where the provision of a land contribution is not appropriate. [21.13-2] [15.01-3L]
- Accept land as the open space contribution for subdivision if one of the following criteria applies:
 - It provides a link with other areas of public open space
 - It provides a pedestrian/cycle link to commercial areas, residential streets and/or activity centres
 - It contains significant remnant habitat
 - It provides opportunity for community development
 - It meets the planning criteria adopted for the provision of public open space
 - It is situated along a waterway identified within the *Open Space Strategy – Parts 1 and 2 (2014)* as a major or other link
 - It is required for sporting or other community facility. [21.13-2] [15.01-3L]
- Develop bike and pedestrian networks that are linked to the Yarra Valley Parklands and other major public open space areas. [21.13-2] [19.02-6L]

MANNINGHAM PLANNING SCHEME

- ~~Require applicants to implement land management practices to limit adverse effects of pest plants and pest animals where appropriate. [21.13-2] [Rule 1]~~
- ~~Provide a balance between open space requirements and the drainage function of land. [21.13-2] [Repeat]~~
- Facilitate drainage proposals that are implemented in a manner, which enhances recreational resources and the environmental values of public open space. [21.13-2] [19.02-6L]
 - ~~Require developments close to, adjoining or in public open space areas to be sympathetic to:~~
 - ~~identified functions of linear parks~~
 - ~~natural areas and reserves with flora and fauna values~~
 - ~~sporting reserves~~
 - ~~community/recreation reserves~~
 - ~~neighbourhood parks. [21.13-2] [covered in below point]~~
- Require uses and developments to minimise negative impacts on public open space, including flora and fauna habitat, hydrology, water, visual and landscape qualities. [21.13-2] [19.02-6L]
- Require developments close to, adjoining or in significant roadside areas to recognise the flora and fauna values as an important part of the public open space system, and the need to protect and enhance these values. [21.13-2] [12.01-2L]
- ~~Purchase strategic areas of land for the public open space network. [21.13-2] [Rule 1]~~
- ~~Sell reserves of minimum open space value to fund the purchase and/or development of more strategic areas of public open space. [21.13-2] [Rule 1]~~
- ~~Seek open space contributions from new developments at the time of subdivision for public open space in line with the rates specified in the Schedule to Clause 52.01 (Public Open Space Contribution and Subdivision). [21.13-2] [53.01]~~

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Public Park and Recreation Zone. [21.13-2] [74.01]
- Applying the Public Conservation and Resource Zone. [21.13-2] [74.01]
- Applying an Environmental Significance Overlay. [21.13-2] [74.01]
- Applying a Significant Landscape Overlay. [21.13-2] [74.01]
- Applying the Schedule to Clause 52.01 (Public Open Space Contribution and Subdivision). [21.13-2] [74.01]

Policy and exercise of discretion

- ~~Implementing the *Open Space Strategy—Parts 1 and 2 (2014)* and relevant Management/Development Plans approved by Council. [21.13-2]~~
- ~~Implementing the *Manningham Bicycle Strategy (2001)* to integrate new development with existing and proposed bicycle and pedestrian networks. [21.13-2]~~
- ~~Implementing the *Manningham Green Wedge Strategy (2004)* that reiterates the importance and value of preserving and enhancing open space. [21.13-2]~~
- ~~Implementing *Manningham Biosites: Sites of (Biological) Significance Review (2004)*. [21.13-2]~~

Further strategic work

- Reviewing zone and overlay provisions to achieve greater regional consistency and protection of the Yarra River, its environs and tributaries in conjunction with the

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Department of Planning and Community Development and other municipalities along the Middle Yarra. [21.13-2] [74.02]

- Preparation of Management/Development Plans in accordance with the *Open Space Strategy – Parts 1 and 2 (2014)*. [21.13-2] [74.02]

Other actions

- Facilitating and improving communication regarding public open space planning, development and ongoing management between Council, government and statutory authorities, community groups, reserve users and local residents. [21.13-2] [Rule 1]
- Developing and implementing a system for planning development of public open space areas. [21.13-2] [Rule 1]
- Developing and implementing responsible and responsive financial planning for the continued development and management of public open space. [21.13-2] [Rule 1]
- Establishing a system for evaluating whether the objectives of the *Open Space Strategy – Parts 1 and 2 (2014)* are being met through its ongoing implementation. [21.13-2] [Rule 8]
- Investigating the use of revolving funds, including Trust for Nature to purchase and on-sell strategic land parcels. [21.13-2] [Rule 1]
- Investigating the potential of land swap, community trust, buy-back and sale of surplus Council Reserves, to purchase land of particular strategic or environmental significance required for the public open space system. [21.13-2] [Rule 1]
- Developing programs for the purchase of strategic private land in the priority identified in *Public Open Space Strategy (2004)*, and the funding of either the purchase and/or development of areas of strategic public open space through the sale of Unclassified Reserves. [21.13-2] [Rule 1]
- Implementing the *Horse Riding Strategy (2001)*. [21.13-2] [Rule 8]
- Implementing the *Playspace Strategy (2003)*. [21.13-2] [Rule 8]

21.13-3

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Tourism**Key issues**

- Identifying and developing appropriate tourism opportunities. [21.13-3] [17.04-1R]
- Development of local tourism facilities that enhance local environmental features, landscape qualities, local character and cultural heritage. [21.13-3] [02.03-6]
- Providing diverse business opportunities. [21.13-3] [Rule 1]
- Development of appropriate infrastructure to enhance tourism product strengths of the region. [21.13-3] [Rule 1]
- Balancing visitor needs/demands and the pressure placed on natural resources and local communities. [21.13-3] [17.044-1L]

Objectives

- To promote Manningham's competitive strengths including the attraction of investment capital in tourism in the following areas:

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- links to the Yarra Valley Region
- historic and modern arts
- arts/crafts enterprises
- heritage and cultural assets
- natural assets
- Aboriginal culture
- quality food and wines. [21.13-3] [02.03]
- To encourage accommodation that enhances regional and local tourism without causing detriment to scenic, landscape and environmental resources. [21.13-3] [Impact covered in below point]
- To minimise any adverse impacts of tourism activities on local communities, surrounding land uses and natural resources. [21.13-3] [17.04-1L]
- To ensure tourism development does not impact on the amenity of the area. [21.13-3] [17.04-1L]
- To improve the quality, capacity and accessibility to key tourism assets. [21.13-3] [Rule 1]

Strategies

Strategies to achieve these objectives include:

- Encourage tourism opportunities that meet the needs of the local and business community. [21.13-3] [Rule 1]
- Promote, protect and enhance Melbourne's Valley of the Arts region as a tourist destination. [21.13-3] [02.03]
- Promote and enhance Manningham's tourism assets in Framework Plan 7. [21.13-3] [repeat if these assets are the ones above at 21.13-3]
- Require the development of tourist activities to respond to land capability (including environmental and servicing constraints). [21.13-3] [repeat]
- Encourage uses such as small-scale bed and breakfast accommodation, matched to land capability (including environmental and servicing constraints). [21.13-3] [Bed and Breakfasts generally are section 1 uses]
- Promote tourism developments that complement local communities, surrounding land uses and natural resources. [21.13-3] [Rule 1]
- Require development proposals to adopt best-practise design and construction techniques to ensure that the proposals have a neutral or positive impact on environmental characteristics and visual landscape quality of surrounding land uses and natural resources. [21.13-3]
- Promote sustainable and high-quality development of physical infrastructure. [21.13-3] [Rule 1]
- Promote environmentally sensitive road upgrades. [21.13-3] [Rule 1]
- Promote key tourism assets with appropriate signage. [21.13-3] [Rule 1]
- Require developments to demonstrate that traffic impacts will be minimised. [21.13-3] [Rule 1]

Implementation

These strategies will be implemented by:

Zones and overlays**Policy and exercise of discretion**

- Implementing the *Open Space Strategy—Parts 1 and 2 (2014)* to encourage development of appropriate infrastructure to enhance tourism product strengths and to

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~~balance visitor needs/demands and the pressure placed on natural resources and local communities. [21.13-3] [Rule 8]~~

- ~~Implementing the *Manningham City Council 2003–2006 Economic Development Strategy* (2003). [21.13-3] [Rule 8]~~
- ~~Using Local Policy to ensure that signage does not affect the amenity of the area (*Outdoor advertising signs policy, Clause 22.07*). [21.13-3] [Rule 8]~~

Further strategic work

- Preparation of a Local Tourism Strategy having regard to the Tourism Development Plan for Melbourne Riverlands (1997) and Melbourne's Valley of the Arts Regional Tourism Marketing Board, Marketing and Business Plan 2002-2004. [21.13-3] [74.02]

Other actions

- ~~Promoting public transport links to key tourism assets. [21.13-3] [Rule 1]~~
- ~~Implementing the *Arterial Road Improvement Strategy* (2004), *Tourist Signing Guidelines* (2001) and the *Manningham Integrated Transport Strategy* (2003), which promote the development of appropriate infrastructure to enhance tourism product strengths of the region. [21.13-3] [Rule 8]~~

21.13-4

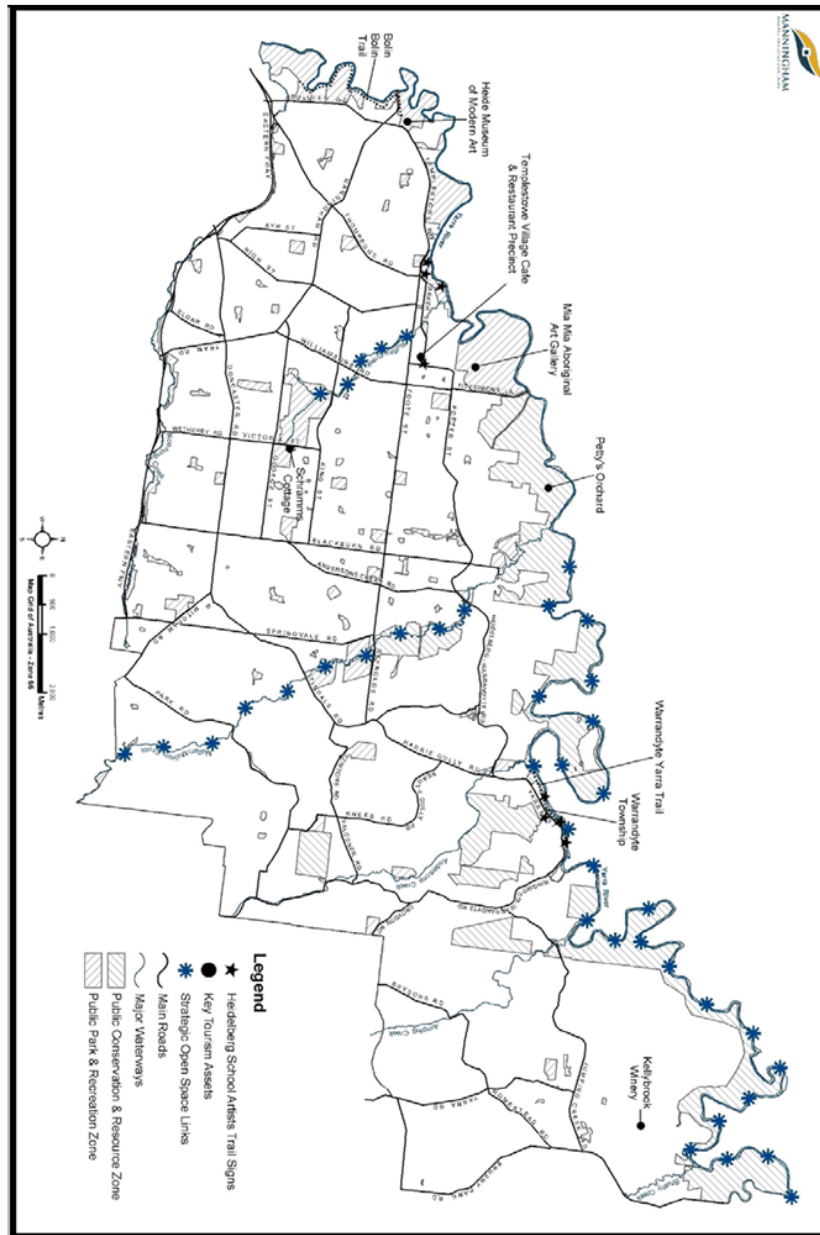
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Open Space and Tourism Framework Plan 7



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21.14 COMMUNITY HEALTH AND WELL-BEING

23/07/2015

~~21.14-1~~**Overview**02/10/2008
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~~Manningham is committed to encouraging and promoting community connectedness and belonging. The focus will be to encourage land use, developments and initiatives that achieve social interaction and cohesion. A key challenge for Council is to ensure Manningham is committed to encouraging and promoting community connectedness and belonging. The focus will be to encourage land-use, developments and initiatives that achieve social interaction and cohesion. A key challenge for Council is to ensure equal access for all people and the provision of safe and healthy environments which contribute to the enjoyment and well-being of the community. [02.03, p7] Development proposals should ensure that access is provided for people of all levels of mobility [02.03-7, p14]. They should improve community safety through urban design initiatives. [21.14-1]~~

~~Council will pursue and encourage opportunities for the provision of community facilities which meet community needs. [21.14-1]~~

~~Key community facilities and opportunities are shown on Community Health and Well-being Framework Plan 8. [21.14-1] [review as part of updating strategic framework plan]~~

21.14-2**Key issues**02/10/2008
C52

- ~~Provision of equal access to services and facilities. [21.14-2] [Rule 1]~~
- ~~Limited flexibility of existing facilities to meet the community's changing needs. [21.14-2] [Rule 1]~~
- ~~Maintain and enhance the health, well-being and safety of the community. [21.14-2] [Safety element covered in 15.01-2L]~~
- ~~Spaces for social interaction. [21.14-2] [Rule 1]~~
- ~~Providing a suitable range of community facilities, social services, infrastructure and accommodation to meet the needs of the changing demographics. [21.14-2] [19.02-4S]~~
- ~~Identification of contaminated land. [21.14-2] [13.04-1S]~~

21.14-3**Objectives**23/07/2015
C108

- ~~To provide appropriate spaces and facilities for social interaction. [21.14-3] [Rule 1]~~
- ~~To ensure that physical access to buildings, services and facilities meet the highest standards. [21.14-3] [02.03-7, p14]~~
- ~~To provide quality community amenities, educational institutions, diverse leisure, sporting and cultural opportunities and resident support services and programs. [21.14-3] [Rule 1]~~
- ~~To encourage the provision of multi-purpose facilities in proximity to activity centres. [21.14-3] [11.01-3R]~~
- ~~To encourage the provision of aged accommodation in locations with appropriate infrastructure and access to services. [21.14-3] [16.01-1L]~~
- ~~To ensure that urban design promotes a sense of place, community identity, social interaction and a safe environment. [21.14-3] [15.01-1L]~~
- ~~To ensure that potentially contaminated sites do not impact on subsequent land uses or result in adverse effects on soil, water, air quality and health. [21.14-3] [13.04-1S]~~
- ~~To minimise adverse impacts associated with the location and operation of gaming venues and machines. [21.14-3] [52.28]~~

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21.14-4 Strategies02/10/2008
C52

Strategies to achieve these objectives include:

- Encourage the establishment of community based facilities, including child care centres and health care facilities, in proximity to activity centres or other community facilities. [21.14-4] [19.02-4S]
- Design community facilities that are flexible enough to meet the changing needs of the community. [21.14-4] [Rule 1]
- Encourage a social impact assessment to be prepared for major applications to determine the likely impact on the provision of community services. [21.14-4] [to discuss – my inclination is that it is not planning, but I understand the importance requiring an assessment]
- Encourage an Access Audit to be undertaken for all major applications. [21.14-4]
- Encourage the provision of social, cultural and educational opportunities within activity centres identified on Framework Plan 8. [21.14-4] [19.02-4S]
- Design buildings and public spaces to provide a high standard of amenity, convenience, accessibility and safety. [21.14-4] [02.03, 15.01-1L]
- Require contaminated land to be appropriately treated as opportunities arise. [21.14-4] [13.04-1S]

21.14-5 Implementation23/07/2015
C108

These strategies will be implemented by:

Zones and overlays

Applying the Environmental Audit Overlay. [21.14-5] [74.01]

Policy and exercise of discretion

- Using Local Policy to ensure that people with a disability have the same level of access to buildings, services and facilities as any other person (*Access for disabled people policy, Clause 22.09*). [21.14-5] [Rule 3]
- Using Local Policy to facilitate opportunities for community/social interaction and creating public spaces, which have a sense of place (*Cultural heritage policy, Clause 22.03*). [21.14-5] [Rule 3]
- Using Local Policy to promote design that addresses public safety (*Safety through urban design policy, Clause 22.05*). [21.14-5] [Rule 3]
- Using Local Policy to guide the location, design and management of gaming machines and venues. [21.14-5] [Rule 3]

Further strategic work

- Investigating the provision of appropriate measures to be included in commercial developments, centre structure plans and other initiatives that meet the social and changing needs of residents. [21.14-5] [74.02]
- Applying a Development Contribution Plan for the provision of social, cultural and educational opportunities and streetscape enhancements as part of major development proposals. [21.14-5] [74.02]

Other actions

- Considering opportunities for facilitating community development within open space as part of the strategic planning of the public open space network and detailed planning of individual reserves. [21.14-5] [this is further strategic work]
- Reviewing implementation actions for contaminated land. [21.14-5] [Rule 1]
- Implementing *the Infrastructure, Asset Refurbishment / Replacement Strategy 1999 – 2009* (1999). [21.14-5] [72.08]

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- Implementing the draft *Social Planning Policy* (2005). [21.14-5] [72.08]
- Implementing *Healthy Living in Manningham: Manningham Municipal Public Health Plan 2005-2008* (2005). [21.14-5] [72.08]
- Implementing the Manningham Council's Policy, *Access to the Built Environment* (2003). [21.14-5] [72.08]
- Implementing the *Multicultural Policy and Action Plan* (2002) [21.14-5] [72.08]
- Implementing the *Disability Access Policy and Action Plan* (2004). [21.14-5] [72.08]
- Implementing the *Playspace Strategy* (2003) [21.14-5] [72.08]

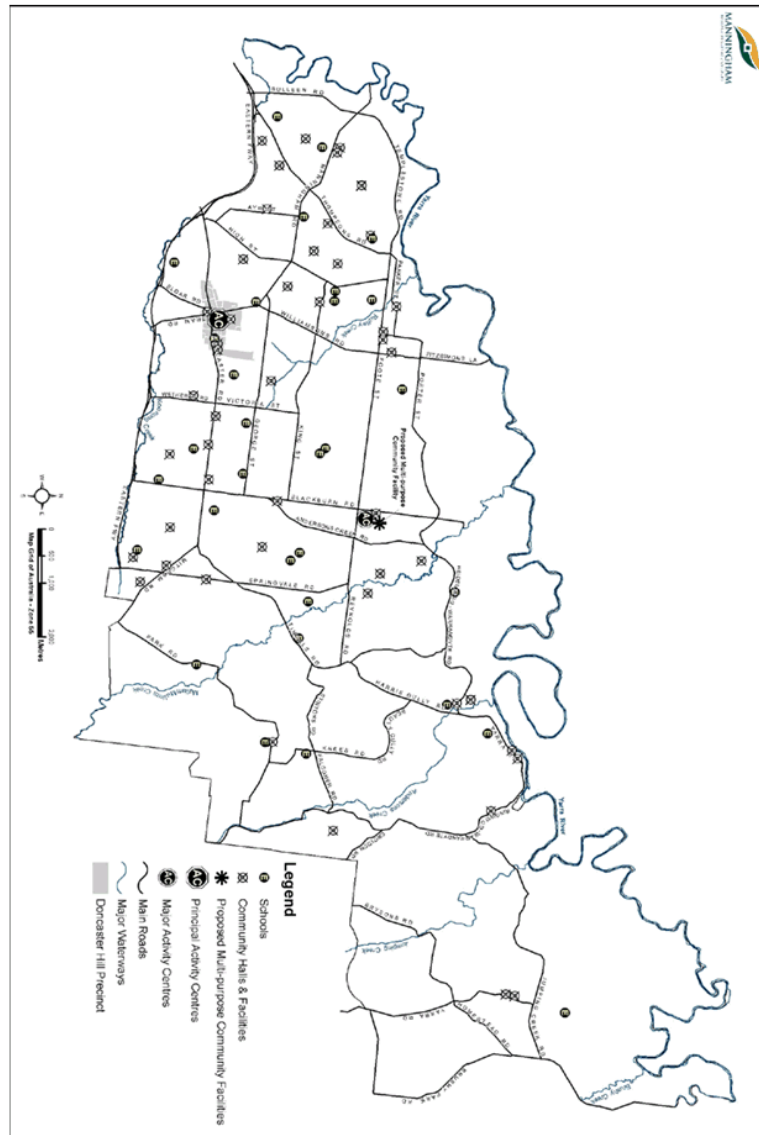
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C108

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COMMUNITY HEALTH AND WELL-BEING FRAMEWORK PLAN 8



MANNINGHAM PLANNING SCHEME

21.15
02/10/2008
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MONITORING & REVIEW

The MSS is an evolving decision-making framework and process to develop and integrate economic, social and environmental objectives into sustainable land use and development strategies for Manningham. [21.15] [Rule 1]

Council will review the MSS and Planning Scheme every three years in accordance with the *Planning and Environment Act 1987*. The review process will be used to assess the effectiveness of strategic policy directions within the Local Planning Policy Framework (LPPF) and will involve the preparation of a status report with recommendations. [21.15] [requirement in in the Act]

The review process and monitoring program will be linked to Council's Corporate Planning Processes. Progress towards achieving the Council Plan's vision and objectives is measured via a suite of indicators and targets monitored and reported annually. The effectiveness of the LPPF (MSS and Local Planning Policies) will be measured through the use of indicators and targets contained within the Council Plan, given that this document shares a common vision and objectives with the LPPF. [21.15] [Rule 1]

In summary, the effectiveness of the LPPF will be monitored in a number of ways:

Strategic policy achievement

- tracking of indicators and targets using the Council Plan [21.15] [Planning Practice Note 32]
- use of indicators and targets using other key Council Strategies e.g. Manningham's Water15 – Sustainable Water Management Plan (2005) [21.15] [Planning Practice Note 32]
- annual Municipal Opinion Survey. [21.15] [Planning Practice Note 32]

Operational effectiveness

- A general performance monitoring program to evaluate the operational effectiveness of the administration of the planning scheme will include analysis of: [21.15] [Planning Practice Note 32]
- percentage of applications requiring additional information [21.15] [Planning Practice Note 32]
- time taken for decisions (both delegated and non-delegated) [21.15] [Planning Practice Note 32]
- the number of applications received per year including analysis of applications decided under delegation, by Council and by the Victorian Civil and Administrative Tribunal [21.15] [Planning Practice Note 32]
- proportion of applications appealed to the Victorian Civil and Administrative Tribunal [21.15] [Planning Practice Note 32]
- proportion of Council decisions supported by the Victorian Civil and Administrative Tribunal [21.15] [Planning Practice Note 32]
- number of amendments undertaken and proportion approved [21.15] [Planning Practice Note 32]
- review of strategies and policies by the Statutory Planning Unit and Economic and Environmental Planning Unit and other relevant service units. [21.15] [Planning Practice Note 32]

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[21.16] [Moved to 72.08]

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22 **LOCAL PLANNING POLICIES**
19/01/2006
VC37

MANNINGHAM PLANNING SCHEME

22.01 DESIGN AND DEVELOPMENT POLICY17/08/2017
C119

This policy applies to development in a Commercial 1 Zone or a Mixed Use Zone. [22.01][15.01-2L]

22.01-1 Policy basis02/10/2008
C52

The scale, form and appearance of development must respond to site opportunities and constraints. Importantly developments must make a positive contribution to the City's sense of place, reinforcing and enhancing the distinctive character of a diverse range of environments in the municipality. [22.01-1] [02.03, split]

The Municipal Strategic Statement (MSS) recognises that a key strength of the municipality is its community and quality of the built and natural environment. The MSS promotes site responsive design and construction, and high standards of urban design, which is appealing to residents and visitors. [22.01-1] [02.03]

This policy comprises seven design elements that address the following issues: [22.01-1]

- Context (building form, colours and materials, height, massing, setbacks, roof form and window and door proportions) [22.01-1]
- Landscape design [22.01-1]
- The public realm [22.01-1]
- Landmarks, views and vistas [22.01-1]
- Residential interface [22.01-1]
- Car park and driveway construction [22.01-1]

Subdivision. [22.01-1] [Rule 8]

22.01-2 Objectives17/08/2017
C119

- To ensure that the design, location and appearance of development respects the height and massing of surrounding development where this is a recognised and valued feature. [22.01-2] [02.03, 15.01-2L]
- To encourage contemporary architecture combined with innovative urban design and building techniques, where appropriate. [22.01-2] [15.01-2L]
- To promote the siting of land uses and development, which reduces the need to travel and encourages multi-purpose trips. [22.01-2] [Rule 1 – Advocacy]
- To retain existing vegetation where possible and ensure that a high standard of landscaping is achieved. [22.01-2] [15.01-2L, p20]
- To achieve a 'boulevard' character and well-defined built edge along Doncaster Road. [22.01-2] [covered in ACZ1, DDO1]
- To discourage development that restricts significant views from main roads. [22.01-2] [15.01-2L – but misses the word 'significant'] [15.01-2L, p8]
- To achieve design, which is functional, safe, convenient, attractive, accessible and responsive to the site and surrounds. [22.01-2] [02.03]
- To facilitate the creation of functional and high quality built form and urban spaces. [22.01-2] [covered in 02.03 built form]
- To encourage active street frontages. [22.01-2] [15.01-2L]
- To ensure protection from unreasonable overlooking or overshadowing of abutting and nearby residential properties. [22.01-2] [15.01-2S]

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- To ensure that land used for vehicle access and parking is properly designed, constructed and drained. [22.01-2] [15.01-2L, p23]
- To ensure that subdivisions are designed to. [22.01-2] [Rule 8]
- Include appropriate allocation of carparking [22.01-2] [52.06]
- Provide suitable access [22.01-2] [15.01-2L, p23]
- Ensure adequate provision of services [22.01-2] [15.01-2L, p6]

22.01-317/08/2017
C119**Policy**~~It is policy that:~~**Context**

- Development recognises and responds to the natural and built form elements of the surrounding area and achieves a site responsive design. [22.01-3] [15.01-2L blended]
- Development promotes innovative, contemporary built form which complements the streetscape with respect to building form, colours and materials, height, massing, building setbacks, roof form and window and door proportions. ~~where appropriate.~~ [22.01-3] [15.01-2L]
- Development is designed to respond to landform, orientation and landscape features. [22.01-3] [15.01-2L]
- Visual bulk be minimised through the articulation of form and surface treatments. [22.01-3] [15.01-2L – but does not mention articulation and surface treatments] [15.01-2L, p10]
- The design of any building avoids blank walls. [22.01-3] [15.01-2L]
- Commercial and mixed use building facades have visual interest, not exceed 70% glazing, and be articulated by non-glazed vertical and horizontal elements to accentuate windows and other openings. [22.01-3] [15.01-2L]
-

Landscape design

- Landscape design:
 - be compatible with the neighbouring area [22.01-3] [15.01-2L]
 - retains indigenous and other mature vegetation wherever possible [22.01-3] [15.01-2L]
 - incorporates screen planting and landscape buffers as an interface to adjoining sites [22.01-3] [15.01-2L]
 - provides canopy trees and indigenous plantings where appropriate [22.01-3] [15.01-2L]
 - provides visual interest to soften the urban built form environment [22.01-3] [15.01-2L] creates private and public open space areas that are accessible, safe, attractive and functional for all users. [22.01-3] [15.01-2L]
- Landscape treatment be achieved in front setback areas along main roads by: planting a row of large canopy trees which complement the boulevard theme along the front and roadside boundaries within the building setback area where appropriate [22.01-3] [15.01-2L]
 - locating car parking underneath or at the rear of buildings [22.01-3] [15.01-2L]
 - incorporating elements such as garden beds, paving, artwork and lighting to provide interest for pedestrians. [22.01-3] [Rule 1]
- ~~A detailed landscaping plan be provided, showing species, locations, approximate height and proposed spread of planting, hard surfaces, treatment of change in levels and other landscape features as a condition of any permit. [22.01-3] [59.04-1]~~

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The public realm

- Building design provide active street frontages ~~to buildings that are situated along main roads, public urban areas, open space areas and pedestrian linkages.~~ [22.01-3] [15.01-2L]
- ~~Designs that appear to suggest ownership of public spaces be avoided.~~ [22.01-3] [Rule 1]
- Building design and setbacks enhance pedestrian safety and amenity by allowing for penetration of sunlight and minimising wind tunnelling effects. [22.01-3] [15.01-2L]
- Building design of commercial buildings enables ground floor activity to be visible from the street. [22.01-3] [15.01-2L]
- Windows, terraces and balconies offer surveillance of adjacent public areas. [22.01-3] [15.01-2L, p20]
- ~~Pedestrians, cyclists and vehicles are able to move onto and around the site with safety and ease.~~ [22.01-3] [15.01-2S]
- ~~Pedestrian amenities such as seating, lighting and public art are provided, where appropriate.~~ [22.01-3] [lighting covered in 15.01-2L safety]
- Pedestrian entrances to buildings: [22.01-3] [15.01-2L safety]
 - ~~are clearly visible/identifiable from streets and public areas~~[22.01-3] [15.01-1L safety]
 - provide shelter, a sense of personal address and transitional space between the public and private realm. [22.01-3] [15.01-2L – adequate]

Landmarks, views and vistas

- Significant views and vistas are protected through the appropriate location, height and setbacks of new buildings. [22.01-3] [15.01-2L] [15.01-2L, p11]

Residential interface

- Development is set back sufficient distances from side and rear boundaries to prevent detrimental impacts to neighbouring properties by way of building bulk and overshadowing and to enable appropriate landscape treatment to be provided to soften the appearance of buildings and works. [22.01-3] [15.01-2L] [15.01-2L, p12]
- A respectful interface be created with residential areas by: [22.01-3]

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- Siting building and works to respond to site features on adjoining residential properties such as topography, position of any buildings and existing vegetation. [22.01-3] [15.01-2L, p13]
 - Providing front building setbacks, which create an appropriate transition to residential streetscapes. [22.01-3] [15.01-2L, p13]
 - Internal and external service areas being sensitively located and designed. [22.01-3] [15.01-2L, p13]
 - Buildings being stepped back in height to achieve a suitable transition of scale to adjoining residential properties. [22.01-3] [15.01-2L] [15.01-2L, p13]
 - Designing the car parking layout to minimise any adverse impacts on nearby properties. [22.01-3] [15.01-2L, p13]
 - Designing and siting security lighting to minimise light spill to adjoining properties. [22.01-3] [15.01-2L] [15.01-2L, p13]
-
- Maintaining the privacy of adjoining properties through the sensitive siting and design of car parks, windows, doors, service areas, outdoor areas and the use of appropriate techniques including the treatment of windows, boundary fences, screening, and landscaping techniques. [22.01-3] [15.01-2L, p13]

Car park and driveway construction

- Car parking areas and driveways contribute to the function, safety and appearance of the development by: [22.01-3]
 - Being designed for convenient access, having well-defined vehicle entry points, clearly separating vehicular and pedestrian circulation, and enabling vehicles to exit the site in a forward direction onto abutting roads. [22.01-3] [18.02-4L]
 - Being surfaced, drained, constructed and line-marked in accordance with good engineering practice and, where appropriate, be in accordance with an engineering construction plan submitted to and approved by the responsible authority. [22.01-3] [18.02-4L]
 - Encouraging paved surfaces and other hard standing areas to be constructed with dark coloured concrete or bitumen, coloured patterned concrete or brick paving. [22.01-3] [18.02-4L]
 - Landscaping car parking areas with appropriate canopy trees, where practical, and maintaining them in accordance with an approved landscape plan. [22.01-3] [18.02-4L]
 - Providing a planting strip of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area. [22.01-3] [18.02-4L]
 - Minimising the protrusion of basement car parks above ground level. [22.01-3] [18.02-4L]
 - Incorporating undercroft car parking where appropriate and visually integrating multi-deck car parks with adjoining streetscapes. [22.01-3] [18.02-4L]
-
- Car parks, accessways and set down areas provide for safe and efficient traffic movement. [22.01-3] [18.02-4S]

Subdivision

- Applications for subdivision be accompanied by a site analysis of the site and surrounds showing: [22.01-3] [56.01]

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- Site shape, dimensions and size. [22.01-3] [56.01]
- Orientation and contours. [22.01-3] [56.01]
- Trees and other significant vegetation. [22.01-3] [56.01]
- The siting and use of existing buildings on the site. [22.01-3] [VPP 56.01]
- Street frontage features such as poles, street trees, and kerb crossovers. [22.01-3] [56.01]
- Access points. [22.01-3] [56.01]
- Drainage and infrastructure connections. [22.01-3] [56.01]
- Easements. [22.01-3] [56.01]
- Significant views to and from the site. [22.01-3] [56.01]
- Noise and odour sources or other external influences. [22.01-3] [13.05-1S]
- Soil conditions, including any land affected by contamination, salinity or fill. [22.01-3] [13.04-1S]
- Any other notable features or characteristics of the site. [22.01-3] [VPP 56.01]
- A traffic survey providing a detailed analysis of the expected traffic generation and the capacity of the local road network accompany applications as appropriate. [22.01-3] [15.01-2L]
- The width of road and driveway pavement is appropriate for the number of lots and is adequate to enable convenient movement by service, emergency and waste collection vehicles. [22.01-3] [guided by engineering standards]
- Communal or visitor car parking is provided within common property. [22.01-3] [15.01-2L]
- In the case of unsewered land, effluent envelopes be delineated on sites with environmental or servicing constraints, implemented by an Agreement under section 173 of the *Planning and Environment Act 1987* as necessary. [22.01-3] [19.02-2L]

22.01-402/10/2008
C52**Decision guidelines**

Before deciding on an application the Responsible Authority will consider as appropriate: [Rule 8]

- The extent to which the application meets the objectives and directions of this policy. [22.01-4] [Rule 8]

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22.02 NATIVE VEGETATION POLICY21/02/2013
C54

This policy applies wherever a permit is required to remove native vegetation or where the subdivision of land will result in the removal of native vegetation (excluding land covered by the Significant Landscape Overlay Schedules 6 and 7). [22.02] [12.01-2L]

22.02-1 Policy basis21/02/2013
C54

Manningham contains areas of significant native vegetation supporting a diverse range of indigenous flora, fauna and vegetation communities. Many of these species are rare or threatened at a local, state or national level. [22.02-1] [covered at 02.03-2, p1]

The most intact and significant areas of native vegetation have been mapped and classified into 35 Sites of Biological Significance (Biosites) and are identified as being of National, State or Regional significance according to the *Sites of (Biological) Significance Review, 2004*. [22.02-1] [02.03-2]

The Biosites support the majority of Manningham's biodiversity and are referred to as 'Core Conservation Areas'. Within the Core Conservation Areas (Biosites) areas of vegetation of the highest quality are referred to as 'Critical Conservation Areas'. [22.02-1] [02.03-2]

Other areas of native vegetation more modified from their presumed 'natural' condition than Core Conservation Areas, are classified as 'Buffer Conservation Areas'. Buffer Conservation Areas have environmental values in their own right, as well as providing additional (usually adjacent) habitat that supports the ecological integrity and function of Core Conservation Areas. Core and Buffer Conservation Areas are protected by Environmental Significance Overlays. [22.02-1] [02.03-2]

Areas with native trees and patches of native vegetation also occur outside of Core and Buffer Conservation areas. Whilst these areas may be of lesser environmental value or significance, they still have habitat values worthy of protection and provide landscape amenity and character. Such areas include low density residential areas (Significant Landscape Overlay Schedule 1), and the Domain Estate, Templestowe (Significant Landscape Overlay Schedule 3). [22.02-1] [02.03-2, p6]

~~The Municipal Strategic Statement (MSS)~~ recognises the value and importance of all of Manningham's native vegetation in providing important ecosystem 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. [22.02-1] [02.03-2 -] [02.03-2, p16]

~~The MSS further recognises that~~ Manningham's native vegetation is threatened by removal and other impacts including overgrazing by stock (particularly horses), pest plant and animal invasion, changes in burning regimes, soil erosion and changes in sub-catchment hydrology and climate change. These threats contribute directly and indirectly to the loss of local biodiversity by impairing ecological processes, resulting in habitat loss and fragmentation and local species extinction. [22.02-1] [02.03-2 -] [02.03-2, p1]

These threatening processes need to be addressed if the municipality's native vegetation is to be conserved and enhanced and the goal of an overall gain (Net Gain) at a local level in the extent and quality of native vegetation, is to be achieved. [22.02-1] [02.03]

This policy:

- ~~applies the conservation of native flora and fauna SPPF objective in clause 15.09 to local circumstances.~~ [22.02-1] [Rule 2 no longer exists] [12.01-2S]
- ~~provides guidance and clarification regarding the application of Victoria's Native Vegetation Management – A Framework for Action, (Department of Natural Resources and Environment 2002) in Manningham.~~ [22.02-1] [Rule 2 superseded]
- ~~applies the findings and conclusions of three key ecological studies for Manningham.~~ [22.02-1]

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- [Sites of \(Biological\) Significance Review \(2004\) \[22.02-1\] \[72.08\]](#)
- [Wildlife Movement and Habitat Needs in Manningham \(2009\) \[22.02-1\] \[72.08\]](#)
- [Locally Threatened Plants in Manningham \(2010\). \[22.02-1\] \[72.08\]](#)

22.02-2 Objectives21/02/2013
C54The objectives of this policy are: [\[22.02-2\]](#)

- [To establish principles and guidelines for the implementation of 'Net Gain' within Manningham. \[22.02-2\]](#)
- To protect, conserve and where possible enhance the biodiversity values of the municipality. [\[22.02-2\] \[merged in 12.01-2L objective\]](#)
- [To recognise, protect and conserve ecosystem services and functions. \[22.02-2\] \[covered in previous point\]](#)
- To protect and conserve and where possible enhance Manningham's native vegetation particularly Biosites - Sites of Biological Significance (Core Conservation Areas) and Buffer Conservation Areas. [\[22.02-2\] \[merged in 12.01-2L objective\]](#)
- To protect, conserve and enhance habitat corridors and habitat connectivity. [\[22.02-2\] \[merged in 12.01-2L objective\]](#)
- To protect and conserve species of indigenous flora and/or fauna which are considered threatened within Manningham. [\[22.02-2\] \[merged in 12.01-2L objective – omits 'threatened'\] \[12.01-2L, p2\]](#)
- To minimise, mitigate and manage threatening processes and negative impacts upon indigenous flora and fauna. [\[22.02-2\] \[merged in 12.01-2L objective\]](#)

22.02-3 Policy21/02/2013
C54[It is policy that:](#)

- The primary consideration in assessing applications for vegetation removal should be the quantity and conservation significance of the vegetation proposed to be removed. [\[22.02-3\] \[generally covered in 12.01-2L\]](#)
- The removal or destruction of native vegetation within Critical Conservation Areas (as identified in Schedule 2 to the Environmental Significance Overlay, Clause 42.01), or habitat corridors, will generally not be permitted unless: [\[22.02-3\] \[12.01-2L and ESO2\]](#)
 - [exceptional circumstances apply; \[22.02-3\] \[Not specific enough - what would be exceptional circumstances?\]](#)
 - [the removal of native vegetation has been avoided so far as practicable; \[22.02-3\] \[12.01-2L\]](#)
 - [if impacts cannot be avoided, the removal of native vegetation has been minimised through appropriate planning and expert input to project design or management; and \[22.02-3\] \[12.01-2L reworded\]](#)
 - [appropriate offsets that meet the requirements of Victoria's Native Vegetation Management: A Framework for Action and the Port Phillip and Western Port Native Vegetation Plan are achievable. \[22.02-3\] \[Rule 2 superseded\] \[12.01-2S\]](#)
- The removal or destruction of native vegetation within Core Conservation Areas (as identified in Schedule 2 to the Environmental Significance Overlay, Clause 42.01), will be discouraged and should only be permitted if: [\[22.02-3\]](#)

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- the removal of native vegetation has been avoided so far as practicable; [22.02-3] [12.01-2L]
- if impacts cannot be avoided, the removal of native vegetation has been minimised through appropriate planning and expert input to project design or management; and [22.02-3] [12.01-2L]
- ~~appropriate offsets that meet the requirements of Victoria's Native Vegetation Management: A Framework for Action are achievable.~~ [22.02-3] ~~Rule 2 superseded~~ [12.01-2S]
- The removal or destruction of native vegetation will only be permitted in all other areas where it is unavoidable, is the minimum amount required for the proposed land use, and can be adequately offset by the protection and/or recruitment of indigenous vegetation. [22.02-3] [12.01-2L]
- Native vegetation should not be removed where it will result in the removal or destruction of a rare or threatened flora or fauna species at the municipal, state or federal level; or where it will adversely affect the long term survival and reproduction of a rare or threatened flora or fauna species at the municipal, state or federal level. [22.02-3] [12.01-2L]
- Native vegetation should not be removed where it will result in the fragmentation or isolation of patches of remnant vegetation and/or negate the ability of an area of native vegetation to provide habitat or function as a habitat corridor. [22.02-3] [12.01-2L]
- Native vegetation should not be removed or destroyed on land with a slope of greater than 20 percent. [22.02-3] [12.01-2L]
- Native vegetation should not be removed within 30 metres of watercourses to maximise the function of waterways as habitat corridors. [22.02-3] [12.01-2L, p4]
- Native vegetation should not be removed or destroyed in areas where offsets have previously been achieved. [22.02-3] [12.01-2L]
- Where offsets are required the following principles apply: [22.02-3]
 - ~~All offsets should be located and provided in compliance with Victoria's Native Vegetation Management: A Framework for Action and the Port Phillip and Western Port Native Vegetation Plan.~~ [22.02-3] ~~Rule 2 superseded~~ [12.01-2S]
 - Offsets should preferably be located on the same property as the proposed works or development, unless this is clearly not practical or possible or it can be shown that a better environmental outcome can be achieved off-site. [22.02-3] [12.01-2L]
 - It is Council's preference that offsets be located within the municipality unless this is not achievable. [22.02-3] [12.01-2L]
 - ~~Offsets for the removal, lopping or destruction of native vegetation on privately owned and non-council owned land should preferably be created on land of the same tenure.~~ [22.02-3] ~~repeat~~

22.02-4 Decision guidelines21/02/2013
C54

It is policy that the responsible authority considers, as appropriate:

- ~~The extent to which the application complies with Victoria's Native Vegetation Management: A Framework for Action and the Port Phillip and Western Port Native Vegetation Plan.~~ [22.02-4] ~~Rule 2 superseded~~
- ~~The extent to which the application has met the requirement to avoid, minimise and offset native vegetation removal to achieve a net gain outcome;~~ [22.02-4] ~~52.17~~
- The impact of any proposed vegetation removal on Critical, Core or Buffer Conservation Areas and/or other surrounding habitat. [22.02-4] [12.01-2L]
- The impact of any proposed vegetation removal on threatened species and identified habitat corridors. [22.02-4] [12.01-2L]

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- [The extent to which the application meets the objectives and directions of this policy.](#)
[\[22.02-4\]\[Rule 8\]](#)

22.02-5 Policy references

21/02/2013
C54

- Foreman, P. (2004) *Sites of (Biological) Significance Review*, Manningham City Council, Doncaster. [\[22.02-5\]](#) [\[72.08\]](#)
- Lorimer G., Baker S., and Lockwood D., (2009) *Wildlife Movement and Habitat Needs in Manningham*, Manningham City Council. Doncaster [\[22.02-5\]](#) [\[72.08\]](#)
- Lorimer, G. (2010) *Locally Threatened Plants in Manningham*, Manningham City Council, Doncaster. [\[22.02-5\]](#) [\[72.08\]](#)

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22.03 CULTURAL HERITAGE POLICY12/03/2009
C71

This policy applies to cultural heritage places which are places of aesthetic, historical, scientific, architectural or social significance including: [22.03] [15.03-1L]

- Individually significant buildings and places [22.03] [Rule 1 – un-needed description]
- Individual trees, groups of trees, gardens and landscapes [22.03] [Rule 1 – un-needed description]
- Heritage precincts including groups of buildings and other features [22.03] [Rule 1 – un-needed description]
- Sites and areas of archaeological significance [22.03] [Rule 1 – un-needed description]
- Aboriginal cultural heritage places, objects and landscapes. [22.03] [Rule 1 – un-needed description]

22.03-1 Policy basis02/10/2008
C52

Manningham's cultural heritage reflects the historical development of the municipality. Many culturally significant buildings, precincts, trees, gardens, landscapes and sites of archaeological significance have been identified and documented through heritage studies of the municipality. [22.03-1] [02.03 Heritage]

Clause 21.11 of the Municipal Strategic Statement (MSS) states that the cultural heritage of the community will be protected by the retention of significant buildings, precincts, trees, gardens and landscapes. It also seeks to protect and enhance cultural heritage places, which contribute to Manningham's distinctive character and help residents appreciate the history and development of their local area and provide historic continuity and a sense of place. The Municipal Strategic Statement and heritage studies seek to assist in the development and management of cultural heritage places, guide land use decisions and to raise public awareness of heritage issues. [22.03-1] [Rule 1 – un-needed description]

22.03-2 Objectives02/10/2008
C52

The objectives of this policy are: [Rule 1]

- To recognise, protect, conserve, manage and enhance identified cultural heritage places. [22.03-2] [43.01]
- To ensure that the significance of cultural heritage places involving the aesthetic, historic, scientific, architectural or social value of a heritage asset to past, present and future generations, is assessed and used to guide planning decisions. [22.03-2] [15.03-1S]
- To encourage the retention of cultural heritage places and ensure that these places are recognised and afforded appropriate protection to enrich the character, identity and heritage of the municipality. [22.03-2] 15.03-1S and 43.01]
- To ensure that the subdivision of a cultural heritage place does not adversely affect the identified aesthetic, historic, scientific, architectural or social value of the heritage place or other features identified in the Schedule to the Heritage Overlay. [22.03-2] [43.01 – covered by To ensure development does not adversely....]
- To promote the identification, protection and management of sites and areas of archaeological significance including aboriginal cultural heritage. [22.03-2] [43.01]

22.03-3 Policy12/03/2009
C71

It is policy that:

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Subdivision

- Subdivision design retains, where appropriate, the original setting of a cultural heritage place including garden areas, buildings, outbuildings, fences, driveways or retains features essential to the character, importance and integrity of the place. [22.03-3] [15.01-3L]
- Within a heritage precinct, new subdivision be consistent with that of the precinct in terms of layout, lot size and the ability to support future development, which is similar in scale, bulk and setbacks. [22.03-3] [15.01-3L]

Demolition and/or removal of buildings, structures or features

- ~~The or complete demolition and/or removal of any building, structure or feature of identified cultural heritage significance will be strongly discouraged, in order to conserve the range and quality of cultural heritage places in the municipality. [22.03-3] [Rule 3]~~
- ~~The or complete demolition and/or removal of a building, structure or feature of identified cultural significance may be supported in limited circumstances, including where retention is demonstrated to be unsafe or unsound beyond reasonable repair and/or the demolition relates to non-original fabric or is demonstrated to be non-contributory and an appropriate replacement building or alteration is proposed. [22.03-3] [Rule 3]~~
- The demolition and/or removal of buildings within the Warrandyte Township Heritage Precinct may be supported where the building does not contribute to the significance of the precinct. [22.03-3] [15.03-1L heritage conservation]
- Demolition approvals generally not be granted until replacement buildings or works have been approved. [22.03-3] [15.03-1L]

New buildings and works or additions to buildings

- ~~Additional buildings or works on the site of a heritage building and/or located within a heritage precinct conserve, enhance and be responsive to the heritage place and/or precinct. [22.03-3] [43.01 decision guidelines]~~
- ~~The development of cultural heritage places be compatible with and not adversely affect the heritage value and significance of the cultural heritage place and/or precinct. [22.03-3] [43.01 decision guidelines]~~
- ~~Development adjacent to heritage places and precincts responds positively to the heritage place in terms of its bulk, setbacks, materials, colour scheme and form. [22.03-3] [15.03-1S, 43.01 Decision Guidelines]~~
- The design of new buildings not “mock” the heritage building and/or precinct, but rather complement the original fabric and design characteristics of the heritage building and/or precinct in terms of bulk, style, materials, setbacks, colour scheme and form. [22.03-3] [15.03-1L re-worded]

Alterations

- ~~The design and location of external and internal alterations should preserve, restore or reconstruct the original features and forms of heritage buildings. [22.03-3] [43.01 objectives and 15.03-1S strategies]~~
- ~~External alterations maintain the aesthetic, historic, scientific, architectural or social value of a heritage building/precinct and a building's contribution to the streetscape. [22.03-3] [43.01 Decision Guidelines]~~
- ~~All new materials used be respectful of the nature and colour of the original fabric of the building. [22.03-3] [43.01 decision guidelines]~~
- ~~Alterations to the front façade of a heritage building are treated with particular care in recognition of their potential negative impact on the architectural and aesthetic contribution of the building to the streetscape. [22.03-3]~~

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- Alterations to the rear of buildings are encouraged in order to minimise or avoid any detriment to the aesthetic and architectural contribution of the building to the streetscape and the heritage precinct. [22.03-3] [15.03-1L]

Vegetation

- The removal or lopping of vegetation identified as making a significant contribution to the setting and heritage value of a heritage place is strongly discouraged. [22.03-3] [15.03-1L reworded]
- Removal or lopping of significant vegetation may be supported in limited circumstances, including where parts or all of the vegetation is dead, dying or presents an immediate risk. [22.03-3] [VPP]

Aboriginal cultural heritage values

- In considering an application for use or development, or a request to rezone land, Council will have regard to the requirements of the *Aboriginal Heritage Act 2006* and any maps and guidelines produced by Aboriginal Affairs Victoria. [22.03-3] [15.03-2S]
- Applicants proposing to develop or rezone land in areas of Aboriginal cultural heritage sensitivity will be requested to demonstrate that the impact of the proposed development on Aboriginal cultural heritage values has been addressed in accord with the requirements of the *Aboriginal Heritage Act 2006* and any maps and guidelines produced by Aboriginal Affairs Victoria. [22.03-3] [15.03-2S]

Warrandyte Township Heritage Guidelines

- In addition to the above policy, the *Warrandyte Township Heritage Guidelines* Parts 1 to 7 (July 2007) incorporated into this Scheme will be applied to assess planning permit applications within the Warrandyte Township Heritage Precinct [22.03-3] [Inc Docs]

22.03-402/10/2008
C5219/04/20**Application requirements** [Rule 5]**All applications**

- Planning permit applications be accompanied by an assessment from a suitably qualified heritage expert outlining how the proposal conserves, enhances and is responsive to, the significance of the cultural heritage place. [22.03-4] [59.07-1]

Demolition and removal of buildings, structures or features

- Where the demolition of all or part of a heritage building or structure is proposed on the grounds of compromised structural integrity or safety: [22.03-4] [59.07-1]
 - the application be accompanied by a report from a suitably qualified structural engineer providing evidence to Council's satisfaction that the building or structure or part thereof is structurally unsound and is unable to be made safe without significant alteration to the original fabric of the heritage building or structure. [22.03-4] [Rule 1]
- An application for demolition or removal of all or part of a heritage building or structure be accompanied by an assessment that includes as appropriate: [22.03-4]
 - justification as to why the building cannot be retained [22.03-4] [59.07-1]
 - evidence that the building does not contribute to the significance of the cultural heritage place [22.03-4] [59.07-1]
 - consideration of options to retain some part of the building to commemorate its cultural heritage importance [22.03-4] [59.07-1]
 - justification as to why the removal of a building should proceed, including evidence of how and where the building is to be moved [22.03-4] [59.07-1]
 - a comprehensive photographic record of the building and its setting in the streetscape, a plan of the building's foot print and layout, a copy of the title for

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~~the property to which a building is to be relocated, a copy of the building permit for the site to which the building is being relocated and a report on how the building is to be moved and how it will be restored in its new location. [22.03-4] [59.07-1]~~

- ~~▪ The applicant demonstrates that all possible avenues have been pursued to ensure the conservation of cultural heritage places, prior to consideration of demolition or removal of buildings, structures and features as appropriate. [22.03-4] [Rule 1/Rule 3]~~

~~New buildings and works or additions to buildings~~

- ~~▪ A report be provided outlining the techniques that have been used to ensure that new development responds appropriately to the bulk, form, setbacks, materials and style of the heritage building and/or precinct. [22.03-4] [59.07-1]~~

~~Vegetation~~

- ~~▪ An application for the removal, destruction or lopping of vegetation be accompanied by an arboricultural report to the satisfaction of the responsible authority. [22.03-4] [59.07-1]~~

22.03-5

12/03/2009
C71

Decision guidelines

~~Before deciding on an application the Responsible Authority will consider as appropriate:~~

- ~~▪ The extent to which the application meets the objectives and directions of this policy. [22.03-5] [Rule 1]~~
- ~~▪ The significance of the cultural heritage place. [22.03-5] [59.07-2]~~
- ~~▪ The views of Council's Heritage Advisor. [22.03-5] [decision guidelines can't be included]~~
- ~~▪ The views of the National Trust of Australia (Victoria). [22.03-5] [decision guidelines can't be included]~~
- ~~▪ The recommendations of representatives of the relevant Aboriginal community or registered Aboriginal party for the management of Aboriginal cultural heritage places and objects. [22.03-5] [43.01 decision guidelines]~~
- ~~▪ Heritage studies and all available documentation. [22.03-5] [43.01 decision guidelines]~~
- ~~▪ The need to prepare a tree condition or heritage impact assessment for any proposed development, which could affect cultural heritage places. [22.03-5] [43.01 decision guidelines]~~
- ~~▪ The need to prepare a tree or heritage management plan to guide the implementation of any proposed development, including conservation and arboriculture works. [22.03-5] [Rule 1 – this is a permit condition]~~

~~Where an application proposes the demolition or removal of a building or parts of a building, it is policy that the responsible authority considers as appropriate. [22.03-5]~~

- ~~▪ The degree of its significance. [22.03-5] [59.07-2]~~
- ~~▪ The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area. [22.03-5] [59.07-2 and 43.01]~~
- ~~▪ Whether the demolition or removal of any part of the building would contribute to the longer term conservation of the significance of that building. [22.03-5] [59.07-2]~~
- ~~▪ Whether the demolition or removal is justified for the development of the land or the alteration of, or addition to a building. [22.03-5] [43.01]~~
- ~~▪ Whether a demolition permit should be granted before the proposed replacement building or works have been approved. [22.03-5] [Rule 3]~~

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Where an application proposes alterations or additions to a building, it is policy that the responsible authority considers as appropriate. [22.03-5]

- The degree of the building's significance. [22.03-5] [43.01]
- The effect of the new works upon the significance, character and appearance of a building or its streetscape contribution. [22.03-5] [43.01]
- The building's structural condition. [22.03-5] [59.07-2]

Where an application proposes to use a heritage building for a prohibited use, it is policy that the responsible authority considers as appropriate. [22.03-5]

- The appropriateness of the use with regard to the surrounding land use. [22.03-5] [43.01]
- Whether the proposed use furthers the heritage objectives of the planning scheme. [22.03-5] [Rule 1]
- The use of the buildings in the Heritage Precinct on the north side of Yarra Street, Warrandyte for a small scale shop (other than Adult sex bookshop, Bottleshop, Department store, restricted retail premises and Supermarket) or small office (other than Medical Centre). [22.03-5] [15.03-1L]

22.03-6 Policy references

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RESIDENTIAL ACCOMMODATION

This policy applies to the use and development of land for residential accommodation, which includes group accommodation, residential buildings, residential villages and retirement villages in the Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone. [22.04] [16.01-1L]

22.04-1

Policy basis

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~~This policy builds on the Municipal Strategic Statement (MSS) as it relates to the diversity and location of residential accommodation in Manningham. In particular, the policy gives effect to the following objectives of the MSS: [22.04-1] [Rule 1]~~

- ~~▪ ~~Clause 21.05 – Residential, which seeks to provide a range of housing densities in locations with convenient access to services, facilities, and public transport. This Clause also states that accommodation should reflect the diverse needs, expectations and aspirations of people in the community and assist them to ‘age in place’ and that accommodation should be located, designed and operated to provide a safe and pleasant environment while maintaining the amenity of the neighbourhood setting. [22.04-1] [Rule 1]~~~~
- ~~▪ ~~Clause 21.14 – Community Health and Well-Being, which seeks to ensure residential accommodation responds to the diverse lifestyles of people, taking into consideration their health, safety, and wellbeing. [22.04-1] [Rule 1]~~~~
- ~~▪ ~~Clause 21.06 – Low Density, which seeks to ensure that the location of residential accommodation is appropriately sited and responsive to the significant landscape character of low density areas, recognising that these locations are constrained by land capability, environmental values, both narrow and unsealed roads, lack of kerbs and channels and lack of convenient access to public transport and physical and community infrastructure. [22.04-1] [Rule 1]~~~~

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Objectives

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~~The objectives of this policy are:~~

To ensure that group accommodation, residential buildings, residential villages and retirement villages are appropriately located close to activity centres, main roads, community facilities and public transport networks, to optimise convenient access to these services and facilities. [22.04-2] [16.01-2L]

- ~~▪ To ensure that safe and convenient vehicle and pedestrian access is provided within, to and from the site. [22.04-2] [16.01-1L]~~
- ~~▪ To ensure that adequate provision is made for on-site car parking. [22.04-2] [Inclusion not required, covered by Car Parking provisions]~~
- ~~▪ To ensure that siting takes account of traffic generated on the street and effects on traffic flow and road safety. [22.04-2] [16.01-2L]~~
- ~~▪ To ensure that the location of the use does not adversely affect the role and function of the road network and that adequate provision is made for on-site car parking. [22.04-2] [18.02-4L]~~
- ~~▪ To ensure that adequate provision is made for utility services. [22.04-2] [16.01-2L, p31]~~
- ~~▪ To ensure that the design, scale, visual bulk and appearance of development minimises the impact on neighbourhood character and the streetscape. [22.04-2] [16.01-2L]~~
- ~~▪ To ensure that these facilities minimise the impact on land with identified environmental and/or landscape values. [22.04-2] [16.01-2L, p32]~~
- ~~▪ To ensure that the amenity of the locality is not detrimentally affected by way of the operation of these uses, including the effects of noise, car parking and traffic. [22.04-2] [16.01-2L, p25]~~

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- To ensure that the location and design of these facilities promotes a high level of amenity and accessibility for all users of the facility. [22.04-2] [16.01-2L, split, p5 & p23]
- ~~To ensure that developers/operators provide a suitable level of support services and facilities for residents. [22.04-2][Rule 1]~~

22.04-303/03/2016
C110**Policy**~~It is policy that:~~**Location**

- Group accommodation, residential buildings, residential villages and retirement villages uses should be located within the Residential Growth Zone and General Residential Zone areas that are: [22.04-3] [16.01-1L]
 - Conveniently located to enable access to public transport, community and retail facilities and services. [22.04-3] [16.01-1L merged]
 - Close to or adjoining existing community activities, ~~to provide a focal point for community services and to create opportunities for interaction.~~[22.04-3] [16.01-1L]
 - In areas where the slope of land is at a suitable grade which provides for easy pedestrian mobility both within the site and to externally located community facilities and services. [22.04-3] [16.01-1L]
 - On a main or collector road so that the use does not depend on a local road for main vehicular movements, or in the case of smaller scale development, on local roads where it can be demonstrated that additional traffic movements will be well within the capacity of the local road network. [22.04-3] [16.01-1L merged]
 - On a site with at least one, 15 metre minimum frontage. [22.04-3] [16.01-1L]
 - On sites where extensive earthworks to create uniform site and floor levels are not required. [22.04-3] [16.01-1L]
 - On sites where extensive vegetation removal is not required. [22.04-3] [16.01-1L]
 - On sites with access to existing sealed roads and constructed pedestrian footpaths. [22.04-3] [16.01-1L]
- Land within the Neighbourhood Residential Zone and Low Density Residential Zone is not a preferred location for residential accommodation. ~~All of the following specific location requirements should be considered, including that the land.~~[22.04-3] [16.01-1L reworded]
 - Has convenient access to an activity centre and community facilities external to the site; [22.04-3] [16.01-1L]
 - Is located on a main road or collector road so that the use does not depend on a local road for main vehicular movements; and[22.04-3] [16.01-1L]
 - Is on a public transport route ~~and within 400m walking distance to public transport.~~ [22.04-3] [16.01-1L]
- Within the Low Density Residential Zone, non-residential uses should also comply with all of the following criteria: [22.04-3]

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- The site is serviced by reticulated sewerage; [22.04-3] [12.05-2L]
- Access to the site is via a sealed main road with existing kerb and channel, avoiding the use of narrow and single lane roads; [22.04-3] [16.01-1L]
- The site is not constrained by factors such as a slope of more than 20%, significant vegetation cover, drainage lines or highly visible ridgelines or hilltops; and [22.04-3] [12.05-2L]
- The site does not require significant earthworks to facilitate the development. [22.04-3] [16.01-1L]

Design and built form

The following applies to all zones identified in the preamble to this Clause, unless specifically identified otherwise: [22.04-3]

- Building and site design responds to streetscape character. [22.04-3] [16.01-1L]
- Building and site design should avoid excessive overshadowing and visual bulk to adjoining residential properties to maintain the privacy of adjoining residential properties. [22.04-3] [16.01-1L]
- ~~Windows should be located to avoid unreasonable overlooking, without the need for screening.~~ [22.04-3] [53.17]
- Building form, colours and materials, height, massing, setbacks, roof form and window and door proportions are responsive to the neighbourhood character. [22.04-3] [16.01-1L]
- In Low Density Residential Zone areas the development (built form, setbacks, landscaping, service areas, open space, driveway and car park areas) should be designed to be subordinate and non intrusive in terms of scale, height, location, visibility and materials of construction, so as to respect the low density residential and landscape character of the area. [22.04-3] [16.01-1L, p33]
- The facility is designed and sited so as to minimise off site impacts from car parking, outdoor lighting, plant and equipment noise, deliveries and other facility operations. [22.04-3] [16.01-1L, p24]
- Plant and equipment (air conditioning/heating etc.) located at ground level is appropriately housed in an acoustic building/structure where appropriate. [22.04-3] [16.01-1L, p26]
- Roof mounted plant and equipment is permanently screened by appropriate materials, so that it generally cannot be seen from within the facility or from adjoining and nearby dwellings and the public realm. [22.04-3] [16.01-1L]
- Appropriate outdoor lighting, including low-level pathway lighting, is provided for the safety and security of residents, staff and visitors. [22.04-3] [16.01-1L]
- The design and layout of any building, car park and open space area be readily and safely accessible. [22.04-3] [16.01-1L, split, p27 & 34]
- The layout of buildings and outdoor areas meets the needs of persons with limited mobility. [22.04-3] [16.01-1L]
- ~~Accommodation for older persons be designed to:~~
 - ~~Ensure the layout of buildings and design of outdoor areas meets the needs of persons with limited mobility;~~ [22.04-3] [repeat]
 - ~~Make adequate provision for both indoor and outdoor leisure and recreational facilities with sufficient weather protection; and~~ [22.04-3] [53.17]
 - ~~Include a sufficient area of private and/or communal open space to meet the needs of the future occupants.~~ [22.04-3] [53.17]
- Retirement village, group accommodation, residential village and retirement village development in a residential zone should respond to the topography of the site to ensure

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buildings and works are appropriately sited, having regard to existing slope and viewline characteristics. [22.04-3] [16.01-1L, p37]

- Walls of buildings should be set back from streets: [22.04-3] [53.17]
 - At least the distance specified in the schedule to the zone; or [22.04-3] [53.17]
 - If no distance is specified in the schedule to the zone, the distance specified in the Table below. [22.04-3] [53.17]

Development Context	Minimum Setback from front Street (Metres)	Minimum Setback from a Side Street (Metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>

- Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks specified in the Table above. [22.04-3] [53.17]
- The maximum building height should not exceed the maximum height specified in the zone, schedule to a zone or an overlay that applies to the land. [22.04-3] [53.17]
- If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. [22.04-3] [53.17]
- Changes of building height between existing buildings and new buildings should be graduated. [22.04-3] [53.17]

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- A new building not on or within 150mm of a boundary should be set back from the side or rear boundaries. [22.04-3] [53.17]
 - At least the distance specified in the schedule to the zone; or [22.04-3] if no distance is specified in the schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. [22.04-3] [53.17]
- Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flutes, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks specified in the Table above. [22.04-3] [53.17]
- Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks specified in the Table above. [22.04-3] [53.17]

Open space and landscaping

- Developments are landscaped in a manner that softens the visual impact and assists with integration into streetscapes. [22.04-3] [16.01-1L]
- The slope of land provides for easy pedestrian mobility within the site. [22.04-3] [16.01-1L]
- Landscape plans incorporate designated communal open space areas and facilities which provide opportunities for residents to enjoy outdoor passive recreation. [22.04-3] [16.01-1L]
- Public and communal open spaces are designed in a manner which protects natural features on the site, provides outlook for as many residential suites/lodging rooms as practicable, and enables ready access and usage. [22.04-3] [16.01-1L –]
- The removal of vegetation on sites of identified environmental or landscape significance is minimised. [22.04-3] [repeat]

Car parking and access

- Car parking areas and driveways contribute to the function, safety and appearance of a development by:

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- Being designed for convenient access, having well-defined vehicle entry points, clearly separating vehicular and pedestrian circulation, and enabling vehicles to exit the site in a forward direction onto abutting roads. [22.04-3] [16.01-1L]
- Being surfaced, drained, constructed and line-marked in accordance with good engineering practice and, where appropriate, be in accordance with an engineering construction plan submitted to and approved by the responsible authority. [22.04-3] [16.01-1L]
- Car park areas should be adequately screened with landscaping and positioned to ensure minimal removal of existing vegetation. [22.04-3] [16.01-1L]
- Paved surfaces and other hard standing areas to be constructed (where appropriate) with dark coloured concrete or bitumen, coloured patterned concrete or brick paving. [22.04-3] [moved by others to 18.02-4L]
- Landscaping carparking areas with appropriate canopy trees, where practical, and maintaining them in accordance with an approved landscape plan. [22.04-3] [16.01-1L]
- Incorporating a planting strip of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area. [22.04-3] [moved by others to 18.02-4L]
- Minimising the protrusion of basement car parks above ground level. [22.04-3] [moved by others to 18.02-4L]
- Incorporating undercroft parking where appropriate, visually integrating multi-deck car parks with adjoining streetscapes. [22.04-3] [moved by others to 18.02-4L]
- Designing and siting security lighting to minimise light spill to adjoining properties. [22.04-3] [16.01-2L, p26]
- Car parks, accessways and set down areas should provide for safe and efficient traffic movement. [22.04-3] [16.01-2L, p37]
- Adequate space be provided for waste removal vehicles to safely manoeuvre on site, where appropriate. [22.04-3] [16.01-2L, p41]
- ~~On-site car parking be provided as required for:~~
 - ~~Occupants; [22.04-3]~~
 - ~~Staff; [22.04-3]~~
 - ~~Visitors; [22.04-3]~~
 - ~~Delivery and emergency vehicles; and [22.04-3]~~
 - ~~Disabled persons. [22.04-3] [59.10]~~

22.04-4 Application requirements

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An application for group accommodation, residential buildings, residential villages and retirement villages should be accompanied by the following information, as appropriate:

- A site analysis of the site and surrounding area including:
 - ~~The type of accommodation proposed, including the level of care and the age group it will service, and an explanation regarding the support services to be~~

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provided to assist residents as they age in place. [22.04-4] [Application requirement]

- The availability and need for this type of accommodation. [22.04-4]
- The car parking provisions and layout, and traffic impacts on the surrounding street networks. [22.04-4] [53.17]
- Location, elevations and setbacks of all buildings and works. [22.04-4] [53.17]
- Topography of the land, including existing vegetation, view lines and slope. [22.04-4] [53.17]
- The provision of private and communal open space (as required). [22.04-4] [53.17]
- The level of accessibility provided to ensure that older persons and those with disabilities have equitable, convenient and safe access to all required facilities and services within and external to the site. [22.04-4] [Application requirement]
- Access to public transport, activity centres and other community services and infrastructure. [22.04-4] [Application requirement]
- Any other matters relevant to the site and environment. [22.04-4]

22.04-5 Decision guidelines

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Before deciding on an application, the Responsible Authority will consider, as appropriate: [22.04-5]

- The extent to which the application meets the objectives and directions of this policy. [22.04-5]
- The availability of this type of facility. [22.04-5] [repeat]
- The design response. [22.04-5] [53.17]
- Suitability of the location of the facility, having regard to providing convenient access to public transport, activity centres and supporting community facilities and services. [22.04-5] [repeat]
- Whether a different setback would be more appropriate, taking into consideration the prevailing setbacks of existing buildings on nearby lots and the topographic characteristics of the site. [22.04-5]
- The value of retaining vegetation within the front setback. [22.04-5] [16.01-2L, decision guidelines]
- Any relevant neighbourhood character objective, policy or statement set out in the scheme. [22.04-5] [53.17]
- The effect of slope of the site on the height of the building. [22.04-5]
- The relationship between the proposed building height and the height of existing adjacent buildings. [22.04-5] [53.17]
- The visual impact of the building when viewed from the street and from adjoining properties. [22.04-5] [53.17]

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22.05 NON-RESIDENTIAL USES IN RESIDENTIAL AREAS03/03/2016
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This policy applies to non-residential uses in a Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone. [22.05] [13.07-1L]

22.05-1 Policy basis03/03/2016
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~~This policy builds on the Municipal Strategic Statement (MSS) objectives in Clause 21.05 and 21.06 which aim to balance the need for residents to access services in residential locations while ensuring that residential amenity is not adversely affected. [22.05-1] [Rule 8]~~

~~The residential zones (Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone) are encouraged to accommodate a range of non-residential uses that service local community needs. [22.05-1] [13.07-1L re-worded]~~

~~Clustering of non-residential uses benefits the local community by allowing multi-purpose trips to be made, reducing car dependency and providing opportunities for social interaction. [22.05-1] [Rule 1]~~

~~However, non-residential uses in residential areas have the potential to adversely impact on the amenity and character of an area through high levels of on-site activity, traffic generation, the emission of noise, odour, light and visual disorder (storage of waste). Based on the residential zones, which define areas where growth will be directed and where only incremental and minimal change will be encouraged, discretionary non-residential uses need to be responsive to the existing or preferred character and amenity of their residential location in the following ways: [22.05-1] [13.07-1L -]~~

- ~~In the General Residential Zone and the Neighbourhood Residential Zone areas, discretionary non-residential uses need to be responsive to the existing neighbourhood character and environmental and landscape values. [22.05-1] [13.07-1L] [13.07-1L, p2]~~
- ~~In the Low Density Residential Zone areas, discretionary non-residential uses need to be responsive and subordinate to existing neighbourhood character and environmental and landscape values. [22.05-1] [13.07-1L, p18]~~
- ~~In the Residential Growth Zone areas, the integration of non-residential uses as part of higher density development is encouraged to avoid the underutilisation of land. [22.05-1] [13.07-1L]~~

22.05-2 Objectives03/03/2016
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~~The objectives of this policy are: [Rule 8]~~

- ~~To encourage uses with a community service role to be located within or in close proximity to activity centres, avoiding linear commercial development outside this area. [22.05-2] [13.07-1L]~~
- ~~To ensure that the siting, design, scale and appearance of development reflects either the existing or preferred residential and streetscape character. [22.05-2] [15.01-5L]~~
- ~~To retain existing vegetation where possible when sites are developed for non-residential purposes and ensure that a high standard of landscaping is achieved. [22.05-2] [13.07-1L]~~
- ~~To ensure the layout of buildings and outdoor areas meets the highest standards of accessibility. To provide for a high level of privacy and protection from unreasonable overlooking. [22.05-2] [13.07-1L - not fully]~~
- ~~To ensure that residential amenity is not detrimentally affected by the operation of non-residential uses including the effects of noise, car parking and traffic, light, odour and waste. [22.05-2] [13.07-1L]~~
- ~~To ensure that the location of the use does not adversely affect the role and function of the road network and that adequate provision is made for on-site car parking. [22.05-2] [13.07-1L]~~

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- To encourage the design of frontages of buildings at footpath level to offer visual interest, passive surveillance and opportunity for social interaction. [22.05-2] [13.07-1L, p24]
- To ensure that non-residential use and development within low density residential areas are subordinate to the bulk and scale of surrounding residential development and is sensitive to the landscape character and environmental values of the site and area. [22.05-2] [13.07-1L]
- To ensure the design and siting of buildings are appropriate to the environment and low density housing character of the area. [22.05-2] [13.07-1L, p19]
- To encourage consolidation of existing allotments located in the Residential Growth Zone to facilitate integrated mixed use development on larger sites. [22.05-2] [13.07-1L]
- To encourage non-residential uses within the Residential Growth Zone to be integrated at ground level within developments, with residential above. [22.05-2] [13.07-1L]

22.05-3 Policy03/03/2016
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~~It is policy that non-residential discretionary uses are assessed against the following criteria which applies to all zones identified in the preamble to this clause, unless specifically identified otherwise:~~ [22.05-3] [Rule 8]

Location

- Non-residential uses should be located close to or within activity centres or near other community based facilities. [22.05-3] [13.07-1L]
- Non-residential uses should abut a Road Zone, and where possible, with vehicular access from a service road to avoid the generation of additional through traffic on residential streets, particularly where such uses are likely to serve catchments beyond the local level. [22.05-3] [13.07-1L]
- Non-residential uses should be located where they are readily and safely accessible by road, public transport, bicycle and pedestrian networks. [22.05-3] [13.07-1L]
- In locations not identified for residential growth, non-residential uses are encouraged to utilise existing residential buildings (where appropriate converted to suit the use), in preference to a purpose-built premise. [22.05-3] [13.07-1L]
- ~~Within Low Density Residential Zone areas, non-residential uses should also comply with all of the following location criteria:~~ [22.05-3] [Rule 8]
 - The site is serviced by reticulated sewerage; [22.05-3] [11.01-1L]
 - Access to the site is via a sealed main road with existing kerb and channel; [22.05-3] [11.01-1L]
 - The site is not constrained by factors such as slope, significant vegetation cover; drainage lines and highly visible ridgelines or hilltops; and [22.05-3] [11.01-1L]
 - The site does not require significant earthworks to facilitate the development. [22.05-3] [11.01-1L]

Siting, Scale, Design and Built Form

- Buildings and works should complement the surrounding or preferred built form with respect to building scale, siting, height, massing, setbacks, existing roof form and window and door proportions. [22.05-3] [covered in 13.07-1L]
- Buildings and works proposed within the Low Density Residential Zone should be subordinate to the existing scale of development and landscape character. [22.05-3] [covered in 13.07-1L]
- Development should be set back sufficient distances from side and rear boundaries to prevent detrimental impacts on neighbouring properties by way of building bulk and overshadowing and to enable appropriate landscape treatment to be provided. [22.05-3] [13.07-1L]

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- Commercial building facades should have visual interest, not exceed 70% glazing, and be articulated by non-glazed vertical and horizontal elements to accentuate windows and other openings. [22.05-3] [15.01-2L] [13.07-1L, policy guidelines]
- ~~Entries should be clearly defined and accessible.~~ [22.05-3]
- The choice of colours and materials should be appropriate to the existing or preferred neighbourhood character and, where appropriate, respond to the natural environment. [22.05-3] [15.01-5L]
- High solid fences located along a site frontage are discouraged. [22.05-3] [15.01-1L]

Landscape

- Native and other mature vegetation should be retained on-site wherever possible. [22.05-3] [15.01-5L]
- Landscape buffers are encouraged to ensure that the streetscape character and amenity of abutting residential properties is maintained. [22.05-3] [13.07-1L]
- A planting strip should be provided of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area. [22.05-3] [13.07-1L]
- Landscaping of car parking areas should incorporate appropriate canopy trees, where practicable. [22.05-3] [18.02-4L]
- Landscaping within car parking areas should provide opportunities for shade and increase visual amenity. [22.05-3] [18.02-4L]

Amenity

- Uses should not adversely affect the amenity of nearby residents by way of noise, loss of privacy, traffic, car parking, lighting, odours or disturbance associated with hours of operation. [22.05-3] [13.07-1L]
 - ~~A respectful interface should be created with residential areas by-~~ [22.05-3] [Rule 1]
 - Providing appropriate noise attenuation measures that inhibit the transmission of noise from buildings, car parking areas and external plant equipment (eg. exhaust fans, air conditioning units). [22.05-3] [13.05-1L]
- Maintaining the privacy of adjoining residential properties through the sensitive siting and design of car parks, windows, doors, service areas, outdoor and storage areas and the use of appropriate techniques including the treatment of windows, boundary fences, screening, and landscaping techniques. [22.05-3] [13.07-1L, p31]
 - Designing and siting security lighting to minimise light spill to adjoining properties. [22.05-3] [13.07-1L]
- Animal holding areas in veterinary centres should be designed so that noise from animals does not affect the amenity of the area. [22.05-3] [13.07-1L, p34]
- Any external play areas within child care centres should be designed and located to provide a high standard of amenity with consideration to slope, solar orientation, shade techniques, external noise sources and landscaping. [22.05-3] [13.07-1L]
- The visual and acoustic privacy of properties adjoining child care centres should be maintained through the sensitive siting of car parks, play areas, windows, doors and the use of appropriate design techniques. [22.05-3] [13.07-1L]
- Adequate waste disposal facilities should be appropriately located on site to reduce the potential for negative on site/offsite noise, visual appearance, lighting and odour impacts. [22.05-3] [13.07-1L]

Traffic, car parking and driveway construction

- Any expected increase in traffic should not adversely affect the amenity, environment or safety of the residential neighbourhood. [22.05-3] [13.07-1L -]

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- The demand for on-street car parking should not adversely affect the amenity, environment or safety of the neighbourhood. [22.05-3] [18.02-4L]
- On-street car parking will be discouraged in locations where kerb and channel is not available. [22.05-3] [18.02-4L]
- Car parking should be located at the side or rear of a property. For developments within the Residential Growth Zone, consideration should be given to the provision of car parking within basement and or undercroft parking areas. [22.05-3] [18.02-4L]
- Car parks, accessways and set down areas should provide for safe and efficient traffic movement. [22.05-3] [Repeats PPF]
- Car parking areas and driveways should contribute to the function, safety and appearance of the development by: [22.05-3] [18.02-4L]
 - Being designed for convenient access, having well-defined vehicle entry points, clearly separating vehicular and pedestrian circulation, and enabling vehicles to exit the site in a forward direction onto abutting roads. [22.05-3] [18.02-4L]
 - Clearly delineating the separation between residential and non-residential parking areas within developments which include integrated residential and non-residential uses. [22.05-3] [18.02-4L]
 - ~~Being surfaced, drained, constructed and line-marked in accordance with good engineering practice and, where appropriate, be in accordance with an~~

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~~engineering construction plan submitted to and approved by the responsible authority. [22.05-3] [Rule 1]~~

- Encouraging paved surfaces and other hard standing areas to be constructed (where appropriate) with dark coloured concrete or bitumen, coloured patterned concrete or brick paving. [22.05-3] [18.02-4L]
- Encouraging car parking areas within the Low Density Residential Zone areas to be non-intrusive in scale, having regard to visibility and materials of construction. [22.05-3] [18.02-4L]
- Minimising the height of basement car parks above ground level. [22.05-3] [18.02-4L]
- Incorporating undercroft parking where appropriate, visually integrating multi-deck car parks with adjoining streetscapes. [22.05-3] [18.02-4L]
- Adequately screening car parking areas with landscaping and positioned to ensure minimal removal of existing vegetation. [22.05-3] [18.02-4L]

22.05-4 Application requirements

03/03/2016
C110

- ~~In addition to the zone requirements, the following information is to be provided with an application to the satisfaction of the responsible authority. [22.05-4] [Rule 8]~~
- ~~A written statement with details about the proposed use including, but not limited to. [22.05-4] [Rule 8]~~
- ~~The number of staff, hours of operation, attendees, and number of car spaces provided. [22.05-4] [Application requirement]~~
- ~~Information regarding how the use will serve the needs of the local residential community. [22.05-4] [Application requirement]~~
- A traffic and parking demand impact assessment. [22.05-4] [Application requirement]
- A site context assessment, outlining how the proposed development will respond to the existing or preferred residential character of the area. [22.05-4] [Application requirement]

22.05-5 Decision guidelines

03/03/2016
C110

- ~~Before deciding on an application the Responsible Authority will consider as appropriate. [22.05-5] [Rule 8]~~
- ~~The extent to which the application meets the objectives and directions of this policy. [22.05-5] [Rule 8]~~
 - ~~The objectives of the Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone and relevant overlay provisions. [22.05-5] [Rule 8]~~
 - ~~The Municipal Strategic Statement (MSS), in particular Clauses 21.05 and 21.06. [22.05-5] [Rule 8]~~
 - For sites within the Residential Growth Zone, how the proposal demonstrates its integration within apartment style development on a minimum lot area of 1,800sqm. [22.05-5] [rule 8]

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22.0602/10/2008
C52**EATING AND ENTERTAINMENT PREMISES POLICY**

This policy applies to the use and development of land for eating and entertainment premises. [22.06] [17.02-1L]

22.06-102/10/2008
C52**Policy basis**

~~Clause 21.09 of the Municipal Strategic Statement (MSS) supports activity centres as the focus for retail, commercial, social and community activity.~~ Eating and entertainment premises should be located within existing activity centres and commercial areas. [22.06-1] [17.02-1L]

Eating and entertainment premises will only be supported in residential areas where they are designed and landscaped to make a positive contribution to the local area by enhancing amenity, responding to neighbourhood character, facilitating high levels of mobility and providing sufficient on-site car parking and appropriate vehicle access. [22.06-1] [17.02-1L -]

22.06-202/10/2008
C52**Objectives**

The objectives of this policy are:

- ~~— To ensure that eating and entertainment premises are appropriately located having regard to: [22.06-2] [Rule 1]~~
- ~~— Intensity (no. of seats/patrons) and hours of operation of the proposed activity [22.06-2] [17.02-1L]~~
- ~~— Location of access points [22.06-2]~~
- ~~— Adequate provision of car parking [22.06-2]~~
- ~~· Traffic generated being appropriate to the street and locality and not adversely affecting traffic flow or road safety. [22.06-2]~~
- To discourage linear commercial development outside activity centres and existing commercial areas. [22.06-2] [02.03-1, p22]
- To ensure the design, scale and appearance of development is consistent with the residential character and streetscape of the area. [22.06-2] [covered in 13.07-1L]
- ~~▪ — To retain existing vegetation where possible and ensure that a high standard of landscaping is achieved. [22.06-2]~~
- To ensure adequate access is provided for people with limited mobility. [22.06-2]
 - To ensure that residential amenity is not detrimentally affected by the operation of eating and entertainment premises including the effects of loss of privacy, noise, car parking and traffic, light spillage, odour and waste. [22.06-2] [13.07-1L]
- ~~▪ — To ensure that the location of the use is appropriate to the role and function of the road network and that adequate provision is made for on-site car parking. [22.06-2]~~
- To ensure that land used for vehicle access and parking is properly designed, constructed and drained. [22.06-2]

22.06-302/10/2008
C52**Policy**

It is policy that:

Location

- Eating and entertainment premises should preferably be located: [22.06-3]

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- Abutting a Road Zone or a road, which has vehicular access from a service road [22.06-3][17.02-1L]
- Close to or within business zones or in areas, which are appropriate to the intensity and scale of the proposed use, with minimal impact on the amenity of the local area and nearby residential properties [22.06-3][17.02-1L]
- ~~On roads, which avoid the generation of additional through traffic on residential streets, particularly where major eating and entertainment premises serve catchments beyond the local level [22.06-3]~~
- Within activity centres to promote and reinforce the social and community role of centres [22.06-3][17.02-1L]
- ~~Where they are readily and safely accessible by all users [22.06-3][Addressed in 15.01-2L]~~
- ~~In the places identified in the following table: [22.06-3][17.02-1L]~~

Use	Preferred Location
Amusement parlour	In activity centres, recreational venues or indoor sports centres and near youth oriented facilities, including food outlets. Near public transport facilities and where car parking is available. Discouraged adjacent to residential properties or in close proximity to a hotel or school. [17.02-1L]
Nightclub	Within the Doncaster Hill Activity Centre. [17.02-1L]
Restaurant	Cluster or abut similar uses or in an activity centre or existing commercial area. It is preferred that restaurants locate where there is sufficient on-site or shared car parking capacity. [17.02-1L, p17] Abutting and having access to a road within a Road Zone. [17.02-1L, p18]
Take Away Food Premises	Cluster or abut similar uses or in an activity centre or existing commercial area. It is preferred that take-away food premises locate where there is sufficient on-site or shared car parking capacity. [17.02-1L, p17]
Convenience Restaurant	Cluster or abut similar uses or in an activity centre or existing commercial area. It is preferred that convenience restaurants locate where there is sufficient on-site or shared car parking capacity. [17.02-1L, p17]
Hotel, Tavern	Abutting and having access to a road within a Road Zone. [Rule 3]
Function centre	Abutting and having access to a road within a Road Zone. [Rule 3] In conjunction with or adjacent to other related facilities (e.g. hotel, restaurant). [Rule 3]

[22.06-3]

Neighbourhood and streetscape character

- ~~Where it is proposed to locate any eating or entertainment premises within a residential zone, that: [22.06-3][Rule 8]~~

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- The design, scale and appearance of the use and/or development is encouraged to complement the housing styles and general character of the area [22.06-3] [17.02-1L, p19]
- Front building setbacks are encouraged to be consistent with abutting residences [22.06-3] [17.02-1L]
- High solid fences located along the site's frontage are to be avoided [22.06-3] [17.02-1L, p24]
- Landscape treatment should be compatible with the neighbouring area. [22.06-3] [17.02-1L]

Urban design principles

- Development complements the surrounding built form with respect to building form, colours and materials, height, massing, building setbacks, roof form and window and door proportions. [22.06-3] [15.01-2L]
- Development be set back sufficient distances from side and rear boundaries to prevent detrimental impacts to neighbouring properties by way of building bulk and overshadowing and to enable appropriate landscape treatment to be provided to soften the appearance of buildings and works. [22.06-3] [15.01-2L, p12]
- Commercial building facades have visual interest, not exceed 70% glazing, and be articulated by non-glazed vertical and horizontal elements to accentuate windows and other openings. [22.06-3] [15.01-2L]
- Entries be clearly defined and accessible. [22.06-3] [17.02-1L, p25]
- ~~The choice of colours and materials be appropriate to the neighbourhood character, and where appropriate reflect the natural environment.~~ [22.06-3] [15.01-2L]
- Pedestrians, cyclists and vehicles be able to move onto and around the site with safety and ease. [22.06-3] [17.02-1L, p26]
- ~~Street furniture for the purposes of outdoor dining be designed and located to allow appropriate pedestrian access.~~ [22.06-3] [17.02-1L, p27]
- Canopy trees be included throughout the development, where appropriate. [22.06-3] [13.07-1L]
- Indigenous and other mature vegetation, including ground-storey, be retained on-site wherever possible. [22.06-3] [15.01-2L]
- Landscape buffers are encouraged to ensure that the streetscape character and amenity of abutting residential properties is maintained. [22.06-3] [17.02-1L]

Residential interface

- Eating and entertainment premises should not adversely affect the amenity of nearby residents by way of noise, loss of privacy, traffic, car parking, lighting, odours or disturbance associated with hours of operation. [22.06-3] [added to 17.02-1L, p24 to ensure residents not living in residential zones are covered, in accordance with existing policy]
- Hours of operation and number of patrons be limited to minimise impacts on nearby properties. [22.06-3] [17.02-1L, p24]
- ~~A respectful interface be created with residential areas by:~~ [22.06-3]

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- Providing appropriate noise attenuation measures that inhibit the transmission of noise from buildings, car parking areas and external plant equipment (e.g. exhaust fans, air conditioning units) [22.06-3] [13.05-1L]
- Maintaining the privacy of adjoining properties through the sensitive siting and design of car parks, windows, doors, service areas, outdoor areas and the use of appropriate techniques including the treatment of windows, boundary fences, screening, and landscaping techniques [22.06-3] [17.02-1L, p25]
- Designing and siting security lighting to minimise light spill to adjoining properties. [22.06-3] [17.02-1L, p26]
-
- The form of development and activity levels generated by the proposal be compatible with surrounding land uses. [22.06-3] [17.02-1L, p27]
- Service areas be sited and waste stored in an appropriately designed and screened area to minimise impacts on nearby properties. [22.06-3] [17.02-1L, p28]

Traffic, car parking and driveway construction

- ~~Any expected increase in traffic should not adversely affect the amenity, environment or safety of the residential neighbourhood.~~ [22.06-3] [18.02-4S]
- ~~The demand for on-street car parking should not adversely affect the amenity, environment or safety of the neighbourhood.~~ [22.06-3] [18.02-4S]
- Car parking should be located at the side or rear of the property. [22.06-3] [18.02-4L]
- ~~Car parks, access ways and set down areas should provide for safe and efficient traffic movement.~~ [22.06-3] [18.02-4S]
- Car parking areas and driveways contribute to the function, safety and appearance of the development by: [22.06-3]
 - Being designed for convenient access, having well-defined vehicle entry points, clearly separating vehicular and pedestrian circulation, and enabling vehicles to exit the site in a forward direction onto abutting roads [22.06-3] [18.02-4L -]
 - ~~Being surfaced, drained, constructed and line-marked in accordance with good engineering practice and, where appropriate, in accordance with an engineering~~

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~~construction plan submitted to and approved by the responsible authority [22.06-3] [Rule 1]~~

- Encouraging paved surfaces and other hard standing areas to be constructed with dark coloured concrete or bitumen, coloured patterned concrete or brick paving [22.06-3] [18.02-4L]
- Landscaping car parking areas with appropriate canopy trees, where practical, and maintaining them in accordance with an approved landscape plan [22.06-3] [18.02-4L]
- Providing a planting strip of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area [22.06-3] [18.02-4L]
- Minimising the height of basement car parks above ground level [22.06-3] [18.02-4L]
- Incorporating undercroft parking where appropriate, visually integrating multi-deck car parks with adjoining streetscapes. [22.06-3] [18.02-4L]
- ~~Car parking for a restaurant should be provided at the ratio of at least: [22.06-3] [52.06]~~
- ~~0.4 car space to each seat where it is located within an activity centre or other commercial areas [22.06-3] [52.06]~~
- ~~0.2 car space to each seat located outdoors where associated with a restaurant located in an activity centre or other commercial areas [22.06-3] [52.06]~~

22.06-4 Application requirements

02/10/2008
C52

- ~~A report is to be provided which addresses but is not limited to, number of staff, hours of operation, number of patrons/seats and number of car spaces. [22.06-4] [Application requirement]~~

22.06-5 Decision guidelines

02/10/2008
C52

~~Before deciding on an application the Responsible Authority will consider as appropriate: [22.06-5] [Rule 8]~~

- ~~The extent to which the application meets the objectives and directions of this policy. [22.06-5] [Rule 8]~~
- ~~Traffic impacts, including the impact of the proposed use and development on the safety and efficiency of main roads. [22.06-5] [18.02-4L]~~
- ~~Whether the location of the site promotes safe and convenient vehicle and pedestrian access. [22.06-5] [18.02-4L]~~
- ~~The adequacy and efficiency of car parking including the findings of any parking surveys. [22.06-5]~~
- ~~The proposed hours of operation. [22.06-5] [[Decision guideline]~~
- ~~The residential amenity of neighbouring and nearby properties. [22.06-5] [[Decision guideline]~~

MANNINGHAM PLANNING SCHEME

22.07 OUTDOOR ADVERTISING SIGNS POLICY26/02/2009
C60

This policy applies to the erection and display of outdoor advertising signs. [22.07] [Rule 1/Rule 8]

22.07-1 Policy basis02/10/2008
C52

Advertising signs are an important component of the built environment. While there is a need for the effective identification of businesses, a proliferation of signs, and signs that are poorly sited and designed, significantly detract from the attractiveness and amenity of the municipality. A clutter of signs also reduces the effectiveness of individual signs. It is important, therefore, that signs are displayed in a manner compatible with the character of the surrounding area and which avoids visual clutter. [22.07-1] [52.05 Purpose]

Advertising signs need to be clear, legible and visually attractive. Signs need to be well designed and should complement the area, building design, streetscape and any views. [22.07-1] [Rule 1 – unnecessary content]

Due to the diversity of environments in Manningham, there is a need to promote different objectives for advertising signs depending on their location. These include: [22.07-1]

- Residential areas [22.07-1]
- Areas with identified landscape and environmental values [22.07-1]
- Land adjacent to main roads [22.07-1]
- Commercial and industrial areas [22.07-1]
- Green wedge and Yarra River corridor areas and public land. [22.07-1] [Rule 8 – unneeded introductory sentence]

The Municipal Strategic Statement encourages signs that complement the built form and streetscape character, minimise clutter, are well designed and improve the attractiveness and function of properties. [22.07-1] [52.05 Purpose]

22.07-2 Objectives02/10/2008
C52

The objectives of this policy are: [22.07-2] [Rule 1/Rule 8]

- To allow the orderly display of signs consistent with the objectives of Clause 52.05- [22.07-2] [Rule 1]
- To ensure that signs complement the amenity and streetscape/landscape character of the surrounding area, particularly in sensitive and prominent landscape areas, residential areas and along main roads. [22.07-2] [52.05-8 covered in decision guidelines]
- To encourage the use of sign themes in commercial areas and to ensure that advertising signs are compatible with any advertising theme or pattern that has been developed for the area. [22.07-2] [15.01-1L, p9]

22.07-3 Policy26/02/2009
C60

It is policy that the following matters be taken into account when considering applications for outdoor advertising signs: [22.07-3] [Rule 1/Rule 8]

Residential areas

Maintain a high level of amenity and privacy and ensure minimal intrusion from business uses that are not part of the character of these areas. [22.07-3]

Council will encourage: [22.07-3]

- One small business identification sign for home occupation uses [22.07-3] [52.05-13/14]
- Landscaping around signs to soften their impact and appearance [22.07-3] [15.01-1L]
- Non-illuminated signs [22.07-3] [52.05]

MANNINGHAM PLANNING SCHEME

- ~~Signs that have been designed to minimise any detrimental or negative visual impacts [22.07-3] [52.05]~~
 - ~~Signs that have been designed to complement the character and appearance of an area [22.07-3] [52.05]~~
 - Signs, which have been designed to respect the significance, character and appearance of heritage places [22.07-3] [15.03-1L]
 - ~~Signs which do not duplicate existing signs or information [22.07-3] [52.05 – covered by visual clutter objective]~~
- ~~For non-residential uses, Council will encourage the use of: [22.07-3] [Rule 8]~~
- ~~Clear, well designed, uncluttered business identification signs [22.07-3] [52.05-8]~~
 - ~~Illumination of these signs only where it can be shown that the impact, including light spill on adjoining residential areas, is minimal. [22.07-3] [52.05-8]~~

Objectives (Criteria)	Performance Standards
To protect and enhance the amenity of the residential environment. [52.05]	Dwellings used for a commercial purpose – only one, non-illuminated sign located within the boundary of the site. [13.07-1L] Discourage the use of flashing, intermittent, bunting signs and promotion signs. [15.01-1L]
To minimise any detrimental or negative visual impact of signs.	Non-residential uses – the number of signs should be minimised to avoid visual clutter and reduce the impact on adjoining dwellings. [52.05] Non-residential uses – discourage the illumination of signs that cause any reflection, glare or light spill to adjoining dwellings. [52.05]
To protect the historic character and appearance of buildings within heritage areas. [15.03-1L]	Signs in Warrandyte should be designed in accordance with the <i>Warrandyte Township Heritage Guidelines Parts 1 to 7 (July 2007)</i> . Minimise the number of signs per premises. [15.03-1L]

[22.07-3]

~~Areas with identified landscape and environmental values~~

~~Protect and enhance areas of land with particular landscape and/or environmental values. [22.07-3]~~

~~Council will encourage:~~

- Non-illuminated signs [22.07-3] [15.01-1L]
- Landscaping around signs to soften their impact and appearance [22.07-3] [15.01-1L]
- Signs that have been designed to minimise any detrimental or negative visual impacts. [22.07-3] [52.05]
- Signs that have been designed and sited to complement the character and appearance of an area. [22.07-3] [52.05]

Objectives (Criteria)	Performance Standards
To protect maintain and enhance the amenity of the natural environment. [15.01-1L merged]	Minimise the number of signs displayed, to avoid clutter and reduce the impact on adjoining properties. [15.01-1L] Signs designed to be unobtrusive and complementary to the scale and character of buildings and the landscape and environmental values of the area.

MANNINGHAM PLANNING SCHEME

Objectives (Criteria)	Performance Standards
	Discouraging advertising signs that are visible from areas with identified landscape and environmental values. [52.05-8]
To encourage signs that complement the character of the site and surrounds, minimise clutter, are well designed and improve the site's attractiveness and function. [15.01-1L merged]	Signs that are non-reflective, with materials and colours that are of muted shades and natural tones to complement the environment. [15.01-1L] Consolidation of signs where there are multiple tenancies. Discourage illuminated signs. [15.01-1L]

[22.07-3]

Land adjacent to main roads

Signs erected along main roads are to be designed and located to minimise impact on the amenity of the surrounding area and the streetscape. The siting, size and illumination of advertising signs are to have regard to safe and efficient traffic movement. [22.07-3] [52.05-8]

Council will encourage:

- Signs that are professionally designed and reflect the architectural design of buildings on the land [22.07-3] [52.05-8 the decision guidelines enable Council to consider all these matters]
- The use of signs that have regard to the size, scale and bulk of built form in the surrounding area and adjacent residential areas [22.07-3] [52.05-8]
- Signs that have no or only minimal impact upon residential amenity [22.07-3] [52.05-8]
- Signs that do not create hazards to traffic. [22.07-3] [52.05-8]

Objectives (Criteria)	Performance Standards
To maintain a high level of visual amenity for surrounding and adjoining land uses [52.05]	Discourage large illuminated signs on land adjacent to residential areas. [52.05-8] Signs that duplicate information on existing or proposed signs will be discouraged.
To minimise advertising that may create hazards to traffic. [52.05]	Discourage flashing or intermittent signs. [52.05-8] The siting of signs must not interfere with driver sight lines.

[22.07-3]

Commercial and industrial areas

Allow advertising signage that facilitates business activities within commercial and industrial areas, which are an important part of the regional and local economy. [22.07-3] [15.01-1L, p14]

Council will encourage:

- Suspended under-verandah signs, including internally illuminated signage [22.07-3] [15.01-1L]
- A free-standing pole sign of appropriate scale for buildings with a front setback [22.07-3] [15.01-1L]
- Business identification signs of appropriate character and scale [22.07-3] [52.05-8]
- Consolidation of signs on sites containing multiple businesses [22.07-3] [15.01-1L]

Objectives (Criteria)	Performance Standards
To allow the adequate identification of individual businesses. [15.01-1L]	Signs be confined within the architectural elements of the building. [52.05-8]

MANNINGHAM PLANNING SCHEME

Objectives (Criteria)	Performance Standards
To ensure that signs are in keeping with the scale and character of the building and do not detract from the architectural appearance of the building and the surrounding area. [52.05-8 and 15.01-1L merged]	Flashing or intermittent signage is discouraged. [52.05-8] Above verandah signs are discouraged. [15.01-1L talks about encouraging under verandah signs] Signs on kerbside cafes, including supporting weather protection structures, bollards, awnings and umbrellas that do not dominate these structures and are designed with regard to the scale and bulk of the building and surrounding area. Discourage signs that protrude above the height of the building, including any parapet. [15.01-1L] Discourage signs that project from a wall or a parapet. [15.01-1L]
To promote the use of fewer but more effective signs and ensure that they are compatible with existing signs. [52.05-8]	Illuminated signs have regard to light spill, visual clutter, the number of existing signs on site, obstruction of existing signs and general amenity issues. [52.05-8] Large illuminated signs are discouraged on land adjacent to residential areas. [52.05-8]
To encourage a co-ordinated and co-operative approach to the total marketing of shopping centres, in conjunction with structure plans, where applicable. [Rule 1 – not planning]	Signs within shopping centres be designed with regard to a co-ordinated image for the centre. [Rule 1 – not planning] Signs in Warrandyte township be designed in accordance with the Warrandyte Township Heritage Guidelines Parts 1 to 7 (July 2007).

[22.07-3]

Green wedge and Yarra River corridor areas and public land

Protect and enhance Manningham’s non-urban and public land areas distinctive visual, environmental, heritage, recreational and landscape qualities from intrusive and inappropriate advertising signs. [22.07-3]

Council will encourage:

- Landscaping around signs to soften their impact and appearance [22.07-3]
- Signs that have been designed to minimise any detrimental visual impacts [22.07-3]
- Signs that have been designed to complement the character and appearance of an area. [22.07-3]

Objectives (Criteria)	Performance Standards
To encourage signs that complement the character of the site and surrounds, minimise clutter, are well designed and improve the site’s attractiveness and function. [52.05]	Signs that are non-reflective, with materials and colours that are of muted shades and natural tones to complement the environment. [15.01-1L] Consolidation of signs where there are multiple tenancies. [15.01-2L] Discourage illuminated signs. [15.01-1L]
To protect, maintain and enhance the amenity of the natural environment.	Minimise the number of signs displayed for business uses, to avoid clutter and reduce the impact on adjoining properties. [15.01-1L]

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Objectives (Criteria)	Performance Standards
	Discourage signs on vacant land or public land where they impact on the amenity and appearance of the surrounding area. [15.01-1L] Signs designed to be unobtrusive and complementary to the scale and character of buildings, non-urban and landscaped areas. [52.05]
To protect the environs of the Yarra River from obtrusive advertising. [covered in 15.01-1L objective]	Discourage signs within the viewshed of the Yarra River. [11.01-1L]

[22.07-3]

22.07-4 Decision guidelines

02/10/2008
C52

Before deciding on an application the Responsible Authority will consider as appropriate: [22.07-4] [Rule 8]

- Whether the application demonstrates an appropriate response to the objectives of this policy. [22.07-4] [Rule 8]
- The integration of the proposed signage with the building design, landscaping and streetscape. [22.07-4] [52.05-8]
- Whether the signage will detract from the architectural style and/or heritage significance of a building or area. [22.07-4] [52.05-8, 15.01-3L]
- Whether the existing signage on the building or site is adequate. [22.07-4] [52.05-8]
- The character of the local environment including the location of any other signs and the need to avoid visual clutter. [22.07-4] [52.05-8]
- The need to ensure that there is an equitable distribution of signage between premises in commercial precincts to avoid the dominance of one business over another. [22.07-4] [15.01-1L, p15]
- The need to avoid conflict with traffic signals and other necessary control and directional signs. [22.07-4] [52.05-8]
- The need for tourist road signs to consider the criteria outlined in the *Guidelines for Tourist and Services Signing on Roads in Victoria*. [22.07-4] [Rule 1]

22.07-5 Policy reference

26/02/2009
C60

HLCD Pty Ltd & Lancashire D (July 2007), *Warrandyte Township Heritage Guidelines*, Parts 1 to 7, Victoria. [22.07-5] [72.08]
Tourism Victoria & VicRoads (2001), *Tourist Signing Guidelines – Guidelines for Tourist and Services Signing on Roads in Victoria*. [22.07-5] [72.08]
Urban Initiatives Pty Ltd (2005) *Yarra Street, Warrandyte – Urban Design Framework, Melbourne*. [22.07-5] [72.08]

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22.08 SAFETY THROUGH URBAN DESIGN POLICY02/10/2008
C52

The policy applies to all land. [22.08]

22.08-1 Policy basis02/10/2008
C52

Safe and healthy environments contribute to the enjoyment and well-being of the community. [22.08-1] [Rule 1]

There is a strong relationship between safety and quality of life. Perceptions of crime and safety influence how people choose to interact with spaces, places and other people. Both fear of crime and actual crime can be decreased when environmental design effectively reduces the potential crime conditions. [22.08-1] [Rule 1]

Clause 21.14 of the Municipal Strategic Statement (MSS) and the Manningham Municipal Public Health Plan recognise that enhancement of the built environment and improving community safety are important to the quality of life, health and well-being. [22.08-1] [Rule 8]

Appropriate design can improve safety and reduce the level of crime and anti-social behaviour by using the following principles:

Natural Access Control—this controls access points to buildings and places and creates a perception of risk to offenders through strategies such as lighting, fencing, signage, textured surfaces and placement of entrances and exits. [22.08-1] [Rule 7]

Natural Surveillance—this refers to the ability to see and be seen by others by maximising visibility through strategies such as maintenance of clear sight lines, elimination of entrapment areas and placement of windows and balconies. [22.08-1] [Rule 7]

Territorial Reinforcement—this refers to the provision of signs, fencing, landscaping and access paths to assist in defining boundaries to facilitate the perception of public and private ownership and responsibility for spaces. [22.08-1] [Rule 7]

This policy identifies important urban design and land use principles to enhance community safety in accordance with the City of Manningham Council Plan and the Municipal Strategic Statement common vision for a sustainable future where the municipality will provide a safe, secure and healthy environment for the community. [22.08-1] [Rule 8]

22.08-2 Objectives02/10/2008
C52

The objectives of this policy are:

- To provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham. [22.08-2] [15.01-2L]
- To minimise opportunities for crime, through well designed and well maintained buildings and spaces. [22.08-2] [15.01-2S]
- To encourage the use of public spaces. [22.08-2] [Rule 1]
- To improve accessibility by creating attractive, vibrant, walkable environments. [22.08-2] [15.01-2S]
- To discourage graffiti and vandalism. [22.08-2] [Rule 1]

22.08-3 Policy02/10/2008
C52

It is policy that:

Building design

- Buildings be designed and constructed to provide informal surveillance of adjacent public open space. [22.08-3] [15.01-1L]
- The location of building entrances and windows maximise opportunities for passive surveillance of streets and other public spaces. [22.08-3] [15.01-1L]

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- Buildings be orientated to maximise surveillance of entrances and exits from streets. [22.08-3] [15.01-1L blended]
- Building design and layout avoid potential entrapment points, such as “blind” alcoves and “dead-ends”. [22.08-3] [15.01-1]
- Buildings be designed to deter external roof access. [22.08-3] [15.01-1L, p11]
- ~~Balconies be separated between dwellings.~~ [22.08-3] [NO REASON]
- Commercial or mixed-use buildings include ground floor uses that create active street frontages. [22.08-3] [15.01-2L]
- The location and design of automatic teller machines provide good lighting and clear sightlines. [22.08-3] [15.01-2L]

Graffiti and vandalism

- ~~Landscape planting is provided alongside exposed walls facing public spaces, where appropriate.~~ [22.08-3] [15.01-2L]
- ~~The use of activated sensor lighting is provided in areas accessible to the public including car parks and open spaces.~~ [22.08-3] [Rule 1]
- ~~The extent of exposed walls on boundaries, which are accessible from public spaces, is limited.~~ [22.08-3] [addressed in 15.01-2L policy guideline]
- ~~The use of face brickwork with rolled joints, rather than raked joints, to walls and fences adjoining public spaces, is encouraged to facilitate the removal of graffiti.~~ [22.08-3] [Rule 1]
- ~~The use of a non-textured render finish to walls and fences is encouraged where they adjoin public spaces to facilitate the removal of graffiti.~~ [22.08-3] [Rule 1]
- ~~Use of materials, which discourage graffiti (such as cyclone wire fencing and landscaping around commercial and industrial development) is encouraged.~~ [22.08-3] [15.01-2L -] [15.01-1, p12]
- ~~Public spaces are adequately illuminated and are subject to surveillance from overlooking windows.~~ [22.08-3] [15.01-2S]
- ~~Design incorporates features, which create a physical barrier between exposed walls, fences and public spaces.~~ [22.08-3] [not sure what this means]
- The enclosing of public spaces, which adjoin private property or use of opaque materials, which prevent surveillance, is avoided. [22.08-3] [15.01-1, p13]

Street layout/access and subdivision

- ~~Subdivision layouts should provide a direct link and multiple routes to public facilities such as public transport, shops, schools and parks.~~ [22.08-3] [15.01-3S]
- Streetscapes be attractive, and have clearly defined areas for pedestrian and vehicle movement by providing a nature strip, change in levels, different building materials and appropriate lighting. [22.08-3] [15.01-1, p14]
- The streetscape should provide natural surveillance and visibility for pedestrians, drivers and occupants of adjacent buildings/properties. [22.08-3] [15.01-1, p14]
- ~~No through roads be well sign-posted and designed for easy vehicular movement.~~ [22.08-3] [Rule 1]
- ~~Planting in road reserves maintain natural surveillance.~~ [22.08-3] [Rule 1]
- Rear lane ways and pedestrian tunnels should be avoided unless adequate surveillance opportunities for these areas can be incorporated into the design. [22.08-3] [15.01-1L]
- ~~Road design should incorporate traffic calming strategies to reduce vehicle speed and promote safety.~~ [22.08-3] [Rule 1]

MANNINGHAM PLANNING SCHEME

Lighting

- Public lighting be placed in nodes such as footpaths, pedestrian crossings, public transport stops, building entries and open spaces. Lighting should be vandal resistant, glare proof and have overlapping light patterns to avoid dark areas. [22.08-3] [15.01-2L]
- ~~Private spaces should include diffused floodlights and movement sensitive spotlights to illuminate property. [22.08-3] [Rule 1]~~
- ~~Security lighting should not create hazards to passing motorists and pedestrians. [22.08-3] [Rule 1]~~
- ~~Bright lights that create a wall of darkness beyond a public space be avoided. [22.08-3] [Rule 1]~~

Fencing

- Fencing should be open rather than solid to minimise concealment and facilitate informal surveillance. [22.08-3] [15.01-2L]
- ~~Fence materials and colours should discourage graffiti and allow for easy maintenance. [22.08-3] [Rule 1]~~
- Fencing required for public areas such as playgrounds should use materials, which maximise visibility. [22.08-3] [15.01-1, p15]

Public open space including walking and bike tracks.

- Bicycle and walking paths be clearly defined and provide continuous and accessible pathways for travel. [22.08-3] [18.02-1L]
- Playgrounds be located in areas that are clearly visible to guardians and residents. Placing playgrounds behind buildings or in secluded pockets should be avoided. [22.08-3] [15.01-1L, p5]
- ~~Youth recreation should be located in areas that provide continued surveillance. [22.08-3] [Rule 1]~~
- ~~Adequate lighting be provided to pathways and areas that are intended for night use to increase the perception of personal security. Lighting should be easily maintained and vandal resistant. [22.08-3] [Addressed in 15.01-2S]~~
- Landscaping of public spaces should be designed to provide clear and unobstructed views. [22.08-3] [15.01-1L, p6]
- ~~Small areas of open space be avoided as they can be difficult to maintain and often end up becoming disused. [22.08-3] [Rule 1]~~
- The planting of trees and shrubs with dense foliage should be avoided near pathways as they provide concealment for potential offenders. [22.08-3] [15.01-1L, p7]
- ~~Appropriate plant selection be used to discourage access to certain areas. [22.08-3] [Rule 1]~~

Car parks

- The design, location and management of car parks promote public safety and maximise visibility and sightlines to eliminate hidden car spaces, blind corners and areas of potential entrapment. [22.08-3] [15.01-1L]
- Clear directional signage be provided within the car park and at entry/exit points. [22.08-3] [15.01-1L, p13]
- Pedestrian and vehicular traffic be segregated at entry/exit points ~~using design elements such as bollards, kerbs and railings. [22.08-3] [partly covered in 18.02-4L]~~
- Adequate lighting be provided to all areas of the car park and aim to reduce contrasts between shadows and illuminated areas. [22.08-3] [15.01-2S]
- Development surrounding open car parks, including landscaping treatments, provide opportunities for casual surveillance of the car park. [22.08-3] [15.01-1L, p12]

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Signage

- ~~Signage be clear, appropriately illuminated and sited to indicate designated routes and places and advise users of security measures in place such as security cameras or intercom systems. [22.08-3] [Rule 1]~~
- ~~Signage be clearly visible, easy to read and simple to understand to provide assistance to pedestrians and those using public facilities. [22.08-3] [Rule 1]~~

Public Toilets

- ~~Toilets be located in areas where adequate lighting is available, close to roads and footpaths, in areas of high activity and in clear view. [22.08-3] [Rule 1]~~
- ~~Landscaping with low shrub or ground cover be utilised to increase effectiveness of natural surveillance. [22.08-3] [15.01-1L, p7]~~
- ~~Anti-graffiti finishes be used for internal and external wall finishes. [22.08-3] [Rule 1]~~
- ~~Internal and external lighting be provided and regularly maintained to provide a safe environment. [22.08-3] [Rule 1]~~

22.08-402/10/2008
C52**Decision guidelines**

~~Before deciding on an application the Responsible Authority will consider as appropriate:~~

- ~~The extent to which the application meets the objectives of this policy. [22.08-4]~~

MANNINGHAM PLANNING SCHEME

22.09 ACCESS FOR DISABLED PEOPLE POLICY19/01/2006
VC37

This policy applies to the development of all land in the City of Manningham. [22.09] [Rule 8]

22.09-1 Policy basis19/01/2006
VC37

This policy is based on the following principles in accordance with the Disability Discrimination Act. [22.09-1] [Rule 1 - this policy is outside the scope of what the planning scheme can control – disability access is dealt with through the Building Regulations]

- People with a disability have the same fundamental rights as all members of the Manningham community. [22.09-1] [Rule 1]
- The needs of people with a disability may change across their life span. [22.09-1] [Rule 1]
- Changes to the physical and social environment which create access and equity are the key to inclusion of people with a disability in the community. [22.09-1] [Rule 1]

The Municipal Strategic Statement recognises the importance of implementing strategies to ensure that people with a disability have the same level of access to buildings, services and facilities as any other person. [22.09-1] [Rule 1]

22.09-2 Objectives19/01/2006
VC37

The objectives of this policy are: [22.09-2] [Rule 8]

- To facilitate the integration of people with a disability into the community. [22.09-2] [Rule 1]
- To ensure that people with a disability have the same level of access to buildings, services and facilities as any other person. [22.09-2] [Rule 1]

22.09-3 Policy19/01/2006
VC37

It is policy that:

- Needs of people with a disability are taken into account in the design of all proposed developments. [22.09-3] [Rule 1]
- All appropriate planning applications be referred to Council's Disability Advisory Committee for comment to ensure that the needs of people with a disability are best taken into account. [22.09-3] [Rule 1]
- Appropriate planning permit or approval conditions and guidelines be applied where building regulations do not adequately address the needs of people with a disability. [22.09-3] [Rule 1]

22.09-4 Decision guidelines19/01/2006
VC37

In assessing an application the responsible authority will consider: [22.09-4] [Rule 8]

- Whether the design and layout provides convenient and safe access for people with disabilities. [22.09-4] [Rule 1]
- The views of the Disability Advisory Committee. [22.09-4] [Rule 1]

MANNINGHAM PLANNING SCHEME

22.10 BULLEEN GATEWAY POLICY19/01/2006
VC37

This policy applies to land in Bulleen as identified on Map 1 to this policy. [22.10] [Supceded]

22.10-1 Policy basis19/01/2006
VC37

Bulleen is subject to a number of development pressures arising from industrial, commercial and retail development and transport-based impacts, including road development. [22.10-1] [Supceded]

The above matters impact on the local environment, including open space. They also pose a threat to residential amenity. [22.10-1] [Supceded]

Bulleen is a major gateway to Manningham and adjoins the Yarra Valley Parklands and the Yarra River. [22.10-1] [Supceded]

The Municipal Strategic Statement encourages the improvement and enhancement of the visual amenity and function of the Bulleen Gateway area. [22.10-1] [Supceded]

22.10-2 Objectives19/01/2006
VC37

The objectives of this policy are:

- To retain the commercial area as a 'neighbourhood' level centre. [22.10-2] [Supceded]
- To encourage high standards of development and promote compatibility between the various forms of land use. [22.10-2] [Supceded]
- To encourage appropriate built form to enhance this gateway to the municipality. [22.10-2] [Supceded]

22.10-3 Policy19/01/2006
VC37

It is policy that:

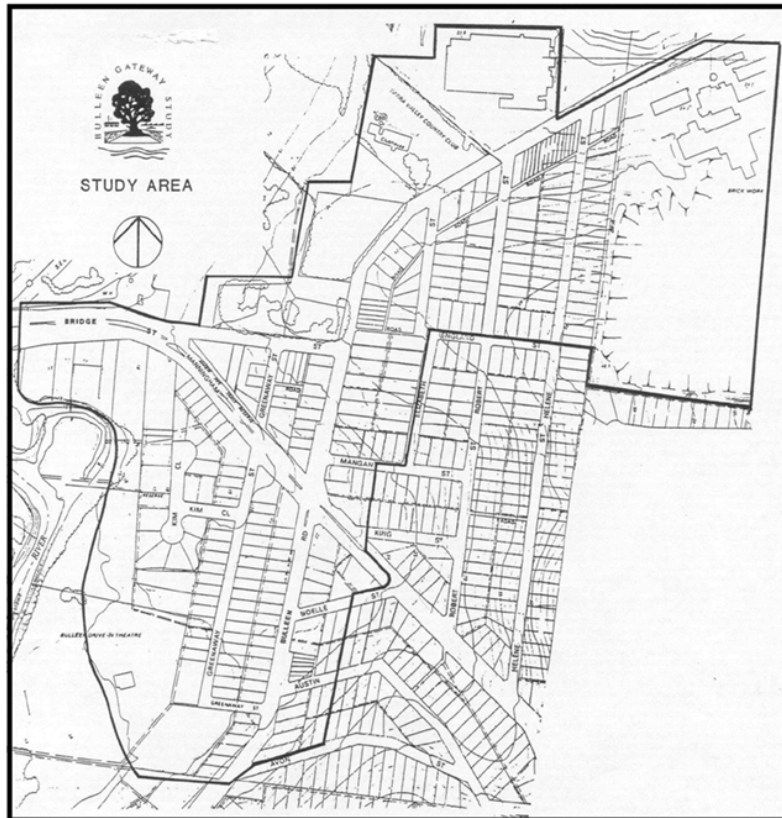
- Viewlines between development and adjoining parklands be protected and enhanced through the sensitive siting and design of buildings and works. [22.10-3] [Supceded]
- The integrity of the residential areas be maintained and enhanced. [22.10-3] [Supceded]
- The industrial area be promoted as an attractive place to do business. [22.10-3] [Supceded]
- Development be designed to enhance the entrance to the municipality. [22.10-3] [Supceded]
- The role of the industrial area be consolidated by discouraging non-industrial uses. [22.10-3] [Supceded]

22.10-4 Policy reference19/01/2006
VC37

City of Doncaster and Templestowe (1991) Bulleen Gateway Study City of Doncaster & Templestowe, Doncaster. [22.10-4] [Supceded]

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Map 1 - Bulleen Gateway Policy Study Area



[22.10]

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22.11 BATTLE AXE BLOCKS POLICY

19/06/2014
C105

This policy applies to all land. [22.11] [Rule 8]

22.11-1 Policy basis

02/10/2008
C52

Land within Manningham is characterised by a variety of lot sizes and shapes including irregular battle axe type allotments. [22.11-1] [Rule 8]

The State Planning Policy Framework encourages diversity of choice with respect to settlement and the Municipal Strategic Statement encourages subdivision and development, which responds positively to site features, integrates well with the neighbourhood, provides a functional environment and achieves energy efficient and environmentally sensitive layouts. [22.11-1] [15.01-3L –] [Inclusion not required, no policy direction – context only]

22.11-2 Objectives

02/10/2008
C52

The objectives of this policy are:

- To ensure that site entries are clearly defined and visible. [22.11-2] [15.01-3L merged]
- To ensure that driveways are designed and located to create visual interest. [22.11-2] [15.01-3L merged]
- To ensure driveways are designed and sited to retain existing vegetation and provide adequate opportunity for landscaping. [22.11-2] [15.01-3L merged]
- To ensure that driveways provide safe, manageable and convenient access to dwellings. [22.11-2] [15.01-3L merged]
- To provide for the shared use of driveways and new infrastructure. [22.11-2] [15.01-3L merged]
- To ensure driveways are designed to enable waste collection, where appropriate. [22.11-2] [15.01-3L merged]
- To ensure that satisfactory arrangements are made for maintenance of facilities. [22.11-2] [NO REASON]

22.11-3 Policy

19/06/2014
C105

It is policy that the following criteria be addressed when considering applications for battle axe blocks: [22.11-3] [Rule 8]

Criteria	Design & Management Suggestions
Clearly defined and visible site entries. [15.01-3L]	Design access shafts with a minimum width of: <ul style="list-style-type: none"> ▪ 8 metres for the Low Density and the Rural Conservation Zones. ▪ 6 metres for the General Residential and Neighbourhood Residential Zones. unless site dimensions or characteristics warrant a variation. [15.01-3L] Design access shafts with a minimum width of 10 metres where there are two or more adjoining shafts. [15.01-3L]
Driveways designed and located to create visual interest. [15.01-3L]	Design driveways to be curvilinear to create visual interest and to encourage vehicles to slow down. Landscape access shafts. [15.01-3L]

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Criteria	Design & Management Suggestions
Driveways provide safe, manageable and convenient access to dwellings. [15.01-3L]	Driveway widths and incorporation of passing bays to reflect likely usage patterns with consideration to the number of lots and driveway length. (the minimum widths required cover this)
Driveways and new infrastructure shared when two or more shafts are proposed. [15.01-3L]	Construct only one driveway within combined shafts. [15.01-3L] Include service infrastructure within a common trench. [15.01-3L] Avoid dividing fences constructed on the common boundaries of the shafts. [15.01-3L] Create common property over the shafts; or alternatively, create carriageway easements giving owners reciprocal carriageway rights over the shafts and enter into an agreement under Section 173 of the <i>Planning and Environment Act 1987</i> , which provides for the sharing and maintenance of facilities and landscaping. [15.01-3L]
Satisfactory arrangements are made for the provision and maintenance of infrastructure. [15.01-3L]	Ensure that services and/or conduits are provided to the end of the access shafts at the time of subdivision works to avoid disturbance to landscaping and infrastructure within shafts when lots are developed. [15.01-3L] Driveways designed to accommodate waste collection vehicles where this is required for the number of lots serviced and length of access shaft. [15.01-3L] Create an Owners Corporate or alternatively enter into an agreement under Section 173 of the <i>Planning and Environment Act 1987</i> , which provides for the sharing and maintenance of facilities and landscaping. [15.01-3L]

[22.11-3]

22.11-4 Decision guidelines

02/10/2008
C52

~~Before deciding on an application the Responsible Authority will consider as appropriate:~~ [22.11-4] [Rule 8]

- ~~Whether the location of the shaft enables safe and convenient vehicle access.~~ [22.11-4] [15.01-3L]
- ~~Whether the width of the shaft is compatible with the surrounding pattern of development.~~ [22.11-4] [15.01-3L]
- ~~The length, layout, width and design of driveways and opportunities for vehicles to pass, where facilities are shared.~~ [22.11-4] [15.01-3L]
- ~~Opportunities for landscaping and the retention of existing vegetation within the shaft to soften the appearance of driveways and create legibility in the streetscape.~~ [22.11-4] [15.01-3L]
- ~~Proposed methods for the maintenance of facilities and landscaping.~~ [22.11-4] [Rule 1]

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22.12 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT27/05/2019
GC131

This policy applies throughout the City of Manningham to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy (except for land affected by the Activity Centre Zone (Schedule 1) that applies to Doncaster Hill). [22.12] [15.02-1L – This exemption is omitted, subdivision is excluded.] [15.02-1L, p1]

22.12-1 Policy Basis31/08/2017
GC42

This policy builds on and implements the sustainability objectives and strategies expressed in Clause 21.10 of the Municipal Strategic Statement relating to environmentally sustainable development. [22.12-1] [Rule 8]

Manningham City Council is committed to Environmentally Sustainable Development (ESD) which recognises, values and protects the natural and ecological process on which life depends, both now and in the future, consistent with Clause 21.10.1 of the MSS. Critical to achieving this commitment is for development to meet appropriate environmental design standards. [22.12-1] [Rule 1]

This policy provides a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits. [22.12-1] [Rule 8]

- Easier compliance with building requirements through passive design. [22.12-1] [Rule 8]
- Reduction of costs over the life of the building. [22.12-1] [Rule 8]
- Improved affordability over the longer term through reduced running costs. [22.12-1] [Rule 8]
- Improved amenity and liveability. [22.12-1] [Rule 8]
- More environmentally sustainable urban form; and [22.12-1] [Rule 8]
- Integrated water management. [22.12-1] [Rule 8]

If environmentally sustainable design is not considered at the time of planning approval, the ability to achieve environmentally sustainable development may be compromised by the time these matters are considered as part of a building approval. In addition, there may be difficulties or extra costs associated with retro-fitting the development to implement environmentally sustainable design principles. [22.12-1] [Rule 1]

This policy does not prescribe performance outcomes. The policy enables the provision of information and provides decision guidelines which will assist in the assessment of whether development meets environmentally sustainable development objectives. [22.12-1] [Rule 8]

This policy complements a range of non-statutory measures aimed at encouraging environmentally sustainable development. These measures include educating residents and applicants, assisting applicants to use Environmentally Sustainable Development (ESD) tools, leading by example with Council projects, promotion of exemplary private projects and promotion of the use of materials with favourable life cycle impacts. [22.12-1] [Rule 8]

22.12-2 Objectives31/08/2017
GC42

The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation. [22.12-2] [15.02-1L] [

In the context of this policy, best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build. [22.12-2] [Rule 7]

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~~It is a policy to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings. [22.12-2] [Rule 1/8]~~

~~The following objectives should be satisfied where applicable: [22.12-2] [Rule 1]~~

Energy performance

- ~~▪ To improve the efficient use of energy, by ensuring development demonstrates design potential for ESD initiatives at the planning stage. [22.12-2]~~
- ~~To reduce total operating greenhouse gas emissions. [22.12-2]~~
- To reduce energy peak demand through particular design measures (eg, appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling systems). [22.12-2] [15.02-1L reworded]

Water resources

- To improve water efficiency. [22.12-2]
- To reduce total operating potable water use. [22.12-2] [15.02-1L]
- To encourage the collection and reuse of stormwater. [22.12-2] [15.02-1L]
- To encourage the appropriate use of alternative water sources (eg. greywater). [22.12-2] [15.02-1L]

Indoor environment quality

- To achieve a healthy indoor environment quality for ~~the wellbeing of building occupants, including the provision of~~ fresh air intake, cross ventilation, and natural daylight. [22.12-2] [15.02-1L]
- To achieve thermal comfort levels with minimised need for mechanical heating, ventilation and cooling. [22.12-2] [15.02-1L]
- To reduce indoor air pollutants by encouraging use of materials with low toxicity chemicals. [22.12-2] [15.02-1L]
- To reduce reliance on mechanical heating, ventilation, cooling and lighting systems. [22.12-2] [15.02-1L]
- To minimise noise levels and noise transfer within and between buildings and associated external areas. [22.12-2] [15.02-1L]

Stormwater management

- ~~▪ To reduce the impact of stormwater run-off. [22.12-2] [19.03-3L]~~
- To improve the water quality of stormwater run-off. [22.12-2] [15.02-1L]
- ~~▪ To achieve best practice stormwater quality outcomes. [22.12-2] [Rule 1]~~
- To incorporate the use of water sensitive urban design, including stormwater re-use. [22.12-2] [19.03-3L]

Transport

- To ensure that the built environment is designed to promote the use of walking, cycling and public transport, in that order. [22.12-2] [15.02-1L]
- To minimise car dependency. [22.12-2] [15.02-1L reworded]
- To promote the use of low emissions vehicle technologies and supporting infrastructure. [22.12-2] [15.02-1L reworded]

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Waste management

- To ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development. [22.12-2] [15.02-1L]
- To ensure durability and long term reusability of building materials. [22.12-2] [15.02-1L reworded]
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities. [22.12-2] [15.02-1L]

Urban ecology

- To protect and enhance biodiversity within the municipality. [22.12-2] [15.02-1L]
- To provide environmentally sustainable landscapes and natural habitats, and minimise the urban heat island effect. [22.12-2] [15.02-1L]
- To encourage the retention of significant trees. [22.12-2] [15.02-1L]
- To encourage the planting of indigenous vegetation. [22.12-2] [15.02-1L]
- To encourage the provision of space for productive gardens, particularly in larger residential developments. [22.12-2] [15.02-1L]

22.12-331/08/2017
GC42**Policy**

~~It is policy that applications for the types of development listed in Table 1 be accompanied by information which demonstrates how relevant policy objectives will be achieved. [22.12-3] [Rule 1]~~

It is policy that applications for larger non-residential developments (as specified in Table 1) be accompanied by a Green Travel Plan. [22.12-3] [18.02-1L]

22.12-431/08/2017
GC42**Application Requirements**

~~An application must be accompanied by either a Sustainable Design Assessment or a Sustainability Management Plan as specified in Table 1, as appropriate. [22.12-4] [15.02-1L]~~

~~A Sustainable Design Assessment will usually not need to be prepared by a suitably qualified professional. It should. [22.12-4] [Rule 8]~~

- ~~Provide a simple assessment of the development. It may use relevant tools from the examples listed in the table or an alternative assessment approach to the satisfaction of the responsible authority; and [22.12-4] [Rule 1]~~
- ~~Identify environmentally sustainable development measures proposed in response to policy objectives, having regard to the site's opportunities and constraints. [22.12-4] [Rule 1]~~

~~A Sustainability Management Plan should:~~

- ~~provide a detailed assessment of the development. It may use relevant tools from the examples listed in the table or an alternative assessment approach to the satisfaction of the responsible authority; and [22.12-4] [Rule 1]~~
- ~~identify achievable environmental performance outcomes having regard to the objectives of this policy (as appropriate); and [22.12-4] [Rule 1]~~
- ~~demonstrate that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints; and [22.12-4] [Rule 1]~~
- ~~document the means by which the performance outcomes can be achieved. [22.12-4] [Rule 1]~~

~~Various assessment tools have been listed in Table 1 which may be used to assess how the proposed development addresses the objectives of this policy, as appropriate. [22.12-4] [Rule 8]~~

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Table 1 – ESD Application Requirements *[15.02-1L reworded]*

Type of development	Application requirements	Example tools
Accommodation / Mixed Use with residential component:		
<ul style="list-style-type: none"> ▪ 3- 9 dwellings; or ▪ Development of a building for accommodation other than dwellings with a gross floor area of 500m² to 1000m²; or ▪ Alterations and additions creating 500m² or more of additional gross floor area (excluding outbuildings). 	Sustainable Design Assessment (SDA)	BESS STORM
<ul style="list-style-type: none"> ▪ 10 or more dwellings; or ▪ Development of a building for accommodation other than dwellings with a gross floor area more than 1000m². 	Sustainability Management Plan (SMP) Green Travel Plan (GTP)	BESS Green Star MUSIC STORM
Non-residential:		
<ul style="list-style-type: none"> ▪ Development of a non-residential building with a gross floor area of 500m² to 1000m²; or ▪ Alterations and additions of 500m² to 1000m². 	Sustainable Design Assessment (SDA)	BESS MUSIC STORM
<ul style="list-style-type: none"> ▪ Development of a non-residential building with a gross floor area more than 1000m²; or ▪ Alterations and additions more than 1000m². 	Sustainability Management Plan (SMP) Green Travel Plan (GTP)	Green Star BESS MUSIC STORM

Note 1: *Development (in Table 1) has the same meaning as in Section 3 of the Planning and Environment Act 1987, but does not include subdivision. To remove any doubt, development also includes alteration and additions. In the case of alterations and additions, the requirements of the Policy apply only to the alterations and additions.*

Note 2: *Mixed Use developments are required to provide the information applicable to each use component of the development.*

[22.12-4] [Rule 7]

22.12-5 Decision Guidelines

31/08/2017
GC42

In determining an application, the Responsible Authority will consider as appropriate:

- *The extent to which the development meets the objectives and requirements of this policy from the design stage through to construction and operation. [22.12-5]*
- *Whether the proposed environmentally sustainable development performance standards are functional and effective to minimise environmental impact. [22.12-5]*
- *Whether the proposed environmentally sustainable development initiatives are reasonable having regard to the type and scale of the development and any site constraints. [22.12-5]*
- *Whether an appropriate assessment method has been used. [22.12-5]*
- *Whether an ESD plan or framework has previously been approved by the responsible authority (whether under a planning control or otherwise). [22.12-5]*

22.12-6 Reference Documents

31/08/2017
GC42

BESS (Built Environment Sustainability Scorecard), Council Alliance for a Sustainable Built Environment (CASBE), 2015, www.bess.net.au

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Green Star, Green Building Council of Australia, www.gbca.com.au

Nationwide House Energy Rating Scheme (Nat HERS), Department of Climate Change and Energy Efficiency, www.nathers.gov.au

STORM, Melbourne Water, www.storm.melbournewater.com.au

Urban Stormwater Best Practice Guidelines, CSIRO, 2006.

Note: The above reference documents and websites may be amended from time to time. It is intended that these documents and websites (or amended versions) are relevant reference documents to this policy.

[22.12-6] [15.02-1L reworded]

22.12-7 Commencement

31/08/2017
GC42

The ESD Application requirements in Table 1 do not apply to applications received by the responsible authority before the gazettal date of this clause. [22.12-7] [15.02-1L reworded]

22.12-8 Expiry

27/05/2019
GC131

This policy will expire if it is superseded by a comparable provision in the Victoria Planning Provisions. [22.12-8] [15.02-1L reworded]

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22.13 [NO CONTENT]
17/09/2009
VC59

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22.14 ENVIRONMENTAL AND LANDSCAPE SIGNIFICANCE PROTECTION IN IDENTIFIED WILDFIRE AREAS POLICY
23/07/2009
C74

This policy applies to all land affected by the provisions of the Wildfire Management Overlay.
[22.14] [12.01-1L]

22.14-1 Policy Basis

23/07/2009
C74

~~Manningham is committed to protecting and enhancing the environmental and landscape values in areas of high fire intensity. [22.14-1]~~

~~Wildfire is a natural and common component of the Australian landscape and the retention of vegetation does increase the likelihood of a wildfire event. The Bushfire/Wildfire Management Overlay affects a significant portion of the municipality east of the Mullum Mullum Creek and attempts to protect life and property from the threat of wildfire. [22.14-1] [02.03]~~

~~The MSS recognises that the non-urban areas to the east of the Mullum Mullum Creek remain heavily vegetated which contributes to the high incidence of sites of botanical and zoological significance, while also making a substantial contribution to the landscape amenity of the municipality and the greater regional area. [22.14-1] [covered by 02.03-2]~~

~~This policy aims to guide decision making for applications for subdivision, buildings and/or works, with regard to the strategic goals of vegetation retention, protection of environmental and landscape significance and the safety for people and property by management of the wildfire risk. [22.14-1] [Inclusion not required, no policy direction, context only]~~

22.14-2 Objectives

23/07/2009
C74

- To retain vegetation and to preserve the recognised environmental and landscape significance of the municipality while also promoting development that is safe from the risk of wildfire. [22.14-2] [12.01-1L adequate]
- ~~To encourage higher construction standards and/or alternative treatments in preference to vegetation removal or development that would impact on recognised environmental and/or landscape values. [22.14-2]~~

22.14-3 Policy

23/07/2009
C74

Subdivision

~~Where a permit is required for subdivision, it is policy to: [22.14-3] [Rule 8]~~

- ~~Encourage subdivision (which could result in the construction of new dwellings) in wildfire areas only where there will not be a detrimental impact on vegetation and the recognised environmental and/or landscape significance of the land and surrounds, due to the required wildfire risk management works. [22.14-3] [12.01-1L, p2]~~

Buildings and works

~~Where a permit is required for buildings and/or works, it is policy to: [22.14-3] [Rule 8]~~

- ~~Encourage dwellings, buildings and/or works to be designed to achieve a higher level of construction and/or utilise alternative treatments to address wildfire risk, in preference to requiring vegetation removal, which would have a detrimental impact on the recognised environmental and/or landscape significance of the land and surrounding area. [22.14-3] [12.01-1L]~~
- ~~Encourage dwellings, buildings and/or works to be appropriately located to avoid the removal of vegetation, or which will detrimentally affect the recognised environmental and/or landscape significance of the subject land and surrounds, due to the required~~

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wildfire risk management works. [22.14-3] [12.01-1L – maybe, if so terribly worded]
[12.01-1L, p5&6]

Performance measures

It is policy that proposals for buildings and/or works be assessed against AS 3959 to determine the appropriate level of construction given the category of bushfire attack determined for the site. [22.14-3] [superseded by 53.02 BAL requirements]

Decision guidelines

Before deciding an application for a planning permit for subdivision and/or development, the responsible authority will consider, as appropriate. [22.14-3] [Rule 8]

- The extent of vegetation to be removed. [22.14-3] [repeats above]
- The impact on the recognised environmental and/or landscape significance of the land and surrounding area. [22.14-3] [repeats above]
- The degree to which alternative treatments and/or higher levels of construction have been applied to limit the removal of vegetation and to reduce the impact on the recognised environmental and/or landscape significance of the land and surrounding area. [22.14-3] [repeats above]
- The views of the Department of Sustainability and Environment. [22.14-3] [Rule 3]
- Any statements or policies pertinent to the land and surrounding area relating to the protection of vegetation or the recognised environmental and/or landscape significance. [22.14-3]
- The degree to which the application satisfies the performance criteria contained within the documents 'Planning Conditions and Guidelines for Subdivisions' and 'Design and Siting Guidelines, Bushfire Protection for Rural Houses'. [22.14-3] [superseded]

22.14-4 Policy References

23/07/2009
C74

Design and Siting Guidelines, Bushfire Protection for Rural Houses, Country Fire Authority and Ministry for Planning and Environment, 1990. [22.14-4] [superseded]

Planning Conditions and Guidelines for Subdivisions, Country Fire Authority, 1991. [22.14-4] [superseded]

Building in Bushfire-Prone Areas, CSIRO & Standards Australia (SAA HB36-1993), May 1993. [22.14-4] [superseded]

Australian Standard AS 3959-1999, Building Code of Australia, December 1999. [22.14-4] [superseded]

Building in a Wildfire Management Overlay – Applicant's Kit, Country Fire Authority, February 2002. [22.14-4] [superseded]

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22.15 DWELLINGS IN THE GENERAL RESIDENTIAL ZONE, SCHEDULE 119/06/2014
C105

This policy applies to an application to construct or extend one dwelling on a lot less than 500 square metres and the construction and extension of two or more dwellings on a lot, a dwelling on common property and a residential building on land in the General Residential Zone, Schedule 1. [22.15]

22.15-1 Policy Basis23/07/2009
C74

This policy implements the objectives for the 'Residential Areas Removed from Activity Centres and Main Roads' identified in Clause 21.05 Residential which seek to ensure that residential development contributes to a preferred neighbourhood character and provides for an incremental level of change. [22.15-1] [15.01-5L]

22.15-2 Objectives23/07/2009
C74

The objectives of this policy are:

- To reinforce the existing garden character of the area by ensuring open space allows for the retention and planting of canopy trees. [22.15-2] [15.01-5L]
- To ensure that the natural landscape and topography are identified as principal elements of neighbourhood character. [22.15-2] [15.01-5L, p16]
- To reinforce the open streetscape character by having no, or low fencing to allow views to the front gardens. [22.15-2] [15.01-5L reworded]
- To encourage a lesser intensity of development which provides a range of single and double storey dwellings and provides for a diversity of housing types for the community. [22.15-2] [15.01-5L, p18]
- To ensure that new development is well articulated and that two storey elements are not unduly bulky or visually intrusive. [22.15-2] [15.01-5L]
- To encourage roof styles that reflect those in the existing streetscape. [22.15-2] [15.01-5L]
- To encourage spacing between dwellings to reinforce the pattern of development of the street. [22.15-2] [15.01-5L]

22.15-3 Policy23/07/2009
C74

It is policy to:

Siting

- Ensure that the rear setback is of a sufficient width to allow for the retention or planting of canopy trees and to allow for recreational opportunities. [22.15-3] [15.01-5L]
- Minimise buildings on boundaries to create spacing between dwellings to reinforce the pattern of the street. If any adjoining property has no existing boundary walls, the total length of walls should be limited to that generally required for the provision of a garage. [22.15-3] [15.01-5L]

Form

- Encourage upper levels to be stepped in from the ground floor to avoid sheer walls and achieve articulation and visual interest. Preferably, upper levels should not exceed 75% of the ground floor area (excluding verandahs and balconies). [22.15-3] [15.01-5L]
- Promote building materials that reflect the prevailing materials of the surrounding residential area. [22.15-3] [15.01-5L, p27]
- Ensure porticos and other design features integrate with the overall design of the building and not include imposing design features such as double storey porticos. [22.15-3] [15.01-5L, p28]

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Car Parking and Access

- Ensure garages are set back a greater distance than the front wall of the building. [22.15-3] [15.01-5L]
- ~~Design developments with a maximum of two vehicle crossovers. Where possible retain existing vehicle crossovers to minimise the removal of street tree(s). Driveways should be generally setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback.~~ [22.15-3] [Rule 1 – crossover permission falls outside the planning scheme]
- Incorporate a landscape strip on either side of a driveway capable of supporting a variety of shrubs and small trees, with preferably a minimum width of 0.5 metres adjacent to the fence-line and a one metre width adjacent to the dwelling. [22.15-3] [15.01-5L]

Landscaping

- Ensure the provision of pervious surfaces in the front and rear setbacks to enable the provision or retention of canopy trees. [22.15-3] [15.01-5L, p29]
- Require the private open space area and the front setback of dwellings to have a minimum of one canopy tree with a spreading crown, capable of growing to a height of 8.0m or more at maturity. [22.15-3] [15.01-5L –] [15.01-5L, p34]

Fencing

- Ensure that the front fence is at least 50 per cent transparent. [22.15-3] [15.01-5L]
- Encourage fences that adjoin public open spaces to be no higher than 1.8 metres and are at least 50 per cent transparent, where appropriate. [22.15-3] [15.01-5L]

22.15-4**References**19/06/2014
C105

Manningham Residential Character Guidelines (2012) [22.15-4] [72.08]

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22.16 INDUSTRIAL AREAS POLICY02/10/2008
C52

This policy applies to all land in an Industrial 1 Zone. [22.16][15.01-2L and 17.03-1L]

22.16-1 Policy basis02/10/2008
C52

The industrial centres of Bulleen and Templestowe are located within high quality landscapes and vistas. These centres are also located in close proximity to residential neighbourhoods. [22.16-1][02.03]

The industrial areas located within Doncaster Hill Activity Centre will be phased out over time as the area is developed for higher density living. [22.16-1][02.03]

~~Clause 21-08 of the Municipal Strategic Statement recognises that there are no further opportunities for the development of new industrial centres within the municipality. It is therefore important to discourage the establishment of non-industrial uses in the Bulleen and Templestowe industrial centres and consolidate the industrial role of these centres. It is also important that use and development in the industrial centres does not have a detrimental impact on existing landscape and/or environmental values and/or nearby residential areas. [22.16-1][02.03, 15.01-2L, 17.03-1L]~~

22.16-2 Objectives02/10/2008
C52

The objectives of this policy are:

- To ensure that land use and development in industrial centres is compatible with the surrounding landscape and/or environmental qualities. [22.16-2][15.01-2L]
- ~~To ensure that abutting residential neighbourhoods are protected from amenity impacts and the safety of local communities is protected. [22.16-2][13.07-1S and 17.03-2S]~~
- To ensure that use, development and/or redevelopment of sites within the industrial centres are for industrial uses. [22.16-2][17.03-1L]
- To promote lot sizes and layouts which are appropriate to the needs of industry. [22.16-2][15.01-2L]
- ~~To ensure that development is site responsive and achieves a high standard of sustainable urban design. [22.16-2]~~
- To ensure that land used for vehicle access and parking is properly designed, constructed and drained. [22.16-2][15.01-2L, p15]
 - ~~—— To ensure that subdivisions are designed to: [22.16-2]~~
 - ~~—— Include appropriate allocation of car parking [22.16-2][52.06]~~
 - ~~—— Provide suitable access [22.16-2][not specific enough access to what]~~
 - ~~· Ensure adequate provision of services. [22.16-2][not specific enough what services]~~

22.16-3 Policy02/10/2008
C52

It is policy that:

Urban design

- ~~Industrial development achieves a high standard of urban design and construction that promotes and improves: [22.16-3][Rule 8]~~

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- site responsive design [22.16-3] [15.01-2L blended]
- visual appearance [22.16-3] [15.01-2L blended]
- accessibility [22.16-3] [15.01-2S]
- safety [22.16-3] [15.01-2S]
- sustainable development [22.16-3] [15.01-2L blended]
- appropriate building heights, setbacks and form that are compatible with the surrounding development and character of the locality in which the development is situated. [22.16-3] [15.01-2L]
- The use of materials and colours that blend in with surrounding landscape will be encouraged in the industrial centres of Bulleen and Templestowe. [22.16-3] [15.01-2L]
- Plant and equipment be located in mechanical rooms completely within the building envelope. Surface mounted roof equipment should not be considered unless fully screened, low profile and integrated with the architectural design of the building. [22.16-3] [15.01-2L]
- Unightly areas and works (e.g. storage areas and waste bins) be screened from external view through the use of landscaping and/or fencing. [22.16-3] [15.01-2L]

Use and development

- Proposed use and development maintains and enhances the overall amenity of the area, particularly the protection of adjoining residential properties and/or neighbourhoods from unreasonable. [22.16-3] [included in 15.01-2L re-worded]
- overlooking and overshadowing [22.16-3] [included in 15.01-2L re-worded]
- noise, odours or emissions [22.16-3] [covered in 13.05-1L/s, 13.06-1S, 13.07-1S]
- light spill from security lighting to adjoining properties [22.16-3]
- impacts related to traffic, loading bay provisions/access and parking associated with the use of the site [22.16-3]
- impacts associated with external storage, including storage of waste [22.16-3] [15.01-2L]
- visual bulk [22.16-3] [15.01-2L]
- Non-industrial uses are discouraged in industrial areas, with the exception of Doncaster Hill, where industrial uses are expected to be phased out over time. [22.16-3] [already covered in 17.01-3L]

Landscaping

- High quality landscape treatments are provided along road frontages. [22.16-3] [15.01-2L blended]
- Edges of accessways are landscaped to soften the appearance of paved surfaces. [22.16-3] [15.01-2L blended]
- A landscape buffer is provided to soften or screen views to development from adjacent land, particularly from residential properties and open space. [22.16-3] [15.01-5L -]

Car park and driveway construction

- Car parking areas and driveways contribute to the function, safety and appearance of development by: [22.16-3] [Rule 8]
- Being designed for convenient access, having well-defined vehicle entry points, clearly separating vehicular and pedestrian circulation, and enabling vehicles to exit the site in a forward direction onto abutting roads [22.16-3] [18.02-4L -]
- Being surfaced, drained, constructed and line-marked in accordance with good engineering practice and, where appropriate, be in accordance with an

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engineering construction plan submitted to and approved by the responsible authority. [22.16-3] [15.01-2L, p15]

- Encouraging paved surfaces and other hard standing areas to be constructed with dark coloured concrete or bitumen, coloured patterned concrete or brick paving [22.16-3] [18.02-4L]
- Landscaping car-parking areas with appropriate canopy trees, where practical, and maintaining them in accordance with an approved landscape plan. [22.16-3] [18.02-4L]
- Providing a planting strip of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area [22.16-3] [18.02-4L]
- Minimising the height of basement car parks above ground level. [22.16-3] [18.02-4L]
- Incorporating undercroft parking where appropriate, visually integrating multi-deck car parks with adjoining streetscapes. [22.16-3] [18.02-4L]
- ~~Car parks, accessways and set-down areas should provide for safe and efficient traffic movement. [22.16-3] [18.02-4S]~~
- ~~Adequate space should be provided for waste removal vehicles to safely manoeuvre on site, where appropriate. [22.16-3] [Rule 1]~~

Subdivision

- ~~Applications for subdivision be accompanied by a site analysis of the site and surrounds showing: [22.16-3] [56.01]~~
 - Site shape, dimensions and size. [22.16-3] [56.01]
 - Orientation and contours. [22.16-3] [56.01]
 - Trees and other significant vegetation. [22.16-3] [56.01]
 - The siting and use of existing buildings on the site. [22.16-3] [56.01]
 - Street frontage features such as poles, street trees, and kerb crossovers. [22.16-3] [56.01]
 - Access points. [22.16-3] [56.01]
 - Drainage and infrastructure connections. [22.16-3] [56.01]
 - Easements. [22.16-3] [56.01]
 - Significant views to and from the site. [22.16-3] [56.01]
 - Noise and odour sources or other external influences. [22.16-3] [56.01]
 - Soil conditions, including any land affected by contamination, salinity or fill. [22.16-3] [56.01]
 - Any other notable features or characteristics of the site. [22.16-3] [56.01]
- ~~The width of road and driveway pavement is appropriate for the number of lots and is adequate to enable convenient movement by service, emergency and waste collection vehicles. [22.16-3] [56.01]~~
- ~~Communal or visitor car parking is provided within common property. [22.16-3] [56.01]~~

22.16-4**Decision guidelines**

02/10/2008
C52

~~Before deciding on an application the Responsible Authority will consider as appropriate. [22.16-4]~~

- ~~The extent to which the proposal meets the objectives and directions of this policy. [22.16-4] [Rule 8]~~

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22.16-5 Policy references [72.08]02/10/2008
C52

Manningham City Council (2002) *Doncaster Hill Strategy*, Manningham City Council, Doncaster. [22.16-5] [72.08]

Manningham City Council (2003) *Manningham City Council 2003-2006 Economic Development Strategy*, Manningham City Council, Doncaster [22.16-5] [72.08]

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22.17 EASTERN GOLF COURSE KEY REDEVELOPMENT SITE POLICY11/12/2014
C101

~~This policy applies to the Eastern Golf Course Key Redevelopment Site, located at 463 – 535 Doncaster Road, Doncaster. [22.17] [DPO3]~~

22.17-1 Policy basis25/01/2012
C86

~~This policy provides a strategic policy framework for any future redevelopment of the Eastern Golf Course site. [22.17-1] [Rule 8/DPO3]~~

~~The Eastern Golf Course is a key redevelopment site within Manningham and metropolitan Melbourne. The site has an area of around 47 hectares with significant cultural and environmental values. [22.17-1] [Rule 8]~~

~~The site is strategically located on Doncaster Road and is well serviced by a comprehensive bus network and is in close proximity to the Eastern Freeway / Eastlink, the Doncaster Hill Principal Activity Centre (PAC) and in close proximity to a range of neighbourhood and local activity centres. [22.17-1] [Inclusion not required, context only]~~

- ~~— The vision for the site is to create a high quality and integrated environmentally sustainable development that supports a vibrant and diverse residential community comprising a range of dwelling densities and lifestyle opportunities. The site will be designed to protect and enhance the site's existing topographic, environmental and cultural features. A limited range of non-residential uses will be encouraged in appropriate locations that serve the local community. [22.17-1] [DPO3]~~
- ~~— The site will provide an open space network that will support an integrated pedestrian and cycling network that provides linkages to the surrounding activity centres, public transport networks and other community facilities. [22.17-1] [DPO3]~~
- ~~— Any future development of the site will need to respond to the site's strategic context and site characteristics and specifically address the following issues: flora and fauna, heritage, open space, built form, urban consolidation opportunities, access and circulation and ecologically sustainable development principles. [22.17-1] [DPO3]~~
- ~~— Clause 21.05 of the Municipal Strategic Statement (MSS) encourages the consolidation of established urban areas, whilst protecting landscape character, neighbourhood character and environmental values. Furthermore, the MSS promotes the need for housing choice to meet the needs of the local community and reflect demographic change. [22.17-1] [Rule 1]~~

~~22.17-2 Objectives~~

~~The objectives of this policy are:~~

25/01/2012
C86

- ~~— To ensure that the redevelopment of this strategic site achieves a net community benefit, takes advantage of its excellent access to the Doncaster PAC and associated urban infrastructure and makes a significant contribution to local housing needs. [22.17-2] [DPO3, p1]~~
- ~~— To protect and conserve identified Manningham biosites as identified in 'Manningham Biosites Sites of (Biological) Significance Review', Manningham~~

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~~City Council (2004) and other areas of significant native vegetation and / or fauna habitats. [22.17-2] [not sure why this is here]~~

- ~~— To ensure that any future subdivision and development are situated in areas that will have limited adverse impact on existing environmental and cultural values. [22.17-2] [DPO3 – maybe, not clear as drafted] [DPO3, p4]~~
- ~~— To promote a range of dwelling densities and housing types that meet the existing and future housing needs. [22.17-2] [DPO3]~~
- ~~— To encourage a diversity of use and development focussed around walking, cycling and public transport as the preferred forms of access. [22.17-2] [already in DPO3]~~
- ~~— To ensure that the road network provides for appropriate connections in the surrounding street network and minimises through traffic into the surrounding residential streets. [22.17-2] [already in DPO3]~~
- ~~— To provide an interconnected public open space network that incorporates natural heritage and cultural features including large old indigenous trees, remnant vegetation, habitat values and important features such as dams and gullies. [22.17-2] [already in DPO3]~~
- ~~— To provide open space areas which contribute to meeting the projected recreational needs of future residents of the site. [22.17-2] [already in DPO3]~~
- ~~— To provide pedestrian and bicycle access within the site and between key destination points and nearby community facilities beyond the site. [22.17-2] [already in DPO3]~~
- ~~— To provide well designed subdivision and development that incorporate high architectural standards, implement innovative ESD features, and demonstrate best practice in environmental management. [22.17-2] [already in DPO3]~~
- ~~— To provide built form and landscape outcomes that provide a transition between the subject site and the abutting residential properties. [22.17-2] [already in DPO3]~~
- ~~— To ensure that downstream properties are not detrimentally affected by increased run-off from development of the land. [22.17-2] [already in DPO3]~~
- ~~22.17.3 Policy~~
- ~~— It is policy to:~~
 - ~~— Development Plan~~
 - ~~— Require that a Development Plan be prepared for the site that responds to the site's strategic context and site characteristics that specifically addresses: flora and fauna, heritage, open space, built form, access and circulation and ecologically sustainable development principles. [22.17-3] [already in DPO3 – DP prepared]~~
 - ~~— Flora and Fauna~~
 - ~~— Ensure that the future development be sited and designed to protect and enhance the significant vegetation identified in 'Manningham Biosites Sites of (Biological) Significance Review', Manningham City Council (2004), and Vegetation Patches outside Biosites and Old Scattered Trees (as shown in Figure 1: Eastern Golf Course Biosites and Native Vegetation). [22.17-3] [already in DPO3]~~
 - ~~— Protect and enhance areas of environmental significance, including habitats of flora and fauna, wetlands, and habitat corridors. [22.17-3] [already in DPO3]~~
 - ~~— Retain native vegetation within Core Conservation Areas (Biosites) as identified in the 'Manningham Biosites Sites of (Biological) Significance Review'.~~

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Manningham City Council (2004). The removal of vegetation should only be permitted if: [22.17-3] [already in DPO3]

- It is demonstrably unavoidable; [22.17-3] [already in DPO3]
- It is the minimum amount required for the proposed land use; and [22.17-3] [already in DPO3]
- It can be adequately offset by the protection and / or recruitment of indigenous vegetation. [22.17-3] [already in DPO3]

Heritage

- — Protect the existing Club House ‘Tullamore’ and stables as identified in the Doncaster and Templestowe ‘City of Doncaster and Templestowe Heritage Study’ Context Pty Ltd, Peterson R, Stafford B (1991) Manningham City Council Heritage Study, Context. [22.17-3] [already in DPO3 and HO43]
- — Have regard to the Statement of Significance, ‘Eastern Golf Club – Tullamore, 463 Doncaster Road, Doncaster.’ Lovell Chen (2013 – revised 2014), in the consideration of applications. [22.17-3] [already in HO43]
- — Encourage the retention of trees and groups of trees of heritage significance. Identified periods of significance are: [22.17-3]
 - Pre-homestead indigenous trees [22.17-3]
 - Mature, possibly self-sown indigenous trees [22.17-3]
 - Homestead plantings (c1885 – 1920 approx) [22.17-3]
 - Early golf course plantings (1920 to WW2 approx) [22.17-3]
 - Post WW2 plantings up to the 1970’s with cultural landscape values. [22.17-3] [already in HO43 appear to apply to several trees on the site]
- — Retain and apply a Tree Protection Zone to trees numbers 4, 27 and 82 as identified in ‘Eastern Golf Course Conservation Analysis and Policy’, Meredith Gould Architects Pty Ltd (2011). [22.17-3] [already in HO43, DPO3]
- — Allocate open space and / or roads and / or allotment boundaries so that reasonable development is possible without intrusion into any Tree Protection Zone (TPZ). [22.17-3] [permit condition]
- — Locate open space, roads and allotment boundaries so that heritage buildings have an open landscape context and are visually prominent. [22.17-3] [already in DPO3]
- — Site open space and / or roads so that the house and the stables are visually connected. [22.17-3] [already in DPO3]

Open Space and landscaping

- — Encourage a minimum area of 20% of the site to be set aside for public open space to ensure the retention of significant vegetation, cultural values, and the protection of faunal corridors. [22.17-3] [already in DPO3]
- — Provide an open space network that provides for informal and formal recreational opportunities [22.17-3] [already in DPO3]
- — Ensure that the distribution of public open space supports the site’s integration with the surrounding residential area and existing open space. [22.17-3] [already in DPO3]

Access and Circulation

- — Provide an integrated network of pedestrian and cycle paths within the site that provide linkages with the Koonung Trail and nearby open space, (including Lawford Street, Burgundy Drive, Studley Street and Somerville Street reserves), adjoining urban areas, Westfield Doncaster and nearby community facilities and public transport networks. [22.17-3] [already in DPO3]
- — Design a road network that encourages safe and efficient neighbourhood level traffic and which minimises through traffic. [22.17-3] [already in DPO3]

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- Ensure primary vehicle access is from Doncaster Road. [22.17-3] [DPO3]
- Maximise and promote development to have access within 400 metres of a bus stop. [22.17-3] [Rule 1]

Ecologically Sustainable Development

- Incorporate ESD principles in the future planning and development of the site and minimise energy use through efficiently designed places and spaces. [22.17-3] [already in DPO3]

Built Form

- Promote the creation of a mix of lot sizes and housing types to meet present and future community housing need. [22.17-3] [already in DPO3]
- Encourage the built form that fronts Doncaster Road to form an appropriate transition between the building heights outlined in the Activity Centre Zone – Schedule 1, applying to properties the east of the site, and the building heights stipulated in the Design and Development Overlay – Schedule 8, applying to properties to the west of the site. [22.17-3] [already in DPO3 – Rule 3]

22.17-4 Decision guidelines

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Before deciding on an application, including the approval of a development plan, the Responsible Authority will consider as appropriate: [22.17-4]

- The extent to which the proposal meets the objectives and directions of this policy. [22.17-4] [already in DPO3]

22.17-5 Policy references

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Manningham City Council (2004) *Manningham Biosites: Sites of (Biological) Significance Review*, Manningham City Council, Doncaster.

Context Pty Ltd, Peterson R, Stafford B (1991) *City of Doncaster and Templestowe Heritage Study*, City of Doncaster and Templestowe, Doncaster.

John Patriek Pty Ltd Landscape Architects (2006) *Manningham Heritage Garden & Significant Tree Study – Stage 2*, Manningham City Council, Doncaster.

Lovell Chen (2013 – revised 2014) *Eastern Golf Club – Tullamore, 463 Doncaster Road, Doncaster*, Manningham City Council, Doncaster

Meredith Gould Architects Pty Ltd (February 2011) *Eastern Golf Course Conservation Analysis and Policy*, Melbourne, Victoria.

[22.17-5] [72.08]

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Figure 1: Eastern Golf Course Biosites and Native Vegetation



[22.17] DPO3, but to be discussed as requested]

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22.18 GAMING

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This policy applies to all applications to install or use a gaming machine or use land for the purpose of gaming. [22.18] [Rule 8]

22.18-1 Policy basis

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This policy supports the objectives and strategies of the Municipal Strategic Statement in relation to economic development, activity centres, and community health and wellbeing. [22.18-1] [Rule 8]

Clause 52.28 requires that a planning permit be granted prior to the use or installation of gaming machines. This local policy will guide decision making by setting out criteria for the location, design and operation of gaming venues; and outlining the information required with a planning permit application. [22.18-1] [Rule 1/Rule8]

Gaming machine gambling is a legal form of recreation for adult members of the community and needs to be planned for among other forms of entertainment available within Manningham. While gaming can bring social and economic benefits, problem gambling can also have negative impacts on some individuals, their families and the broader community. In response to these potential negative impacts, Manningham has adopted a policy based on the principle of harm minimisation. [22.18-1] [Rule 1]

22.18-2 Objectives

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- To ensure that the social and economic impacts of gaming are considered when determining applications for gaming venues and machines. [22.18-2] [52.28]
- To support the social and economic wellbeing of Manningham's communities. [22.18-2] [Rule 1]
- To locate gaming machines in a manner consistent with Manningham's activity centre hierarchy as part of the overall range of entertainment facilities and activities available in the municipality. [22.18-2] [52.28]
- To ensure that gaming venues and machines are located, designed and operated in a manner that minimises opportunities for convenience gaming. [22.18-2] [52.28 -]
- To discourage the location of gaming machines where they are readily accessible from or highly exposed to disadvantaged areas or gambling-sensitive uses. [22.18-2] [52.28]
- To ensure that gaming venues and machines are located, designed and operated so that the community has a choice of non-gaming entertainment and recreation facilities and activities within the gaming venue and in the local area. [22.18-2] [52.28]
- To protect the operation and amenity of existing uses surrounding gaming venues. [22.18-2] [52.28 -]

22.18-3 Policy

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It is policy that proposals for gaming venues and machines comply with the following criteria: [22.18-3] [Rule 8]

Appropriate areas

Gaming venues and machines should be located: [22.18-3] [Rule 8]

- In the Doncaster Hill Activity Centre, The Pines Activity Centre or Commercial Areas, as defined by Clause 21.09 Activity Centres and Commercial Areas. [22.18-3] [52.28]
- In areas where residents within a 5km radius of the proposed location of the gaming machines have a reasonable choice of alternative non-gaming entertainment and recreation facilities. [22.18-3] [52.28]

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- Where they will make a positive contribution to the redistribution of gaming machines away from areas of relative socio-economic disadvantage as defined by the Socio Economic Indicators for Areas (SEIFA) index of Relative Disadvantage. [22.18-3] [52.28 -]

Gaming venues and machines should not be located: [22.18-3]

- In or within 800 metres of areas of relative socio-economic disadvantage. This is defined as locations where any Australian Bureau of Statistics collection district is within the most disadvantaged 20 per cent of collection districts in Victoria, as established by the SEIFA Index of Relative Disadvantage. This does not apply to existing venues. [22.18-3] [52.28]
- In suburbs or townships where the density of gaming machines per 1,000 resident adults, including the proposed machines, is greater than the metropolitan Melbourne average. This does not apply to Doncaster Hill. [22.18-3] [52.28]

(The average gaming machine density for metropolitan Melbourne and indices of relative disadvantage will be based on the most recent statistical data for the Melbourne metropolitan region released by the Victorian Commission for Gambling Regulation, the Australian Bureau of Statistics or other government source). [22.18-3] [Rule 1]

Appropriate sites

Gaming venues and machines should be located: [22.18-3] [52.28]

- Within the Doncaster Hill Activity Centre or The Pines Activity Centre, outside of the main shopping, transport, community and civic functions of the centre. This does not apply to a sports or recreation club with a land holding of more than 2 hectares. [22.18-3] [52.28]
- At a sports or recreation club with a land holding of more than 2 hectares. [22.18-3] [52.28]

Gaming venues and machines should not be located: [22.18-3]

- Where they are convenient to core retail areas, supermarkets, community facilities and services or bus interchanges where large numbers of pedestrians are likely to pass in the course of their daily activities, increasing the likelihood of spontaneous decisions to play gaming machines. [22.18-3] [52.28]
- Within 400 metres of: [22.18-3] [52.28]
 - Gambling-sensitive uses, such as social security offices, welfare agencies, and gambler support services; [22.18-3] [52.28]
 - A bus interchange; [22.18-3] [52.28]
 - Social (public and community) housing developments or clusters comprising 50 or more dwellings. [22.18-3] [52.28]
- On Council-owned land. [22.18-3] [52.28]

Appropriate venues

Gaming machines should be located in venues which: [22.18-3] [52.28]

- Provide a range of social, leisure and recreational activities other than gaming as the primary purpose of the venue. Alternative non-gaming social, leisure and recreational facilities include hotels, clubs, cinemas, restaurants, bars and indoor recreation facilities. [22.18-3] [52.28]
- Operate alternative social and recreational activities at all times when gaming machines are available for use by patrons. [22.18-3] [52.28]
- Have a gaming floor area less than 25 per cent of the total floor area of the venue. [22.18-3] [52.28]
- Have access to natural light and allow patron surveillance of outdoor areas. [22.18-3] [52.28]

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- Have clear directional signs from gaming areas to all non-gaming amenities, including toilets and dining areas, lounges, recreational facilities. [22.18-3] [52.28]
- Physically and visually separate the venue's non-gaming activities from gaming activities. [22.18-3] [52.28]
- Are designed so that amenities for the venue's non-gaming activities, including entrances and exits, toilets, meeting spaces and dining areas, can be accessed without entering the gaming area. [22.18-3] [52.28]
- Do not operate for more than 18 hours per day or beyond 2:00AM. [22.18-3] [52.28]
- Will not have a significant adverse amenity impact on the adjoining land uses as a result of operating hours, traffic, noise, car parking, safety and security. [22.18-3] [52.28]

22.18-4 Application requirements23/07/2015
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All applications must include the following information to the satisfaction of the responsible authority: [22.18-4] [52.28]

- A Social and Economic Assessment prepared by a suitably qualified person that provides a robust assessment of the social and economic benefits and dis-benefits of the proposed gaming machines. The assessment should address the following: [22.18-4] [52.28]
 - An analysis of the demographic and socio-economic profile of the municipality and the venue's projected patron catchment and its potential vulnerability to problem gambling, with the inclusion of data from the SEIFA index of relative disadvantage. [22.18-4] [52.28]
 - Details of the nature and extent of community benefits expected from the proposal and how the benefits are to be secured and distributed to the local community (community benefits derived from existing contractual agreements that the applicant is obliged to undertake are to be detailed separately). [22.18-4] [52.28]
 - Measures proposed to address problem gambling in the local community. [22.18-4] [52.28]
 - Details of the relative socio-economic disadvantage of the suburb or township and the broader 5km catchment of the venue in comparison to the metropolitan Melbourne average as defined in the SEIFA index of relative disadvantage. [22.18-4] [52.28]
 - Details of existing and proposed gaming and non-gambling related entertainment and recreation facilities within a 5km radius of the venue. [22.18-4] [52.28]
 - If it is proposed to move gaming machines from one part of the municipality to another, details of the relative social and economic differences between the two parts. An explanation as to why the gaming machines are being transferred is to be provided and the likely social and economic impact of the proposal on those communities and the local area. [22.18-4]
- Details about the existing and proposed distribution and densities of gaming machines in the suburb and municipality. [22.18-4] [52.28]
- If the applicant contends that gaming expenditure is likely to be transferred from other venues, the applicant is to provide: [22.18-4] [52.28]
 - particulars as to how the level of transfer has been calculated (including, but not limited to, comparison per machine expenditure at the venue prior to and then after the additional machines, current usage levels of machines at the venue,

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projected usage level of machines at the venue after the additional machines); [22.18-4] [52.28]

- the amount of transfer expenditure anticipated; [22.18-4] [52.28]
- the resulting impact on revenue of the venue from where the expenditure is transferred; and [22.18-4] [52.28]
- the resulting impact on the venue from where the expenditure is transferred (such as loss of employment, loss of complementary expenditures, loss of customers, impact on ability to provide services etc). [22.18-4] [52.28]
- Details of the design and layout of the premises, including all proposed and existing signage and evidence of compliance with any relevant gaming regulations concerning premises layout, design and operation of the gaming venue. [22.18-4] [52.28]
- Distances of the proposed gaming machines from shopping complexes, shopping strips, community facilities and services, public housing, gambling counselling services and public transport. [22.18-4] [52.28]
- Pedestrian counts outside the proposed venue on different days and at a variety of times. [22.18-4] [52.28]
- A venue management plan identifying strategies to manage patron behaviour and minimise problem gambling in relation to the design and management of the venue, including the applicant's responsible gaming practices. [22.18-4] [52.28]

22.18-5 Decision guidelines

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Before deciding on an application, the responsible authority must consider, as appropriate: [22.18-5] [52.28]

- ~~Whether the application achieves the objectives of this policy.~~ [22.18-5] [Rule 8]
- ~~Whether the application satisfies the application requirements of this policy.~~ [22.18-5] [Rule 8]
- Whether approval is likely to increase the social disadvantage or financial vulnerability of the local community. [22.18-5] [52.28]
- Whether the location of the gaming machines or gaming premises will facilitate or discourage convenience gaming. [22.18-5] [52.28]
- Whether the proposal will result in a redistribution of gaming machines away from areas of relatively high socio-economic disadvantage. [22.18-5] [52.28]
- Whether residents will have a choice between entertainment and recreation facilities and services with and without gaming in the suburb or township. [22.18-5] [52.28]
- The impact of the proposal on the amenity and character of the area and surrounding land uses. [22.18-5] [52.28]

22.18-6 Reference

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Symplan (2014) City of Manningham Problem Gambling (Electronic Gaming Machines) Study: Part Three – Planning Policy Framework and Local Planning Policy. [22.18-6] [72.08]

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22.19 OUTBUILDINGS IN THE LOW DENSITY RESIDENTIAL ZONE AND THE RURAL CONSERVATION ZONE

This policy applies to all land within the Low Density Residential Zone and the Rural Conservation Zone. [22.19] [12.05-2L]

22.19-1 Policy basis

~~This policy builds on the Municipal Strategic Statement (MSS) objectives in clauses 21.06 and 21.07 to ensure that new outbuildings are designed and sited to reinforce and be respectful of the landscape and environmental characteristics of a site and its surroundings in the Low Density Residential Zone and the Rural Conservation Zone. Manningham's Green Wedge areas are predominantly zoned Rural Conservation Zone. [22.19-1] [12.05-2L]~~

Manningham's Low Density Residential Zone and Rural Conservation Zone are characterised by undulating form with prominent ridgelines, dissected by creeks and drainage lines, and contain vegetation of landscape and environmental significance. In particular, Manningham's Rural Conservation Zone contains the majority of the municipality's Sites of Biological Significance (Biosites) and supporting buffer habitat. [22.19-1] [02.01]

Areas within these zones offer a unique lifestyle choice for people looking for a more spacious and attractive environmental and landscape setting and there is a need to ensure that outbuildings do not negatively impact on the character of the area. [22.19-1]

21.19-2 Objectives

The objectives of this policy are:

- To minimise the extent of earthworks and to preserve and enhance natural drainage lines. [22.19-2] [12.05-2L blended]
- To ensure the retention of existing vegetation, where appropriate, and that the design of outbuildings and any replacement landscaping complements the landscape and scenic value and character of the area. [22.19-2] [12.05-2L blended]
- To protect and enhance landscape quality, viewlines and vistas. [22.19-2] [12.05-2L re-worded]
- To ensure that the size, design and siting of outbuildings is acceptable, having regard to the character of the low density residential or rural character of the area. [22.19-2] [12.05-2L re-worded]

21.19-3 Policy

It is policy that:

- In the Low Density Residential Zone, outbuildings should be used for purposes ancillary to the domestic use of the dwelling or the residential activities conducted on the property and are sited in close proximity to a dwelling. [22.19-3] [11.01-1L]
- Numbers of outbuildings are minimised, to reduce the scattered visual impact of buildings on the landscape. [22.19-3] [11.01-1L]
- Outbuildings utilise existing accessways provided for the dwelling unless it can be demonstrated that a second accessway to the outbuilding avoids or minimises earthworks and vegetation removal. [22.19-3] [11.01-1L Low Density Buffer & 11.01-1L Green Wedge and Yarra River Corridor]
- Outbuildings other than a carport are not to be located within the primary street frontage. [22.19-3] [11.01-1L]
- Outbuildings be located below the alignment of ridgelines to ensure silhouetting against the skyline does not occur and to allow buildings to blend into the natural landscape with the elevated ridgeline providing the appropriate backdrop. [22.19-3] [11.01-1L Low Density Buffer & 11.01-1L Green Wedge and Yarra River Corridor]

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- The siting of outbuildings on hill-tops/ridgelines will only be considered when it can be demonstrated that a building will be sited and designed so that it will be adequately screened from other properties and roads so as to not be prominent in the landscape. [22.19-3] [11.01-1L]
- Outbuildings should not be located over any easements, without prior approval from Council or the relevant authority responsible that benefits from the easement. [22.19-3] [11.01-1L –] [11.01-1L Low Density Buffer & 11.01-1L Green Wedge and Yarra River Corridor]
- Outbuildings are sited to reinforce and be respectful of the landscape and environmental characteristics of the site and its surroundings. [22.19-3] [11.01-1L Low Density Buffer & 11.01-1L Green Wedge and Yarra River Corridor]
- The amenity of adjoining and surrounding properties is protected by ensuring that outbuildings are set back or developed appropriately to minimise visual bulk. [22.19-3] [11.01-1L]
- The removal of native vegetation and earthworks is minimised by ensuring that the outbuilding and associated access is appropriately sited. [22.19-3] [11.01-1L Low Density Buffer & 11.01-1L Green Wedge and Yarra River Corridor]
- The environmental impacts from clearing of native vegetation, increased access requirements, siting, proposed earthworks or environmental degradation associated with an outbuilding, do not detract from the environmental significance of the area. [22.19-3] [11.01-1L Low Density Buffer & 11.01-1L Green Wedge and Yarra River Corridor]
- The design, scale, external colour and finishes of outbuildings respects the character of the area, by addressing the following:
 - The use of reflective building materials such as zincalume is discouraged; and [22.19-3] [11.01-1L Low Density Buffer & 11.01-1L Green Wedge and Yarra River Corridor]
 - The use of muted tones on external surfaces is encouraged. [22.19-3] [11.01-1L Low Density Buffer & 11.01-1L Green Wedge and Yarra River Corridor]
 - Appropriate mature screen planting is utilised to reduce the visual impact of the outbuilding from the adjoining and surrounding properties and from the road. [22.19-3] [11.01-1L Low Density Buffer & 11.01-1L Green Wedge and Yarra River Corridor]
 - Development of outbuildings that have a greater floor space or height than the existing dwelling, is not supported. [22.19-3] [11.01-1L]

22.19-4 Application requirements

An application for an outbuilding in the Low Density Residential Zone or the Rural Conservation Zone must be accompanied by the following information, as appropriate: [22.19-4] [59.04 and 59.13]

- A site analysis of the site and surrounding area including
 - The location of the existing or proposed dwelling and associated outbuilding(s); [22.19-4] [59.04 and 59.13]
 - Existing land uses and buildings and works on the site and adjoining properties; [22.19-4] [59.04 and 59.13]
 - Demonstration of the impact on effluent disposal and location of septic systems; [22.19-4] [59.04 and 59.13 – location of services]
 - Topography, existing vegetation and details of any proposed earthworks; [22.19-4] [Application requirement]
 - A floor plan to demonstrate how the outbuilding is to be used; and [22.19-4] [59.04 and 59.13]
 - Any other matters explaining the proposal and how it addresses this policy. [22.19-4]

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22.19-5 Decision guidelines

In assessing an application for the use and development of an outbuilding, the Responsible Authority will consider: [22.19-5] [Rule 1]

- The extent to which the application for an outbuilding meets the objectives and directions of this policy and the objectives and requirements of the Low Density Residential Zone, the Rural Conservation Zone and any other relevant State and Local planning provisions. [22.19-5] [Rule 1]

22.19-6 Policy references

Manningham City Council Development Guide: Outbuildings in the Low Density Residential Zone, October 2015. [22.19-6] [72.08]

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22.20 USE AND DEVELOPMENT IN THE RURAL CONSERVATION ZONE

This policy applies to use and development in the Rural Conservation Zone (except a dwelling or dependent person's unit). [22.20] [12.05-2L, 13.07-1L and 19.03-2L]

22.20-1 Policy basis

~~This policy builds on the Municipal Strategic Statement (MSS) objectives in Clause 21-03 Key Influences and Clause 21-07 Green Wedge and Yarra River Corridor, which recognise that Manningham's green wedge areas, which are predominantly within the Rural Conservation Zone, are a unique asset that must be protected from inappropriate uses that are incompatible with the environmental and landscape values that have been identified. [22.20] [02.01]~~

The environmental and landscape qualities of the green wedge are significant features of Manningham, with just over one-third (37.5 per cent) of the municipality supporting remnant indigenous vegetation. [22.20] [02.03-2]

~~Use and development has the potential to adversely impact on the landscape and environmental qualities of the area through increased levels of on-site activity, traffic generation, the emission of noise and light, visual clutter and the removal of native vegetation. [22.20] [Rule 8 – these points are picked up more specifically through the strategies below]~~

~~Opportunities exist to support discretionary use and development, including commercial and tourism related uses that respond to, enhance and reinforce the environmental and biodiversity values of the Rural Conservation Zone, and minimise the removal of native vegetation and other landscape impacts. [22.20] [Already covered in earlier paragraph]~~

22.20-2 Objectives

- To provide for use and development that protect the environmental, cultural and landscape values of the Rural Conservation Zone. [22.20] [Covered in plan to clause]
- To facilitate use and development in the Rural Conservation Zone that is compatible with the surrounding area. [22.20] [11.01-1L Green Wedge]
- To minimise the loss of amenity and privacy to people living in the Rural Conservation Zone. [22.20]
- To ensure use and development in the Rural Conservation Zone is appropriately serviced. [22.20]

22.20-3 Policy

It is policy to assess use and development in the Rural Conservation Zone against the following criteria, as relevant:

General:

- Provide for adequate waste collection and disposal. [22.20] [11.01-1L]
- Require that utility services (including gas, electricity, potable water and reticulated sewerage) be available to the site. [22.20] [11.01-1L]
- Ensure an adequate effluent disposal system is provided where reticulated sewerage is not available. [22.20] [11.01-1L]

~~Environment:~~

- Replace canopy trees or native vegetation removed as part of the development. [22.20] [11.01-1L Green wedge]
- Respect the character and cultural heritage of the area. [22.20] [11.01-1L Green wedge]
- Integrate development into the surrounding landscape. [22.20] [11.01-1L]
- Discourage buildings and works, including earthworks, that detrimentally impact waterways and drainage lines, habitat and wildlife corridors and, natural systems and landscapes. [22.20] [11.01-1L]

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- Locate infrastructure such as drainage, reticulated sewerage and utilities to minimise earthworks and vegetation removal. [22.20] [11.01-1L]

Traffic, carparking and access:

- Avoid access road widenings that would result in the loss of significant roadside vegetation. [22.20] [11.01-1L]
- Ensure the road network has sufficient capacity to carry the additional volumes of traffic generated by the proposal, including at peak times. [22.20] [11.01-1L]
- Encourage only one vehicle entry point to limit the disruption of pedestrian movements and minimise earthworks. [22.20] [11.01-1L]
- Encourage the retention of the existing entry point to provide access. [22.20] [11.01-1L]
- Ensure car parking areas and accessways are sealed and drained. [22.20] [19.03-2L]
- Design car parking areas and accessways for vehicles to exit the site in a forward direction, including waste collection, tourism and commercial vehicles. [22.20] [15.01-1L green wedges]
- ~~Design vehicle and pedestrian movements within the site and road network to be safe and convenient.~~ [22.20] [Covered in PPF]
- Locate car parking areas and accessways to minimise visual impacts within the public realm and adjoining and nearby privately-owned properties. [22.20] [11.01-1L]

Design and siting:

- Encourage development that respond to the site's aspect, topography, soils, waterways, vegetation and view lines. [22.20] [11.01-1L]
- Discourage buildings that break a horizon line to prevent silhouetting against the skyline. [22.20] [11.01-1L]
- Minimise the bulk, massing and prominence of buildings and structures by: [22.20] [12.05-2L]
 - Using articulated building design. [22.20] [11.01-1L]
 - Minimising sheer walls exceeding two storeys in height. [22.20] [11.01-1L]
 - Limiting retaining walls to a maximum height of 1.0 metre. [22.20] [11.01-1L]
 - Limiting batter slopes to a maximum gradient of 1:3. [22.20] [11.01-1L]
 - Minimising cut and fill by 'stepping' the finished levels of a development with the site's slope. [22.20] [11.01-1L]
- Use materials and finishes that blend with the natural environment. [22.20] [11.01-1L]
- **Development should:**
 - Avoid bright or contrasting colours in areas that are clearly visible from surrounding properties or roads. [22.20] [11.01-1L]
 - Avoid reflective materials [22.20]. [11.01-1L]
- Ensure development, including accessways and car parking areas, are set back a sufficient distance from the site's boundaries to allow existing vegetation to be retained and generous landscaping to be planted. [22.20] [11.01-1L]

Amenity and landscaping:

- Protect the amenity of nearby residents from adverse impacts by way of: [22.20] [13.07-1L]
 - Noise, odour, loss of privacy, traffic, car parking, lighting, signage or visual appearance. [22.20] [11.01-1L]
 - The location of waste disposal and storage facilities. [22.20] [11.01-1L]
- Ensure uses should not adversely affect the amenity of nearby residents by disturbance associated with hours of operation, frequency of events and expected numbers of visitors. [22.20] [11.01-1L]

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- Promote an interface that respects adjoining properties by: [22.20]
 - Providing appropriate noise attenuation measures that inhibit the transmission of noise from buildings, car parking areas and external plant equipment, including exhaust fans and air-conditioning units. [22.20] [11.01-1L]
 - Maintaining the privacy of adjoining residential properties through the sensitive siting and design of car parking areas, windows, doors, services areas, outdoor waste and storage areas and the use of appropriate techniques including the treatment of windows, screening, and landscaping techniques. [22.20] [11.01-1L]
 - Designing and siting lighting (including security lighting) to minimise light spill to adjoining properties. [22.20] [11.01-1L]
- Use native and indigenous species to landscape development and avoid the use of exotic species. [22.20] [12.05-2L]
- Promote a continuous corridor of landscaping and vegetation abutting road reserves. [22.20] [11.01-1L]

22.20-420/09/2019
C117mann**Application requirements**

In addition to the zone requirements, the following information is to be provided with an application to the satisfaction of the responsible authority as appropriate:

- A written statement with details about the proposed use including, but not limited to:
 - The number of staff, hours of operation, attendees, and number of car spaces provided. [22.20] [Application requirement]
 - Information regarding how the use will serve the needs of the local residential community. [22.20] [Application requirement]
 - A traffic and parking demand impact assessment. [22.20] [Application requirement]
- A site context assessment, outlining how the proposed development will respond to all the following: [59.13]
 - Existing land uses and buildings on the site and adjoining properties. [22.20] [59.13]
 - Any existing effluent disposal or septic systems. [22.20] [59.13]
 - Topography detailing any proposed earthworks. [22.20] [59.13]
 - Vehicle access and entry points on the site. [22.20] [59.13]
 - Existing vegetation and trees on the site, giving a justification for removal of any vegetation. [22.20] [Application requirement]

22.20-520/09/2019
C117mann**Decision guidelines**

In assessing an application for the use and development of a non-residential discretionary use, the responsible authority will consider the extent to which the application meets the objectives and direction of this policy. [22.20]

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Policy references

22.20-6
20/09/2019
C117mann

Manningham City Council (2011) Manningham Green Wedge Action Plan 2020, Manningham City Council, Doncaster. [22.20] [72.08]

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02.01 CONTEXT

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Proposed
CXX

Manningham is located 12 kilometres east of Melbourne's Central Activities District (CAD) and covers 114 square kilometres. It occupies the traditional land of the Wurundjeri people. [21.02-1]

Manningham begins at the confluence of the Yarra River and Koonung Creek which form the natural boundaries of the municipality. It is divided by the Mullum Mullum Creek into two distinct topographic and land-use areas and is in the Port Phillip and Westernport Bay catchment. [21.02-1] Bulleen Gateway is main gateway to Manningham and adjoins the Yarra Valley Parklands and the Yarra River. [22.10-1]

To the west of the municipality the *Urban Area* contains most development and is characterised by suburban scale development with some high density development. [21.02-1para4] [21.02-4para1] It is within Melbourne's urban growth boundary (UGB).

Land to the east of the municipality is the *Green Wedge and Yarra River Corridor*. This area is a unique asset, primarily rural residential in character and includes some agricultural enterprises, hobby farms and environmentally significant properties. It requires protection from uses incompatible with its environmental and landscape values. [21.07-1] [22.20-1]

Separating the two areas is the *Low Density Buffer Area* that forms a buffer between the *Green Wedge and Yarra River Corridor* and *Urban Area* and offers a choice for people who are seeking a more spacious and attractive environmental setting. [21.06-1]

About one third of Manningham's indigenous vegetation, which straddles the 'Highlands – Southern Fall' and 'Gippsland Plains' bioregions, remains. This is located primarily within the *Green Wedge and Yarra River Corridor* and along other waterways. [22.02-1] [21.02] [22.20-1]

The resident population is expected to increase to approximately 150,000 residents by 2036. This is an additional 25,000 residents above 2018 numbers. 10,000 new dwellings will be required to accommodate this population. [VIF, 2019]

The community is ethnically diverse, speaks many languages, has above average socio-economic standards and lives in a diverse range of household types. The median age is 43 years which is significantly older than the Greater Melbourne median age of 36 years. [21.02-3]

Manningham has a thriving business community. Most employment is generated by retailing, building and construction, tourism, business management, school education and personal services. [21.02-8] 80% of businesses in the city are small business, and more than one third of all business are home occupations.

Manningham is well known for its activity centres, including the regionally important Westfield Doncaster and The Pines Shopping Centre.

Industrial activity is limited with small industrial areas located in Bulleen, Templestowe and Doncaster which are predominantly used for light industrial purposes. [21.02-1] Agricultural accounts for 6% of the total land area, mainly used for orchards, vineyards and hydroponics. [21.02-1]

Manningham has a thriving tourism industry. Key attractions are wineries and local food producers along the *Green Wedge and Yarra River Corridor*, the Warrandyte Township and arts and cultural attractions, including the Heide Museum of Modern Art, Council's Manningham Gallery, Mia Mia Gallery and the Heidelberg School Artists Trail. [21.02-7]

Heritage places help form Manningham's identity and include buildings, precincts, trees and landscapes. [21.02-6]

Manningham has one of the largest networks of parks and public open space in metropolitan Melbourne. [21.02-11, 21.02-2] The Yarra Valley and its tributaries are the focus of the open space network and provide opportunities for environmental conservation. [21.02-11, 21.02-2]

Manningham has no rail based public transport and is highly dependent on the road network. Manningham is generally well serviced by community and development infrastructure, however the rural and low density residential areas of the municipality lack reticulated sewerage. [21.06-1]

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02.02 VISION

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Proposed
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The vision for Manningham is in the *City of Manningham Council Plan 2017-2021* and is for the municipality to be '*A liveable and harmonious City*'.

From a land use and development perspective, this vision means:

- The community will have access to high quality, responsive services, facilities and infrastructure, to meet changing needs. [Council Plan]
- Manningham will have reduced its carbon footprint as a result of facilitating Environmentally Sustainable Development. [21.04-1]
- A balance is achieved between lively activity areas supporting a healthy local economy and preserving our rural areas and abundance of open space. [21.04-]
- The natural environment and wildlife are protected and enhanced. [21.04-1]
- Encouraging equally accessible land use and development that achieves social interaction and cohesion, and the provision of safe and healthy environments that contribute to community enjoyment and well-being [21.14-1]

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02.03 STRATEGIC DIRECTIONS

02.03-1 Settlement

Settlement

Manningham has an established settlement pattern that broadly comprises three distinct settlement types: the *Urban Area*, the *Green Wedge and Yarra River Corridor* and the *Low Density Buffer Area* in between the two. [\[New framing sentence\]](#)

To the west of the municipality the *Urban Area* contains most of the development in the municipality and is characterised by suburban scale development with parts of high density development. [\[21.02-1para4\]](#) [\[21.02-4para1\]](#) It contains a hierarchy of Activity Centres and residential precincts and is where the bulk of commercial and industrial uses as well as the majority of residential development in the municipality is located. [\[21.02-1para5\]](#)

Within the *Urban Area*, the residential precincts comprise a variety of housing types including detached dwellings on large blocks, medium density housing and areas of higher density housing around activity centres and main roads. [\[21.03para11\]](#) 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. [\[21.02-4\]](#)

The Strategic Framework Plan at Clause 2.04 identifies preferred areas for medium and high density housing. Urban renewal is occurring, and each identified residential precinct provides for an appropriate scale of development in appropriate locations to reduce pressure for development in more sensitive areas. [\[21.03para14\]](#)

The east of the municipality, the *Green Wedge and Yarra River Corridor* predominately falls outside Melbourne's urban growth boundary and is within Melbourne's green wedge. It is characterised by undulating high quality landscapes and biodiversity and rural residential development. [\[21.02-12\]](#)

The township of Warrandyte consists of smaller allotments ranging from 750m² to 1,250m² while low density development is characteristic of housing in the township of Wonga Park, areas of Park Orchards and Donvale. [\[21.02-1para6\]](#) [\[21.03para7\]](#) Balancing competing interests between use of land for rural living, agricultural pursuits and biodiversity protection is challenging. [\[21.07-1\]](#)

Separating the *Urban Area* and the *Green Wedge and Yarra River Corridor* is the *Low Density Buffer Area* that provides a transitional zone between the higher density development to the west, and the *Green Wedge and Yarra River Corridor* to the east. The *Low Density Buffer Area* is characterised by undulating landform with prominent ridges, dissected by creeks and drainage lines. [\[21.03para8\]](#) [\[21.03para20\]](#)

There are pockets of commercial and mixed use within the *Urban Area*, particularly along main roads. Future development in these commercial areas must address and minimise the impact of the development on the existing streetscape and adjoining areas. [\[21.09-1\]](#)

Settlement strategic directions:

- Retain the established settlement pattern which transitions from suburban development west of Mullum Mullum Creek to agricultural and green wedge land to the east of the municipality and includes the following areas:

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- *Urban Area* where most residential development, commercial and industrial uses and community facilities are concentrated. [21.02-1para5]
- *Low Density Buffer Area* where [21.03para8] low density residential land acts as a buffer area between the suburban west and rural residential east. [21.06-2]
- The *Green Wedge and Yarra River Corridor* characterised by low scale rural residential development. [21.02-1para6]
- Protect the *Green Wedge and Yarra River Corridor* from pressure for further subdivision and more intensive urban development. [21.03]
- Ensure that areas removed from activity centres and main roads, as well as areas with predominant environmental or landscape features, are protected from higher density development [21.05-2]

Activity centres

Manningham has a hierarchy of Activity Centres that are shown on the Activity Centres and Industrial Areas Plan at Clause 2.04. [21.02-8] The Doncaster Hill and The Pines Major Activity Centres are the highest order activity centres in the municipality, supported by several neighbourhood activity centres dispersed across the *Urban Area*. [21.02-9para1]

Neighbourhood Activity Centres provide a limited mix of uses to meet local convenience needs. The focus is on supporting the viability of these centres and their evolution to meet the future needs of the community. [21.09-1] The activity centres located west of the Mullum Mullum Creek are a focus for increased medium density development. [21.09-1]

Local activity centres are located across the whole municipality and serve the local community in smaller walkable catchments. [21.09-1] Due to high vacancy rates there is often pressure to allow different uses within these centres. [21.09-1]

Activity centre strategic directions:

- Concentrate residential, commercial and community facility growth in the Doncaster Hill Major Activity Centre and The Pines Major Activity Centre. [21.09-1para4]
- Develop neighbourhood activity centres to service the needs of the local community and provide higher density residential opportunities compared with the surrounding suburban areas. [21.09-1para4]
- Discourage linear commercial development outside activity centres and existing commercial areas. [22.06-2]

02.03-2 Environment and landscape values

Biodiversity

Manningham is rich in biodiversity and supports a diverse range of indigenous flora, fauna and ecological vegetation communities, many of which are rare or threatened. Conservation and management of environmental assets is required to maintain this biodiversity as Manningham's environmental health is under pressure from development. Achieving a balance between maintaining ecosystem functions, protecting environmental and landscape characteristics from a range of threatening processes while accommodating changing housing needs is a key planning challenge. [21.05-1] [21.03] [21.02-1]

The bushland and rural character of Manningham, particularly to the east, is under threat from vegetation clearance for development, agriculture, pest plant and animal invasion, overgrazing, soil erosion, changes in hydrology and burning regimes, mismanagement and climate change. [21.07-1] [21.03]

Manningham contains thirty five different sites of biological significance which are linked and provide habitat corridors across the region. These are known as Core Conservation Areas and contain the highest quality habitat, biodiversity and rare and threatened species. [22.14-1]

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Manningham's *Green Wedge* and *Yarra River Corridor* areas contain the majority of Manningham's Sites of Biological Significance (Biosites) and supporting buffer habitat. The habitat defined by the biosites and associated buffer habitat constitutes the most important areas of remnant indigenous vegetation within the municipality. [22.07-1]

Buffer Conservation Areas have been identified around the Core Conservation Areas to maintain habitat links and protect the Core Conservation Areas from the impacts of development on their fringes. [21.05-1EL] These areas are shown in the Strategic Framework Plan at Clause 2.04 and the most important Core Conservation Areas are also protected by the Environmental Significance Overlays to ensure habitat and biodiversity is preserved. [22.14-1]

Areas with native trees and patches of native vegetation also occur outside of Core and Buffer Conservation areas. Whilst these areas may be of lesser environmental value or significance, they still have habitat values worthy of protection and provide landscape amenity and character. [22.02-1]

Along habitat corridors and within treed residential areas, maintenance of native tree cover, particularly the locally indigenous species, is an important requirement for facilitating wildlife movements. These movements are important for the survival of both the wildlife and many indigenous plants that rely on wildlife for pollination, seed dispersal or pest control. [21.06-1]

Biodiversity strategic directions are:

- Conserve biodiversity and retain native vegetation as wildlife habitat and corridors for wildlife movement: [21.07-5]
 - Along the Yarra River and other waterways. [21.07-5]
 - In Core Conservation Areas and Buffer Conservation Areas. [21.05-1EL]
 - In scattered trees, where they form links to identified areas of biodiversity, in residential areas. [21.05-1EL]
- Maintain native tree cover and habitat corridors, particularly the locally indigenous species, to facilitate wildlife movement. [21.06-1]
- Support an overall gain to native vegetation across Manningham over time. [21.03, 21.07-1]
- Ensure that development in areas with recognised environmental values are designed to minimise impacts to those values [21.05-5]

River corridors and waterways

The Yarra River, Mullum Mullum Creek, Koonung Creek, Jumping Creek and Andersons Creek are important waterways forming part of a larger regional network offering biodiversity conservation, open space and recreational opportunities. The *Green Wedge and Yarra River Corridor* includes public and privately owned land located and is identified as having high environmental and landscape values. [21.07-1] The Yarra River catchment is an environmental, recreational, cultural and tourist resource of regional importance. [21.02-2].

Manningham lacks reticulated sewerage systems in its low-density residential and green wedge areas, which has a significant impact on the municipality's waterways [21.12-1]

River corridor and waterways strategic directions:

- Protect and enhance the environmental, recreational and heritage values of Yarra River, Mullum Mullum Creek, Koonung Creek, Jumping Creek and Andersons Creek, their environs and their tributaries [21.06-6] taking into consideration topography, open space, habitat and fauna links. [21.07-1]
- Improve wetland, stream and waterway environments to conserve soils, ensure water quality, and avoid sedimentation. [21.06-6, 21.07-5]
- Maintain the flood flow characteristic of the Yarra River and its tributaries. [21.12-4]

Landscapes

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Manningham has a high quality landscape with view lines and vistas from elevated land towards the *Green Wedge and Yarra River Corridor*, Kinglake National Park, the Dandenong Ranges and the central Melbourne skyline. [21.06-5, 21.07-4, 21.08-1]

Because of the fragmented patchwork of native vegetation in Manningham, a substantial proportion of wildlife movements occur across the scattered trees that are distributed in residential areas that link the Core Conservation Areas. Maintaining the vegetated residential character of these areas is important for the maintenance of habitat for wildlife in Manningham. [21.05-1EL]

The *Green Wedge and Yarra River Corridor* areas have an attractive, undulating topography. The slopes and extensive vegetation cover contribute to the areas' landscape and environmental qualities. [21.07-1]

Landscape strategic directions:

- Promote development that is compatible with the landscape character of the area in the *Green Wedge and Yarra Corridor* and *Low Density Buffer Area*, taking account of landscape qualities, the pattern of vegetation, environmental values and bushfire risk. [21.06-5]
- Protect and enhance view lines and vistas. [21.07-4]
- Ensure that development in areas with recognised landscape values are designed to protect landscape character [21.05-5]

02.03-3 Environmental risks and amenity

Environmental risks

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

Landslip is also a major hazard which is caused by the combination of Manningham's undulating topography, vegetation cover and waterway catchment systems. [21.02-1] [21.02-12]

Drainage capacity requires improvement in some areas to accommodate flood events and increasing population. [21.12-4]

The Bushfire Management Overlay affects a significant portion of the municipality east of the Mullum Mullum Creek. [22.14-1]

Environmental risks strategic directions:

- Minimise the impact of flooding on property and community safety. [21.12-1]
- Discourage use and development that impacts on the role of land as an active floodway. [21.12-4]
- Encourage development that meets higher construction standards or utilises alternative treatments to address bushfire risk in preference to vegetation removal. [21.06-6]
- Protect environmental and landscape values in bushfire prone areas. [21.07-1]
- Avoid development, including vegetation removal, on land with slopes of greater than 20% [21.05-5]

Amenity

The residential zones in Manningham permit a range of non-residential uses that service local community needs. [22.05-1]

These non-residential uses have the potential to adversely impact on the amenity and character of an area [22.04-2, 22.05-2] through on-site activity, traffic generation, car parking, building design, the emission of noise, odour and light, and or visual disorder. [22.04-2, 22.05-2]

Manningham's small industrial pockets are located close to residential areas and managing these interfaces to minimise the detrimental impact on nearby residential areas and environment and landscape values is also important. [21.08-1]

Amenity strategic directions:

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- Avoid adverse impact on the amenity and character of residential areas as a result of non-residential uses. [22.04-2, 22.05-2, 21.05-6]
- Ensure appropriate acoustic quality within residential and work environments to improve the productivity and well-being of building occupants. [21.10-1, reworded]
- Ensure that the range of uses within mixed use developments are compatible [21.05-6] [21.09-6]

02.03-4 Built environment and heritage

Neighbourhood character

Manningham's high quality built and natural environment are its key strength. Improving the standard of residential design and promoting development that makes a positive contribution to the built and natural environments and Manningham's sense of place are priorities. [21.05-4] [22.01-1, amended] Increasing pressure for redevelopment, consolidation, higher density housing all affect the character and amenity of local neighbourhoods. [21.05-1]

The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings comprising mainly residential neighbourhoods of single and double story dwellings. This pattern of development is characterised by spaces between dwellings that provide opportunities for landscaping. [21.05-1] Within the *Urban Area*, four character precincts have been identified to recognise these patterns and guide the rate of growth and form of housing across the residential areas of the municipality. [21.05-1]

- Precinct 1: Residential Areas Removed from Activity Centres and Main Roads [21.05-1]
- Precinct 2: Residential Areas Surrounding Activity Centres and Along Main Roads. [21.05-1]
- Precinct 3: Residential Areas with Predominant Landscape Features. [21.05-1]
- Precinct 4: Post 1975 Residential Areas. [21.05-1]

The precincts are shown on the Strategic Framework Plan at Clause 2.04 and the Neighbourhood Character Precinct Plan at Clause 15.01-5L and seek to channel increased housing densities around activity centres and main roads where facilities and services are available. [21.05-1H]

Advertising signs are an important component of the built environment. While there is a need for the effective identification of businesses, a proliferation of signs, and signs that are poorly sited and designed, significantly detract from the attractiveness and amenity of the municipality. [22.07-1]

Neighbourhood character strategic directions:

- Support the preferred style and character of development in each of the identified neighbourhood character precincts in the *Urban Area* as described in Clause 15.01-5L. [21.05-1]
- Promote development that reinforces the distinctive character of Manningham's diverse range of environments. [22.01-1]
- Ensure the scale, form and appearance of all development responds to site opportunities and constraints and respects the height and massing of surrounding development. [22.01-1]
- Achieve design which is functional, safe, convenient, attractive, accessible and responsive to the site and surrounds. [22.01-2]
- Encourage well designed residential development that avoids adverse impacts on neighbours, the surrounding environment, streetscape and existing or preferred neighbourhood character. [21.05-1B]
- Provide landscaping to soften built form incorporating indigenous planting and canopy trees where possible. [21.09-3]

Subdivision

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There are limited opportunities for large scale subdivision in Manningham. A key issue for is inappropriate infill subdivision of smaller lots and effective subdivision design that responds to site opportunities and constraints. [21.05-1]

Current planning controls significantly limit scope for further subdivision of the *Green Wedge* and *Yarra River Corridor* areas. [21.07-1]

Subdivision strategic direction:

- Ensure subdivision and residential development suitably responds to site constraints such as infrastructure provision, vegetation, topography, waterways, landslip, bushfire, flooding and environmental or landscape significance. [21.06-1]
- Ensure subdivision in the *Green Wedge* and *Yarra River Corridor* suitably responds to land capability and constraints, adjoining land uses, environmental and landscape values and physical and community infrastructure. [21.07-1]
- Ensure subdivision integrates well with the neighbourhood, provides a functional environment and achieves energy efficient and environmentally sensitive layouts. [21.05-3]
- Ensure the upgrading or provision of appropriate infrastructure and open space as part of subdivision proposals. [21.05-3]

Sustainable development

Manningham is committed to Environmentally Sustainable Development (ESD), which recognises, values and protects the natural environment and ecological process on which life depends both now and in the future. [21.10-1] Critical to achieving this commitment is for development to meet appropriate environmental design standards relating to energy and water conservation, protecting human health and protecting and enhancing the built, natural and cultural environments [21.10-1] which incorporate current best practice, emerging technology and continuous innovation. [21.10-1]

Sustainable development strategic directions:

- Promote early consideration of environmental sustainability at the building design stage to achieve the following efficiencies and benefits:
 - Easier compliance with building requirements through passive design. [22.12-1]
 - Reduction of costs over the life of the building. [22.12-1]
 - Improved affordability over the longer term through reduced running costs. [22.12-1]
 - Improved amenity and liveability [22.12-1]
 - More environmentally sustainable urban form. [22.12-1]
 - Integrated water management. [22.12-1]
 - Improved urban ecosystem health. [21.10-1]
 - Improved energy performance of buildings. [21.10-2]

Heritage

Manningham's cultural heritage reflects the historical development of the municipality. Many culturally significant buildings, precincts, trees, landscapes and sites of archaeological significance have been identified and documented through heritage studies [22.03-1, 21.11-1] including the unique Warrandyte Townships Precinct. [21.11-1] Effectively managing the pressures to develop sites of cultural heritage significance, encouraging the retention of heritage fabric and managing the impact of development on land adjoining places of heritage significance [21.11-1] are key challenges. [21.11-1]

Opportunities to promote and enhance links with traditional aboriginal culture exist. The traditional owners of the land on which Manningham is located are the Wurundjeri tribe. [21.03]

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Heritage strategic directions:

- Preserve and enhance Manningham's cultural heritage. [21.11-4]
- Enhance cultural heritage through the retention and protection of significant buildings, precincts, trees and landscapes. [21.11-3]
- Discourage demolition and destruction of heritage places. [21.11-4]
- Conserve the unique heritage values of the Warrandyte Township Heritage Precinct. [21.11-4]
- Encourage development that preserve and enhance Manningham's cultural heritage [21.11-4]

02.03-5 Housing

In meeting future housing needs, the challenge is to provide for residential redevelopment in appropriate locations and to reduce pressure for development in more sensitive areas, in a manner that respects the residential character and amenity valued by existing residents. [21.05-1] While single detached dwellings will continue to represent the largest proportion of Manningham's housing stock, there will be a need for a greater mix of housing in the form of medium and higher density residential developments. Key redevelopment sites offer urban consolidation opportunities in well serviced areas and localities. [21.05-1H]

Most new housing will be located in the *Urban Area*. [New framing sentence]

Generally higher density housing is encouraged in close proximity to activity centres and along major roads and transport routes. [21.05-1H]

Further away from these facilities, a lower intensity of development is encouraged. A low residential density is encouraged in areas that have identified environmental or landscape features. [21.05-1H]

This low to mid-rise scale is also represented by many of the retail and commercial buildings within activity centres. Apartment living is becoming more common, particularly in Doncaster Hill, where some residential buildings are high rise (up to 10 storeys). [21.03]

Lower density housing is supported in the *Low Density Buffer Area*. [21.06-1] These locations are often constrained by land capability, environmental values, narrow and unsealed roads, lack of kerbs and channels and lack of convenient access to public transport and physical and community infrastructure. Development of housing in these areas is also constrained by the capacity to treat and contain effluent on site. [22.04-1]

There are few opportunities for additional housing development within the *Green Wedge and Yarra River Corridor*. Development is constrained by landscape character and environmental values, native vegetation, topography, landslip, wildfire, flooding, and cultural, environmental and landscape values and available physical and community infrastructure. [21.07-1]

Housing strategic directions:

- Support the consolidation of residential development in established urban areas to reduce pressure for development in more sensitive locations at the scale identified in the neighbourhood character precincts in the *Urban Area* as described in Clause 15.01-5L. [21.05-1] [21.05-1H]
- Maintain low density residential development to act as a buffer area between the residentially zoned *Urban Area* land and the semi-rural *Green Wedge and Yarra River Corridor*. [21.06-2]
- Support higher density housing in close proximity to activity centres, major roads and transport routes. [21.03]
- Promote the consolidation of lots to provide for a diversity of housing types and design options. [21.05-2]
- Encourage development of key redevelopment sites to provide a range of dwelling densities and lifestyle opportunities in a manner that responds to site constraints, demographic trends and the surrounding pattern of development, and infill residential development in support of urban consolidation. [21.05-1]

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- Promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhoods. [21.05-2]
- Provide group accommodation and retirement villages in locations close to activity centres, main roads and public transport networks. [22.04-2]
- Encourage development to be designed to respond to the needs of people with limited mobility. [21.05-2]

02.03-6 Economic Development

Commercial

There is increasing pressure for linear commercial development along main roads and for new commercial development to be located outside of activity centres. These types of developments impact on the viability of the existing activity centres and are often poorly located in terms of access to appropriate services and public transport [21.09-1]. Key challenges for Manningham's network of activity centres are to ensure that commercial development is contained within the activity centres and that existing centres remain vibrant, viable and sustainable into the future. [21.09-1]

Key challenges for Manningham's network of Neighbourhood activity centres are to ensure the provision of suitable community facilities, social services, public spaces and infrastructure to meet future needs, managing impacts to adjoining residential areas, ensuring the provision of appropriate car parking and traffic management arrangements, and the appearance of buildings, car parking and signage. [21.09-4]

Manningham contains an extensive range of eating and entertainment premises that reflect the diversity of the population. The preferred location is within activity centres, where they can enhance social and community interaction. [22.06-1]

Commercial strategic directions:

- Focus increased residential growth and development within Major and identified Neighbourhood Activity Centres. [21.09-1]
- Contain commercial development, including eating and entertainment premises, within activity centres so activity centres remain vibrant, viable and sustainable into the future. [21.09-1]

Industrial

Manningham has few areas zoned for industrial use and for this reason it is important industrially zoned land is used for industrial purposes rather than other uses to reduce the need to rezone further land to industrial in the future. [21.08-2]

The industrial areas in Bulleen and Templestowe are located within high quality landscapes and in close proximity to residential neighbourhoods and interface issues need to be carefully managed. [22.16-1]

The industrial area located within Doncaster Hill Activity Centre will be phased out over time, as the area is developed for higher density accommodation. [22.16-1]

Industrial strategic directions:

- Discourage the establishment of non-industrial uses within the industrial areas. [21.08-2]
- Consolidate industrial areas to minimise the need to rezone additional land for industrial purposes. [21.08-2]
- Discourage the further expansion of industrial uses within the Doncaster Hill Activity Centre to reduce conflicts with its function as an area for high density accommodation. [21.08-2]

Tourism

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Tourism in Manningham provides a diverse range of business and employment opportunities for residents and visitors. [21.13-1] Tourism features of Manningham are:

- Links to the Yarra Valley Region. [21.13-3]
- Historic and modern arts. [21.13-3]
- Arts/crafts enterprises. [21.13-3]
- Heritage and cultural assets. [21.13-3]
- Natural assets. [21.13-3]
- Aboriginal culture. [21.13-3]
- Quality food and wines. [21.13-3]

Tourism strategic directions:

- Promote Manningham's arts and culture, heritage, accommodation, food and wine, events and unique natural attractions. [21.13-3]
- Encourage innovative tourism proposals that maintain, protect and enhance the natural and cultural heritage of Manningham. [21.03]
- Support tourism opportunities that meet the needs of the local and business community. [21.13-3]
- Support tourism initiatives in the *Green Wedge and Yarra River Corridor* that complement local communities, surrounding land uses and natural resources. [21.13-1]

02.03-7 Transport

The municipality is currently serviced by a single mode of public transport, bus. [21.12-1] 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. [21.02-2]

There are a number of major existing on-road and off-road routes throughout the municipality, that make up the existing Manningham bicycle network and are used by commuter and recreational cyclists. [21.12-1]

Doncaster Road is the main east-west arterial road and a major bus route. [21.12-1]

Transport strategic directions:

- Improve the public transport function of Doncaster Road. [21.12-1]
- Transform Doncaster Road to a tree-lined boulevard to improve pedestrian amenity, visual character and its local identity. [21.12-1]
- Manage the road network and public transport network to improve safety, access, mobility and minimise adverse environmental impacts. [21.03]
- Facilitate the location and development of transport hubs at or adjoining activity centres. [21.12-2]
- Encourage 'park and ride' and 'bike and ride' facilities and public transport linkages. [21.12-2]
- Improve accessibility to local and regional commercial, community and recreational facilities by: [21.12-3]

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- Promoting cycling and walking opportunities. [21.12-3]
- Providing safe bicycle routes and expanding the bicycle network. [21.12-3]
- Providing pedestrian trails to access local and regional destinations. [21.12-3]
- Provide physical access to buildings, services and facilities for people of all levels of mobility. [21.14-1]

02.03-8 Infrastructure

Open space

Manningham has approximately 20 square kilometres of open space. [21.02-11]

The improvement of the open space network and its linkages will add to cultural, interpretive and ecological values, and meet the changing needs of the community. [21.13-1]

Pressure for public access to open space areas with conservation values, the use of public open space for drainage purposes, increasing demand associated with higher density residential development and the development of open space for more intensive leisure and sporting activities requires management. [21.13-2]

Open space strategic directions:

- Provide a range of active and passive recreation opportunities in accordance with community needs that are readily accessible, conserve and enhance natural and cultural resources, contribute to the local economy and an amenable environment in which to live, work and visit for current and future generations. [21.13-1]
- Develop and continue to consolidate the important recreation, education and conservation role of key public open space areas. [21.13-2]
- Develop public open space of regional or municipal significance for the benefit of the whole community. [21.13-2]
- Reinforce the comprehensive network of bicycle paths, walking trails and horse riding trails within the open space network. [22.02-11] [21.12-3]
- Develop the open space network by both expanding and improving it with assistance from open space contributions. [21.12-3] [21.13-1]

Development infrastructure

Manningham has approximately 3000 properties that are not connected to the sewerage system in the *Low Density Buffer Area* and the *Green Wedge and Yarra River Corridor*. These properties are gradually being connected to the sewerage system. [21.12-4]

Many of Manningham's drainage systems were installed at a time when overland flows were not accounted for in their design capacity. [21.10-3] New infrastructure and the introduction of planning controls to mitigate the effects of flooding are required. Integrated Water Management systems are supported to manage risk from flooding. [21.10-3]

The undergrounding of services to all new development and subdivisions [21.12-1] is supported to maintain the visual character of Manningham. [21.14-3]

Development infrastructure strategic directions are:

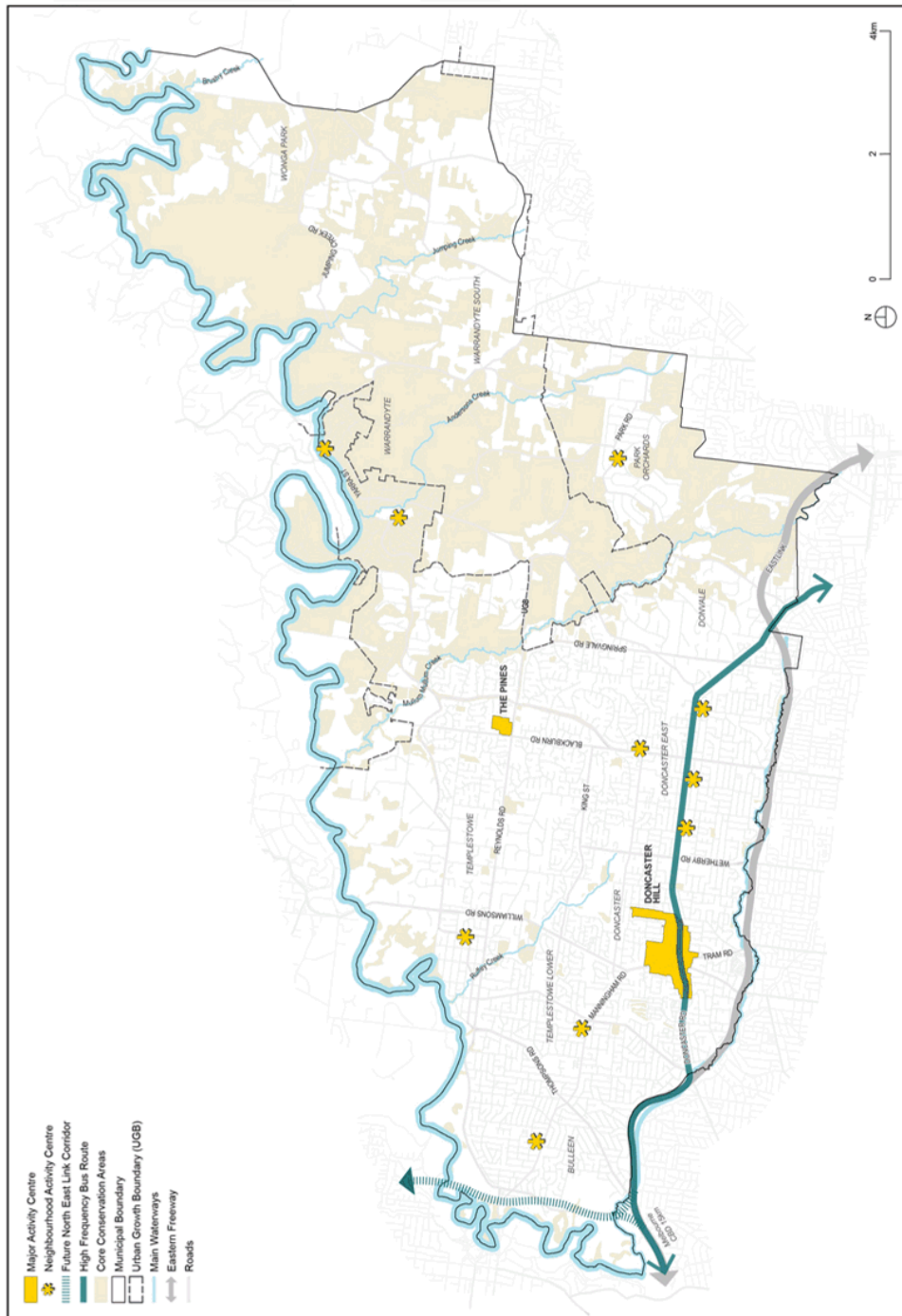
- Reduce the impact of inundation as a result of overland flows to property. [21.10-3]
- Connect all properties to the sewerage system. [21.12-4]

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2.04 STRATEGIC FRAMEWORK PLANS

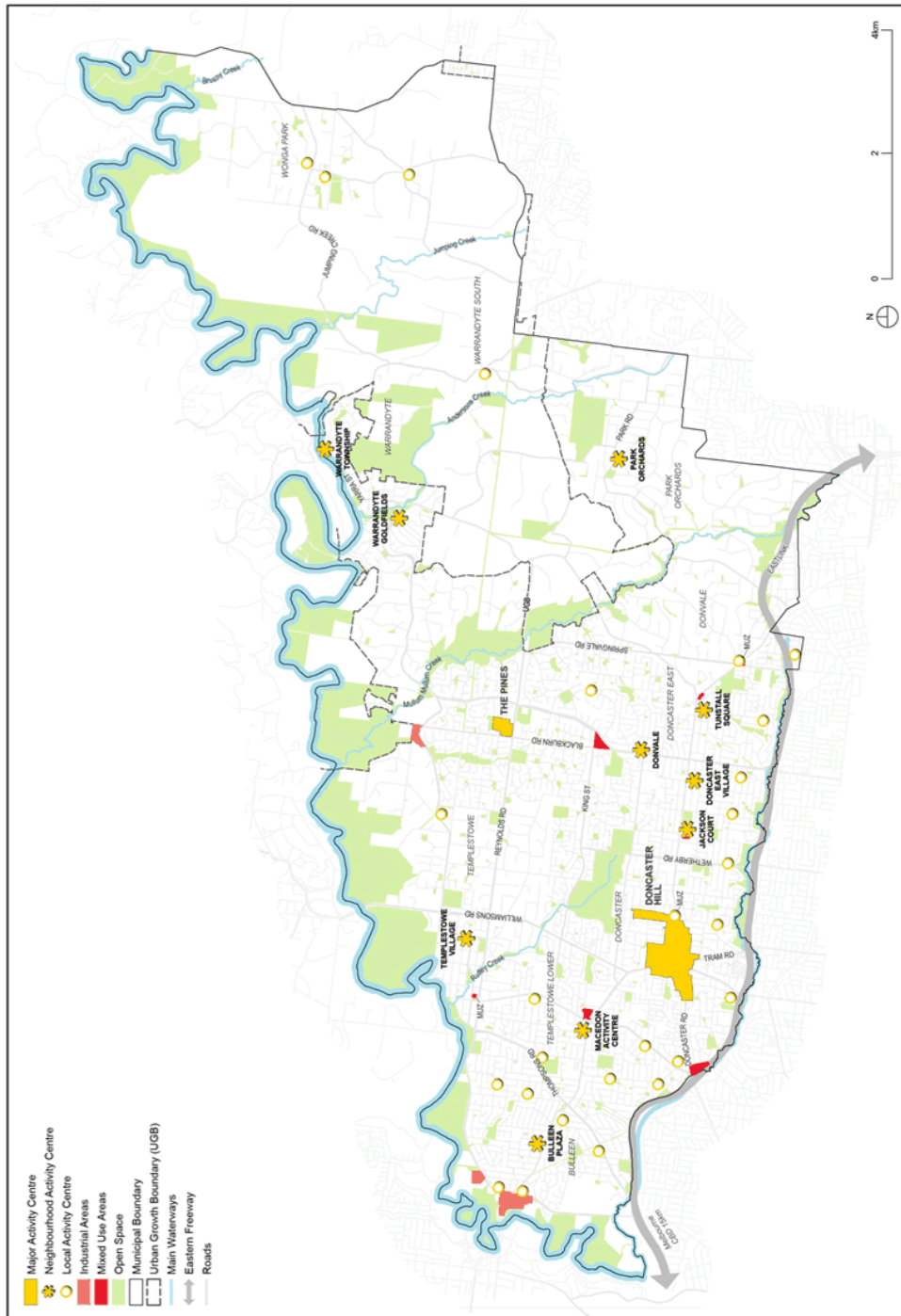
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Strategic framework plan



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Activity centre plan



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11.01-1L **Green Wedge and Yarra River corridor**

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Policy application

This policy applies to all land shown as the *Green Wedge and Yarra River Corridor* on the plan that forms part of this clause. [21.07-1]

Objective

To ensure that development:

- Minimises impacts on environmental, agricultural, landscape and scenic values. [21.07-2]
- Responds to environmental and infrastructure constraints. [21.07-2]
- Minimises the loss of amenity and privacy to people living near non-residential uses in the Rural Conservation Zone. [22.20]
- Provides responsive vehicle access and parking arrangements. [22.20]
- Is appropriately serviced. [22.20]

Land use strategies

Support the viability of existing agricultural activities. [21.07-1]

Support business activities that:

- Provide benefits to the local economy. [21.07-1]
- Incorporate best-practice sustainable land management techniques [21.07-1]

Support the establishment of a mix of sustainable, non-intensive agricultural uses. [21.07-6]

Encourage business opportunities, including tourism, that complement remnant bushland and the rural living environment. [21.07-6]

Encourage sustainable business opportunities which complement the scenic, landscape and environmental qualities of the area [21.07-6]

Ensure that commercial activity compliments and enhances the landscape, visual character and environmental significance of the area. [21.07-1]

Ensure business activities do not detrimentally impact upon residential amenity or environmental values. [21.07-6]

Maintain the existing character and patterns of development of the surrounding area. [21.07-2] [22.02-3]

Support development that enhances the areas biodiversity, soil, water and air quality, and native flora and fauna. [21.07-5]

Environment and landscape protection strategies

Protect landscape quality, view lines and vistas. [21.07-4]

Respect the character and cultural heritage of the area. [22.20]

Encourage development that respond to the site's aspect, topography, soils, waterways, vegetation and view lines. [22.20]

Ensure building design is site responsive, and building form responds appropriately to its landscape context [21.07-4] [21.07-4]

Avoid the creation of new lots on steeply sloping land. [21.07-3]

Design building envelopes to limit the impacts of development on the environment, cultural and landscape qualities, bushfire risk, topography and watercourses. [21.07-6]

Avoid the construction of buildings on ridgelines or where they break a horizon line to prevent silhouetting against the skyline. [21.07-4] [22.20]

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Minimise the extent of earthworks. [21.07-4]

Enhance natural drainage lines. [21.07-4]

Integrate development into the surrounding landscape so it appears subordinate to the landscape. [22.20]

Discourage development where it will result in the loss of productive rural land. [21.07-3]

Discourage buildings and works, including earthworks, that detrimentally impact drainage, habitat and wildlife corridors, waterways, natural systems and landscapes. [22.20]

Minimise impacts on adjacent State Parks and other conservation reserves through responsive siting and design of development including landscaping. [21.07-4]

Setback development, including accessways and car parking areas, from site boundaries to allow existing vegetation to be retained and generous landscaping to be planted. [22.20]

Encourage the use of colours, materials and finishes that blend with the natural environment, avoiding: [22.20]

- Bright or contrasting colours where clearly visible from surrounding properties or roads. [22.20]
- Reflective materials. [22.20]

Encourage the retention of native vegetation. [21.07-4]

Replace canopy trees or native vegetation removed as part of development. [22.20] [

Encourage development to minimise the removal, destruction, or lopping of native vegetation, including the extent and location of accessways, car parking areas and infrastructure. [22.20]

Discourage signs within the viewshed of the Yarra River. [22.07-3]

Support the use of native and indigenous species to landscape development. [22.20]

Avoid the use of exotic species. [22.20]

Promote a continuous corridor of landscaping and vegetation abutting road reserves. [22.20]

Promote the revegetation of cleared areas or gaps in habitat corridors with indigenous species. [21.07-5]

Avoid accessways and road widenings that would result in as loss of significant roadside vegetation. [22.20]

Environment and landscape protection policy guidelines

Consider as relevant:

- Avoiding the creation of new lots on slopes of greater than 20%. [21.07-3]
- Minimising the bulk, massing and prominence of buildings and structures by: [22.20]
 - Using articulated building design. [22.20]
 - Minimising sheer walls exceeding two storeys in height. [22.20]
- Minimising the extent of earthworks associated with housing development and associated infrastructure [21.07-2]
- Limiting retaining walls to a maximum height of 1.0 metre. [22.20]
- Limiting batter slopes to a maximum gradient of 1:3. [22.20]
- Minimising fill by ‘stepping’ the finished levels of a development with the site’s slope. [22.20]
- Minimising the impact of the proposed development on the surrounding existing land uses and buildings on the site and adjoining properties. [22.20-4]
- Siting the development to avoid impacts on existing effluent or septic systems in the vicinity. [22.20-4]
- Avoiding the removal of vegetation if it can’t be justified in the context of the existing environment and landscape character of the area. [22.20-4]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**Residential amenity strategies**

Encourage uses that will provide a useful service to the local residential community. [22.20]

Provide appropriate noise attenuation measures that inhibit the transmission of noise from buildings, car parking areas and external plant equipment, including exhaust fans and air-conditioning units. [22.20]

Minimise odour impacts. [22.20]

Minimise the noise and safety impacts of traffic movements and carparking. [22.20]

Minimise disturbance associated with hours of operation, frequency of events and expected number of staff and visitors. [22.20]

Minimise visual clutter including signs. [22.20]

Design and site lighting, including security lighting, to minimise light spill to adjoining properties. [22.20]

Design and site windows, doors and services areas sensitively. [22.20]

Use window treatments, screening, and landscaping techniques to maintain amenity and privacy. [22.20]

Locate car parking areas, accessways and waste and storage facilities to minimise visual impacts within the public realm and adjoining properties. [22.20]

Outbuildings in the Rural Conservation Zone strategies

Support outbuildings that are used for purposes ancillary to the domestic use of the dwelling or the residential activities conducted on the property. [22.19-3]

Minimise the number of outbuildings, to reduce the scattered visual impact of buildings on the landscape. [22.19-3]

Locate outbuildings close to the dwelling. [22.19-3]

Ensure outbuildings utilise existing accessways provided for the dwelling, unless it can be demonstrated that a second accessway to the outbuilding avoids or minimises earthworks and vegetation removal. [22.19-3]

Minimise the removal of native vegetation and earthworks by ensuring the outbuilding and any associated access is appropriately sited. [22.19-3]

Ensure that environmental impacts from clearing of native vegetation, increased access requirements, siting, earthworks or environmental degradation associated with an outbuilding do not detract from the environmental significance of the area. [22.19-3]

Discourage outbuildings, other than a carport, from being located within the primary street frontage. [22.19-3]

Design outbuildings to minimise visual bulk and protect the amenity of adjoining and surrounding properties. [22.19-3]

Site outbuildings to reinforce and be respectful of the landscape and environmental characteristics of the site and its surroundings [22.19-3]

Ensure design, scale, external colour and finishes of outbuildings respects the character of the area by:

- Discouraging the use of reflective building materials such as zincalume. [22.19-3]
- Encouraging the use of muted tones on external surfaces. [22.19-3]
- Utilising mature screen planting to reduce the visual impact of the outbuilding from the adjoining and surrounding properties and from roads. [22.19-3]

Avoid siting outbuildings on hill-tops and ridgelines except where they are screened from other properties and roads and will not be prominent in the landscape. [22.19-3]

Avoid outbuildings that have a greater floor space or height than the existing dwelling. [22.19-3]

Avoid locating outbuildings over any easements without prior approval from Council or the relevant authority responsible that benefits from the easement. [22.19-3]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**Outbuildings policy guideline**

Consider as relevant:

- Locating outbuildings below the alignment of ridgelines to ensure silhouetting against the skyline does not occur and to allow buildings to blend into the natural landscape, with the elevated ridgeline providing the appropriate backdrop. [22.19-3]

Subdivision strategies

Discourage subdivision which would result in fragmentation or the loss of productive agricultural land. [21.07-3]

Ensure that subdivision adopts ecologically sustainable design principles. [21.07-3]

Infrastructure and services strategies

Limit new vehicle crossovers to minimise earthworks and disruption to pedestrian movements and earthworks. [22.20]

Provide for adequate waste collection and disposal. [22.20]

Provide for utility services (including gas, electricity, potable water and reticulated sewerage) on the site. [22.20]

Ensure an adequate effluent disposal system is provided where reticulated sewerage is not available. [22.20]

Ensure the road network has sufficient capacity to carry the additional volumes of traffic generated by the proposal, including at peak times. [22.20]

Infrastructure and services policy guidelines

Consider as relevant:

- Allowing a maximum of one vehicle entry point to each property. [22.20]
- Retaining any existing vehicle entry point to provide access. [22.20]
- Designing car parking areas and access ways to be sealed and drained. [22.20]
- Designing commercial car parking areas and access ways to provide for vehicles to exit the site in a forward direction, including waste collection, tourism and commercial vehicles. [22.20]

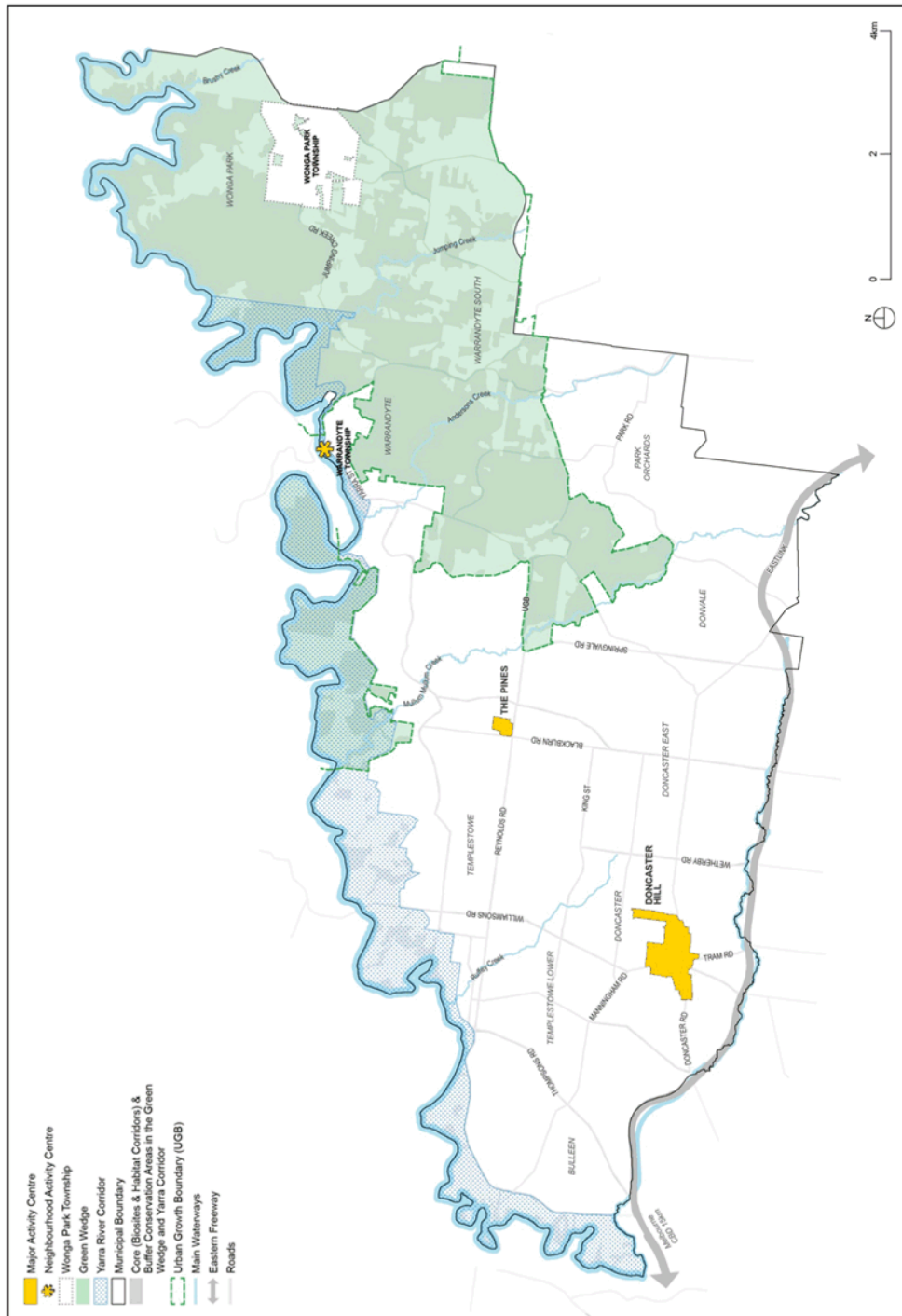
Policy Documents

Consider as relevant:

- *Manningham Green Wedge Action Plan 2020* (Manningham City Council, 2011).
- *Manningham Green Wedge Infrastructure - Site Responsive Design Guide* (Manningham City Council, 2013).
- *Manningham Green Wedge Land Capability Study* (Agricultural Services Victoria Pty Ltd, 2004).
- *Manningham Green Wedge Strategy* (Manningham City Council, 2004).

MANNINGHAM PLANNING SCHEME
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Green Wedge and Yarra River Corridor



MANNINGHAM PLANNING SCHEME
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11.01-1L Low density buffer area

Policy application

This policy applies to all Low Density Residential Zone land shown as the *Low Density Buffer Area* on the plan that forms part of this clause.

Objective

To maintain the *Low Density Buffer Area* that is characterised by undulating landform with prominent ridges, dissected by creeks and drainage lines to provide for: [21.06-1p1split]

- A buffer between the ‘*Green Wedge and Yarra River Corridor*’ and ‘*Urban Area*’. [21.06-1p1split]
- Development that is responsive to the environmental values and landscape character of the area. [21.06]
- Housing choices for people who are seeking a more spacious and attractive environmental setting. [21.06-1p1split]

Non residential use and development strategies

Ensure the site is serviced by reticulated sewerage. [22.05-3]

Require access to the site to be by a sealed main road with existing kerb and channel. [22.05-3]

Avoid development on sites that are constrained by slope, significant vegetation cover, drainage lines and highly visible ridgelines or hilltops. [22.05-3]

Avoid significant earthworks in order to facilitate the development. [22.05-3]

Landscape character and environment strategies

Support development that is responsive to the identified environmental values and landscape character of land. [22.05-3]

Retain existing trees. [21.06-5p5 split] [21.06-5p13split] [21.06-5p2 split] [21.06-6p3]

Support use and development that does not adversely impact on the biodiversity or other environmental values of the land. [21.06-2p60] [21.06-1p3split] [21.06-2p5]

Ensure use and development adjacent to State Parks and other conservation reserves does not intrude on the environmental and conservation values of those places. [21.06-6p29]

Encourage use and development to use alternative treatments to address bushfire risk in preference to vegetation removal. [21.06-5p8] [21.06-6p23]

Protect landscape quality, view lines and vistas. [21.06-5p6]

Preserve natural drainage lines. [21.06-5p4 split]

Improve the extent, condition and connectivity of habitat. [21.06-6p14]

Protect native vegetation, including vegetation in roadsides, wetlands, drainage lines, streams and waterway environments, as wildlife habitat and as corridors for flora and fauna. [21.06-6p17] [21.06-6p18] [21.06-6p20] [22.19-3]

Require use and development and landscaping to protect and enhance wildlife corridors particularly along the Yarra River and Mullum Mullum, Ruffey and Anderson Creeks and tributaries. [21.06-6p21]

Encourage the removal of weed species in areas where they have no cultural and heritage landscape significance. [21.06-6]

Ensure that landscaping, including replacement trees, complements the character of the area. [21.06-5p13 split] [21.06-5p5 split]

Low density character strategies

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Ensure housing development is responsive to identified environmental values and landscape character. [21.06-1]

Maintain the low density character of the area. [21.06]

Retain the predominance of single dwellings on allotments. [21.06-2p11split]

Support use and development that does not adversely impact on the landscape character. [21.06-2p6] [21.06-1p3split] [21.06-2p5]

Maintain the preferred character of the *Low Density Buffer Area* by retaining:

- Existing tree cover. [21.06-1p5split]
- Native vegetation cover. [21.06-1p5split]
- Pine and cypress tree cover in Park Orchards, Templestowe and Donvale/Doncaster East in the areas identified on the plan to this clause. [21.06-1p5split]

Ensure non-residential uses minimise impacts on the residential amenity and character. [21.06-7p1] [21.06-7p3] [21.06-7p5]

Avoid rezoning land to allow for more intensive development. [21.06-2]

Design strategies

Design residential development to respond to the particular characteristics of the site including vegetation, infrastructure provision, topography, waterways, landslip, wildfire, flooding and environmental or landscape significance. [21.06-1]

Discourage the use and development of land for a second dwelling except where a second dwelling is attached by roof, walls and floor. [21.06-2p12]

Ensure that buildings are set back from property boundaries to provide for landscaping including canopy trees. [21.06-6p24]

Design development to provide a high level of internal amenity for residents. [21.05-4]

Minimise visual impact by locating development away from ridgelines and exposed slopes, incorporating screening treatments and using non-obtrusive materials and colours. [21.06-5p9]

Ensure development does not protrude above the prevailing height of the tree canopy. [21.06-5p12]

Ensure that the siting of development on sloping sites minimises the extent of earthworks. [21.06-2]

Avoid development, including vegetation removal and creation of new lots, on land with slopes greater than 20 percent. [21.06-5p11] [21.06-4p17] [21.06-6p27]

Ensure that use and development on sloping sites adopts design techniques that minimise earthworks and building bulk. [21.06-5p10]

Provides adequate, on-site car parking and loading areas for residential development. [21.06-1]

Design policy guidelines

Consider as relevant:

- Screening car parking and loading areas from the street and adjoining land to protect the privacy and amenity of adjoining dwellings. [21.06-1] [21.06-7p6]

Outbuildings strategies

Support outbuildings that are used for purposes ancillary to the domestic use of the dwelling or the residential activities conducted on the property. [22.19-3]

Minimise the number of outbuildings, to reduce the scattered visual impact of buildings on the landscape. [22.19-3]

Locate outbuildings close to the dwelling. [22.19-3]

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Ensure outbuildings utilise existing accessways provided for the dwelling, unless it can be demonstrated that a second accessway to the outbuilding avoids or minimises earthworks and vegetation removal. [22.19-3]

Minimise the removal of native vegetation and earthworks by ensuring the outbuilding and any associated access is appropriately sited. [22.19-3]

Ensure that environmental impacts from clearing of native vegetation, increased access requirements, siting, earthworks or environmental degradation associated with an outbuilding do not detract from the environmental significance of the area. [22.19-3]

Discourage outbuildings, other than a carport, from being located within the primary street frontage. [22.19-3]

Design outbuildings to minimise visual bulk and protect the amenity of adjoining and surrounding properties. [22.19-3]

Site outbuildings to reinforce and be respectful of the landscape and environmental characteristics of the site and its surroundings [22.19-3]

Ensure design, scale, external colour and finishes of outbuildings respects the character of the area by:

- Discouraging the use of reflective building materials such as zincalume. [22.19-3]
- Encouraging the use of muted tones on external surfaces. [22.19-3]
- Utilising mature screen planting to reduce the visual impact of the outbuilding from the adjoining and surrounding properties and from roads. [22.19-3]

Avoid outbuildings that have a greater floor space or height than the existing dwelling. [22.19-3]

Avoid locating outbuildings any easements without prior approval from Council or the relevant authority responsible that benefits from the easement. [22.19-3]

Outbuildings policy guideline

Consider as relevant:

- Locating outbuildings below the alignment of ridgelines to ensure silhouetting against the skyline does not occur and to allow buildings to blend into the natural landscape, with the elevated ridgeline providing the appropriate backdrop. [22.19-3]

Traffic and carparking strategies

Ensure the intensity of use and development does not detrimentally impact on the capacity or safety of the existing local road network [21.06-1p6 split] characterised by narrow roads, single lane and unsealed roads, well-vegetated road verges, unmade kerbs and channels and no footpaths. [21.06-1p6 split] [21.06-3p1] [21.06-3p2] [21.06-3p5] [21.06-3p6] [21.06-3p10]

Provide all carparking associated with the development on site. [21.06-1p6 split] [21.06-3p3] [21.06-3p8]

Require access to the site, including to the primary use and any ancillary uses, to be via to a single crossover unless a second driveway avoids or minimises earthworks or vegetation removal. [21.06-3p7] [22.19-3]

Encourage the use of pervious surfaces in the design of on-site access and carparking, including areas designated for vehicle manoeuvring. [21.06-3p9]

Design buildings and works to allow for on-site vehicle manoeuvring. [21.06-3p11]

Infrastructure strategies

Retain effluent on site. [21.06-7p7]

Ensure the development does not exceed the servicing capacity of the land. [21.06-7p4]

Ensure that sediment run-off is contained on site. [21.06-6p19]

Locate effluent envelopes to minimise environmental impacts. [21.06-6p26]

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Infrastructure policy guidelines:

Consider as relevant:

- Using biological filtration systems along drainage systems. [21.06-6p28]

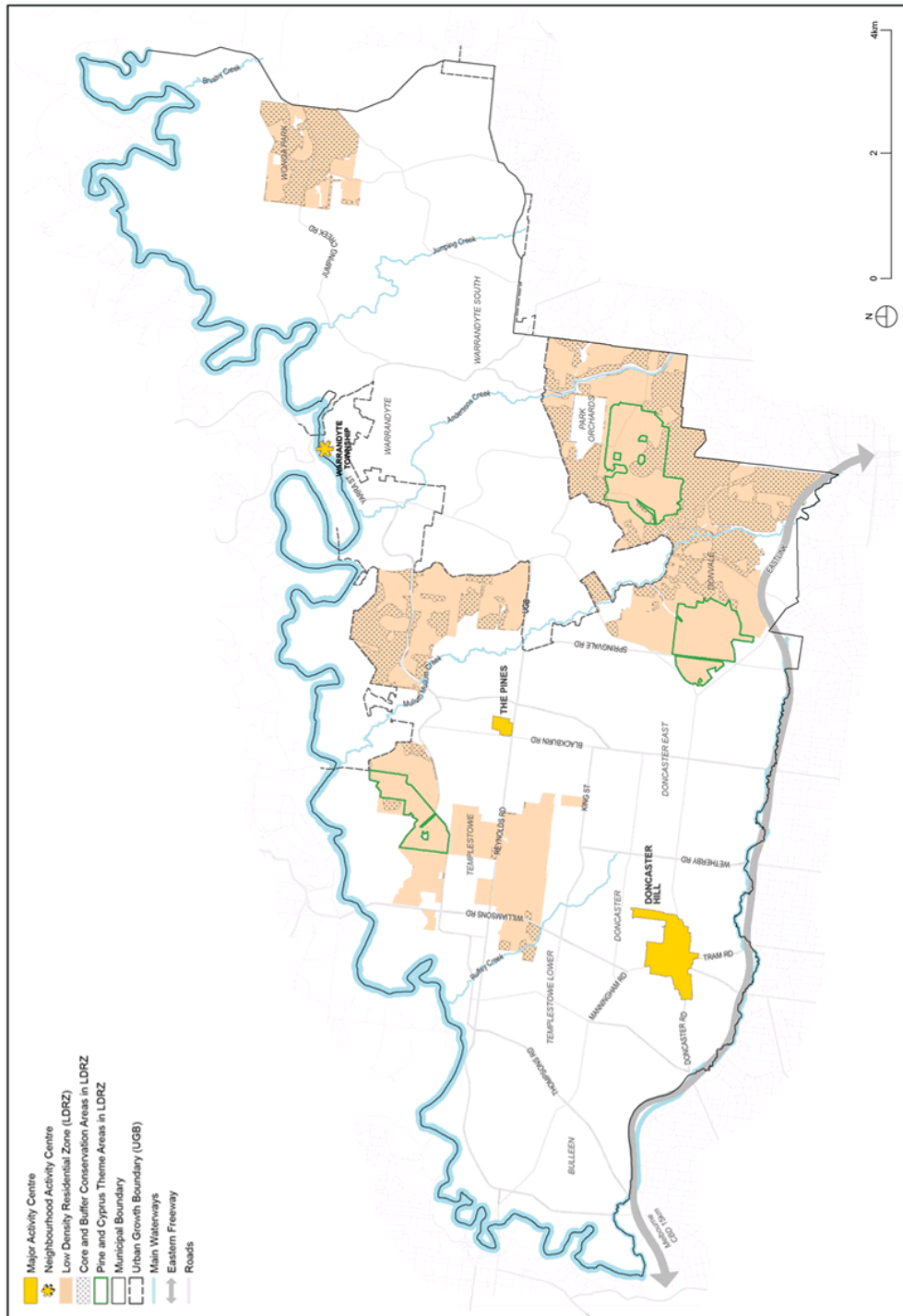
Policy documents

Consider as relevant:

- *Outbuildings in the Low Density Residential Zone* (Manningham City Council, 2015)
- *Development Guide for Areas of Environmental and Landscape Significance* (Manningham City Council, 2011)

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Low Density Buffer Area



MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**11.01-1L Settlement****Policy application**

This policy applies to all land in the municipality in line with the settlement typologies show on the Settlement Framework Plan that forms part of this clause.

Strategies

Concentrate most residential, commercial, community and residential uses in the *Urban Area* as follows:

- Substantial residential, commercial and community facility growth in the Doncaster Hill and The Pines major activity centres.
- Substantial residential growth in Precinct 2 Residential Areas Surrounding Activity Centres and along Main Roads.
- Moderate residential, commercial and community facility growth in the neighbourhood activity centres identified in the Settlement Framework Plan.
- Incremental growth in Precinct 1 Residential Areas Removed from Activity Centres and Main Roads.
- Incremental growth in Precinct 4 Post 1975 Residential Areas.
- Incremental growth of other commercially and industrially zoned areas.
- Limited growth in Precinct 3 Residential areas with Predominant Landscape Features where protecting the environmental character area is the priority.

Protect the *Green Wedge and Yarra River Corridor* from the impacts of urban growth.

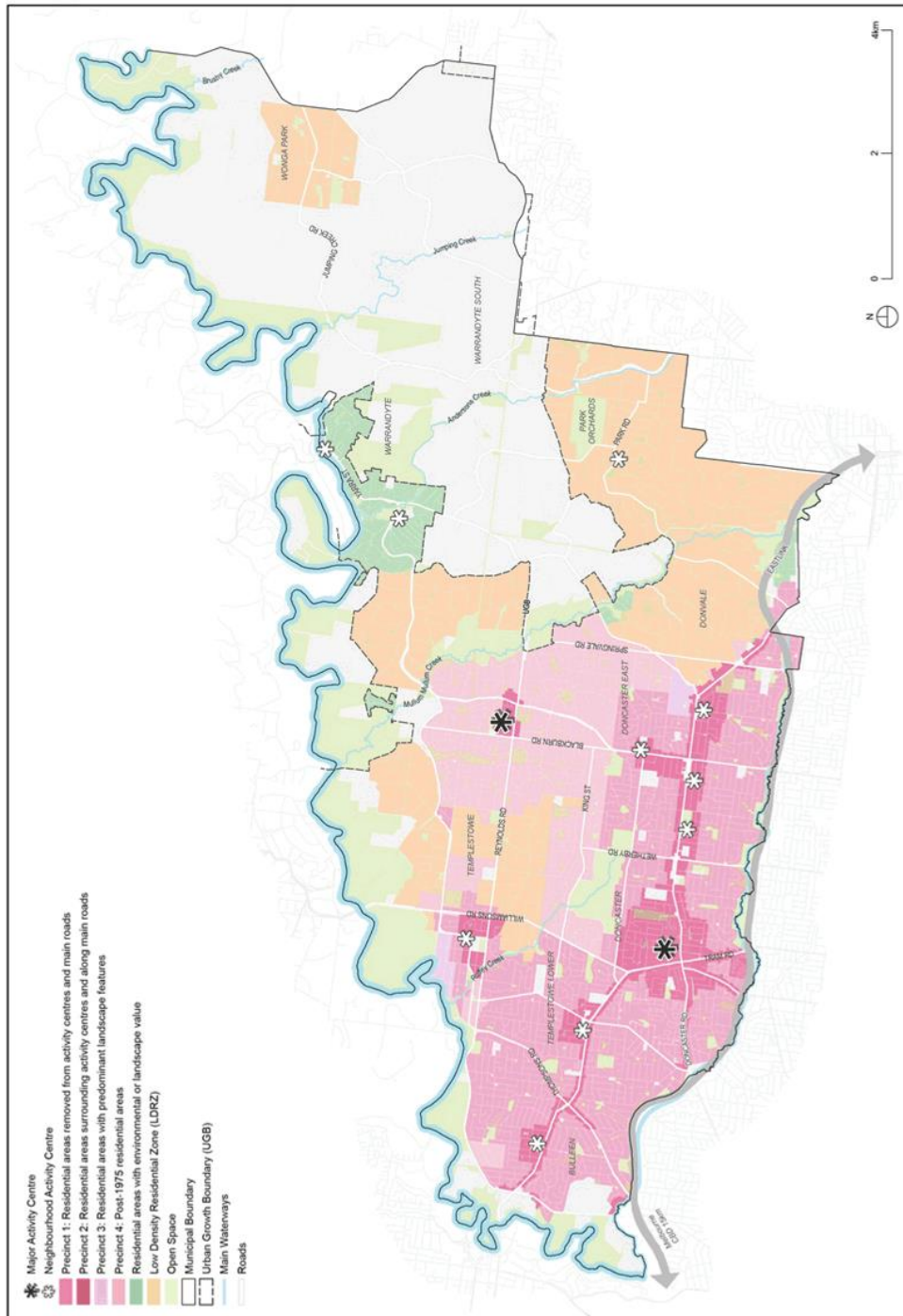
Maintain low density development adjacent to the Urban Growth Boundary to protect the *Green Wedge and Yarra River Corridor* and form a buffer to the *Urban Area*.

Retain the existing bushland character of Warrandyte Township and the Hillcrest Area, Donvale.

Preserve the existing low density settlement patterns in the township of Wonga Park.

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Settlement Framework Plan



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11.03-1L Activity centres

Policy application

This policy applies to the activity centres identified in the Manningham activity centre hierarchy table that forms part of this clause and as shown on the Activity centre plan at Clause 2.04.

General strategy

Support use and development that reinforces the role and function of each centre in the context of the activity centre hierarchy table below:

Classification	Activity centre name
Major activity centre	Doncaster Hill The Pines
Neighbourhood activity centre	Donburn Tunstall Square Jackson Court Templestowe Village Macedon Activity Centre Doncaster East Village (including Devon Plaza) Bulleen Plaza Park Orchards Warrandyte Township Warrandyte Goldfields
Local activity centre	Horsfall Street Shops Feathertop Avenue Shops Village Avenue Shops Stutt Avenue Shops Chatsworth Quadrant Shops Ayr Street at Outhwaite Avenue Shops Lillian Street Shops Ayr Street at Lindsay Street Shops Highview Drive Shops Renshaw Street at Wetherby Road Shops Rosella Street Shops Paula Crescent at Tunstall Road Shops Leeds Street Shops Yarra Road at Brysons Road Shops Worrell Street Shops Mitcham Road at McGowans Road Shops Doncaster Road at JJ Tully Drive Shops

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Classification	Activity centre name
	Templestowe Road at Bridge Street Shops
	Thompsons Heights Shops
	Bulleen Road Shops
	Fullwood Parade Shops
	Jumping Creek Road Shops
	Launders Avenue Shops
	Mosssdale Court Shops
	Newmans Road Shops
	Katrina Street Shops
	Ringwood-Warrandyte Road
Other commercial and mixed use areas	Corner of Manningham Road and High Street, Doncaster
	Anderson Creek Road, Doncaster East
	Doncaster Park and Ride

Neighbourhood activity centre strategies

Support development in neighbourhood activity centres that:

- Provides community hubs and meeting places for local residents. [21.09-1]
- Provides a range of social and recreational facilities. [21.09-1] Achieves high quality urban design which promotes a sense of place, community identity, social interaction and a safe environment. [21.09-4]
- Incorporates high quality and contemporary built form. [21.09-4]
- Improves functionality, accessibility, safety, social interaction, promotes sustainability, and addresses scale and identity through site responsive design. [21.09-1]
- Achieves active street frontages. [21.09-4] Provides car parking at the rear, side or underneath buildings in a way that responds to landform and surrounding development. [21.09-4] Ensure public spaces provide a high standard of amenity, convenience, accessibility and safety [21.09-4]

Support the provision of quality community services and facilities in proximity to and within Neighbourhood Activity Centres. [21.09-4]

Encourage the establishment of community facilities in or adjacent to Neighbourhood Activity Centres to encourage social interaction and to service resident needs. [21.09-4]

Focus increased medium density development in those Neighbourhood Activity Centres located west of the Mullum Mullum Creek. [21.09-1]

Provide for the effective and safe movement of pedestrians within Neighbourhood Activity Centres. [21.09-4]

Local activity centre strategies

Support development in local activity centres that:

- Provides convenient access to daily shopping needs within walking distance of residents. [21.09-1]

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- Minimises negative impacts on the amenity of adjoining residential areas. [21.09-1-]
[21.09-5]

Other commercial and mixed use areas strategy

Restrict commercial development to the existing commercial area in other commercial and mixed use areas. [21.09-1]

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11.03-1L Doncaster Hill activity centre

Policy application

This policy applies to the Doncaster Hill Activity Centre as shown in the plan to this clause and included in schedule 1 to the Activity Centre Zone.

Strategies

Develop Doncaster Hill activity centre as the civic hub for the community and [21.09-2] the prime growth location for residential, commercial and community uses in the municipality. [21.05-1]

Provide a range of social and community services to meet the needs of the current and future residents and reinforce its role as Manningham's civic centre. [21.09-2]

Facilitate mixed use development with a focus on high density residential development. [21.09-2]

Encourage commercial and retail development. [21.09-2]

Facilitate redevelopment that maximises the topographic features of Doncaster Hill as shown on the Doncaster Hill activity centre plan to this clause. [21.09-1]

Facilitate a mix of uses and functions on a location specific level, including the provision of:

- Mixed uses within buildings, particularly along boulevard locations. [21.09-1]
- Small scale retail opportunities at ground floor level in conjunction with other mixed use developments. [21.09-1]
- Additional commercial/office floor space. [21.09-1]
- Flexible floor spaces within buildings to ensure life cycle adaptability. [21.09-1]

Incorporate ecologically sustainable development principles at the earliest opportunity in the design phase and into every facet of design, demolition, construction and operation. [21.09-2]

Encourage innovative contemporary design and built form for all new development that is based on the best of current architectural design practice and sustainability principles. [21.09-2]

Encourage accessible building design which reduces the need to modify or alter buildings in response to future changing needs and uses. [21.09-2]

Provide building setbacks for new development that ensure building occupants and users of the Activity Centre have a high level of amenity with reference to:

- Ventilation. [21.09-2]
- Access to daylight. [21.09-2]
- Outlook. [21.09-2]
- View sharing. [21.09-2]
- Wind mitigation. [21.09-2]
- Privacy. [21.09-2]

Prioritize the use of alternative modes of transport and minimise environmental impacts associated with car parks. [21.09-2]

Strengthen the existing physical and community infrastructure assets. [21.09-1]

Support public art that:

- Contributes to the development of a contemporary and distinctive sense of place. [21.09-2]
- Acts as a locational marker to aid navigation of the activity centre. [21.09-2]
- Is of a scale that complements, and does not overwhelm, the surrounding buildings and places. [21.09-2]
- Reflects the character of individual precincts. [21.09-2]

Support iconic artwork at the intersection of Doncaster, Williamsons and Tram Roads to:

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- Define the intersections' significance as the major crossroads and physical centre of the Doncaster Hill Activity Centre [21.09-1]
- Create a focal point of iconic status for the Activity Centre, which is visible from all directions. [21.09-1]
- Visually unify the four corners of the intersection [21.09-1]
- Preserve the street-level pedestrian focus and retain views along Doncaster Road [21.09-1]

Increase pedestrian safety and amenity and connectivity between precincts at the intersection of Doncaster, Williamsons and Tram Roads. [21.09-1]

Avoid the further expansion of industrial uses within and proximate to the Doncaster Hill Activity Centre. [21.08-2] [21.02-10] [21.06-2]

Locate signs and displays to ensure the amenity for and safety of people, including the protection and enhancement of view lines and vistas and the boulevard character. [21.09-2]

Support development that reduces the amount of waste disposed of in landfills. [21.09-2]

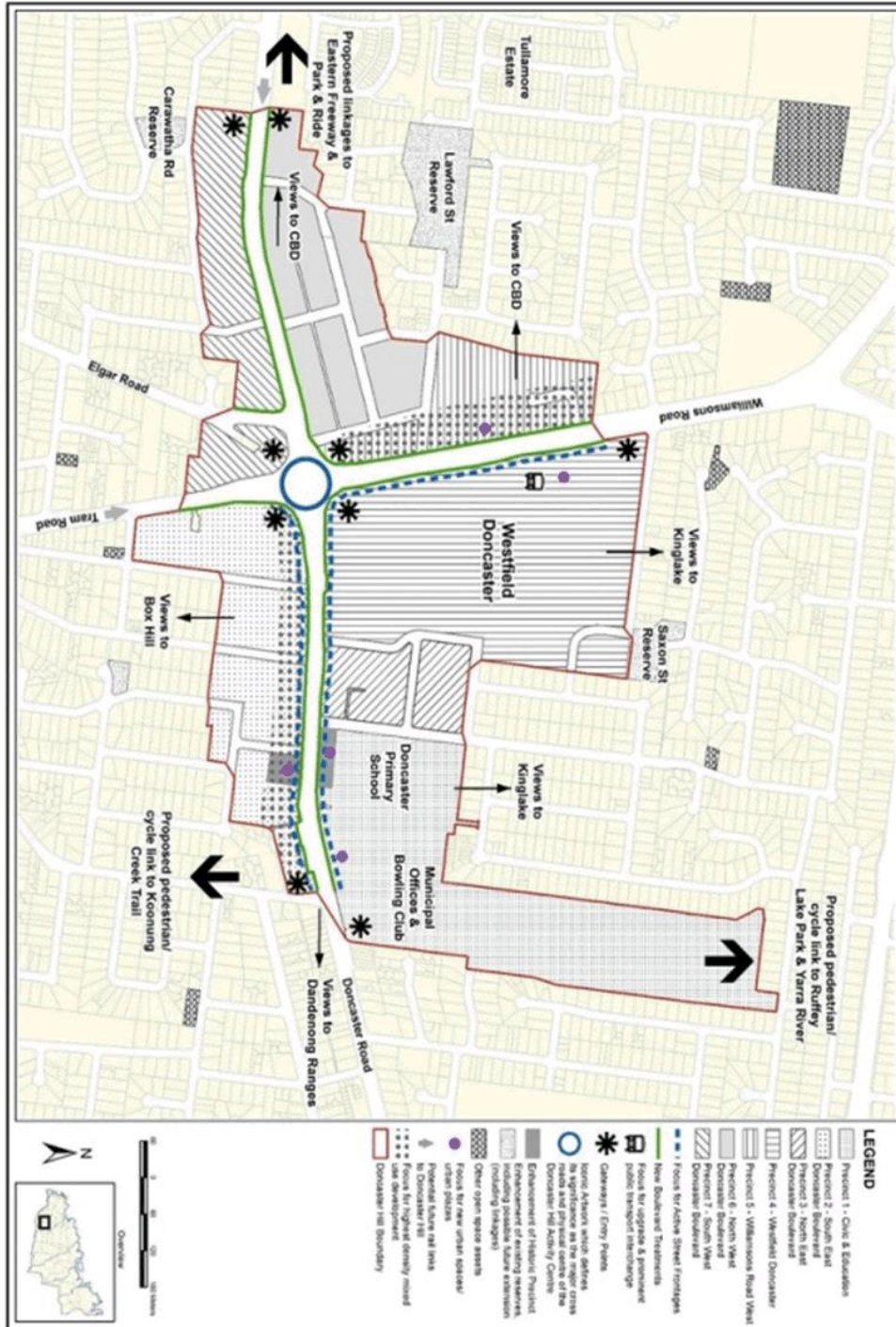
Policy guidelines

Consider as relevant:

- Ensuring commercial building facades provide visual interest by:
 - By avoiding blank walls. [22.06-3]
 - Limiting glazing to 70% of the façade length. [22.06-3]
 - Articulating facades through the use of non-glazed vertical and horizontal elements to accentuate windows and other openings. [22.06-3]
- Planting rows of large canopy trees in front setbacks along main roads, adjoining residential properties and throughout the development. [22.01-3] [22.06-3]

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Doncaster Hill Activity Centre plan



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11.03-1L The Pines Activity Centre

Policy application

This policy applies to The Pines Activity Centre as shown in the plan to this clause.

Strategies

Encourage a mix of uses and activities that meet the social, recreational, housing and retail needs of the population at the sub-regional level. [21.09-3]

Encourage mixed use development, higher density housing and a wider range of arts, community, cultural and entertainment facilities. [21.09-3]

Encourage a diversity of housing at higher densities to maximise use of the commercial and social facilities and to provide alternative housing options. [21.09-1] [21.09-3]

Support development that increases retail and office floor space availability. [21.09.3]

Provide for a range of health, leisure, recreation, family education and professional activities and services. [21.09.3]

Encourage active uses and pedestrian-generating activities that address the streetscape [21.09.3]

Enhance the public realm by ensuring public spaces:

- Provide a high standard of amenity, convenience, accessibility and safety. [21.09.3]
- Meet a range of community needs. [21.09-1]
- Are well connected. [21.09-1]
- Are visually pleasing. [21.09-1]

Protect, enhance and maintain the remnant indigenous vegetation in Andersons Park to promote the park's natural conservation areas and informal recreational values. [21.09-3]

Ensure land use and development (including provision of restaurants or public spaces) maximises the area's natural strengths [21.09-1] and capitalises on key views and vistas including views to the Dandenong Ranges and Kinglake Ranges. [21.09-3, blended]

Provide well-defined vehicular, bicycle and pedestrian access both within and external to all Precincts, including strong pedestrian crossing points on main roads. [21.09-1]

Provide pedestrian and cycle paths to link open space areas and community facilities with surrounding residential areas and the shopping centre. [21.09-3]

Ensure the public transport interchange remains highly accessible and is located in a visually prominent position to promote greater use of public transport. [21.09-3]

Avoid the fragmentation of land through subdivision. [21.09-3]

Ensure that residential developments are designed to protect occupants from external noise and not unduly prejudice the operation of surrounding non-residential uses. [21.09-3]

Policy guidelines

Consider as relevant:

- Whether mitigation works will be required to manage impacts as a result of additional traffic generation along Blackburn, Reynolds and Anderson Creek Road. [21.09-3]
- Whether the development will undermine the economic viability of other significant proposed developments in other activity centres. [21.09-2]
- Designing dwellings to provide a bedroom and bathroom on the lower levels where possible. [21.09-3]

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The Pines Activity Centre plan



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12.01-1L Biodiversity in the Bushfire Management Overlay

Objective

To preserve the environmental, vegetation and landscape significance of land in the Bushfire Management Overlay [22.14-2]

Strategies

Encourage development that meets higher construction standards or utilises alternative treatments to address bushfire risk in preference to vegetation removal. [21.07-4]

Support buildings and works which are located and designed to avoid the removal of vegetation, required for bushfire management. [22.14-3]

Locate dwellings, buildings and works to avoid the removal of vegetation. [22.14-3]

Policy Guidelines

Consider as relevant:

- Locating building envelopes to minimise adverse impacts on environmental and biodiversity outcomes in the Bushfire Management Overlay. [21.07-3]
- Avoiding subdivision that may result in the construction of new dwellings if there may be a detrimental impact on vegetation and the recognised environmental or landscape significance of the land and surrounds as a result of clearing required for fire protection. [22.14-3]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**12.01-2L Native vegetation management**-/-/-/-/
C-/-/-/-/**Policy application**

This policy applies to removal, lopping and destruction of native vegetation, excluding land covered by the Significant Landscape Overlay Schedules 6 and 7. [22.02]

Objective

To protect, conserve and enhance native vegetation, indigenous and locally threatened flora and fauna, habitat corridors, habitat connectivity, biodiversity, Biosites and ecosystems and services. [22.02-2]

Strategies

Avoid native vegetation removal or destruction within Core and Critical Conservation Areas (as shown on the Strategic Framework Plan at Clause 2.04). [22.02-3]

Avoid native vegetation removal within 30 metres of watercourses to maximise the function of waterways as habitat corridors. [22.02-3]

Avoid native vegetation removal or destruction in other areas unless all the following apply:

- It is unavoidable. [22.02-3]
- Is the minimum amount required for the proposed land use. [22.02-3]
- It can be adequately offset by the protection or recruitment of indigenous vegetation. [22.02-3]

Avoid native vegetation removal where it will result in the removal or destruction of rare or threatened flora or fauna [22.02-3] or interrupts habitat corridors. [21.06]

Avoid native vegetation removal where it will result in the fragmentation or isolation of patches of remnant vegetation and habitat corridors. [22.02-3]

Avoid native vegetation removal in areas where offsets have previously been achieved. [22.02-3]

Protect native vegetation in roadsides, wetlands, streams and waterway environments. [21.06-6]

Protect environmental assets by managing threats. [21.07-4]

Policy guidelines

Consider as relevant:

- Offsets should be located on the same property as the proposed vegetation removal. If this is not possible, offsets should be located within the municipality. [22.02-3]
- Avoid native vegetation removal on land with a slope of greater than 20 percent. [22.02-3]
- The manner in which impacts from weeds, pest animals, human impact, erosion and sediment runoff, water flows, grazing are proposed to be managed to minimise environmental impacts. [21.07-5]
- The degradation of waterways, aquatic and riparian habitats. [21.07-5]

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12.03-1L River corridors and wetlands

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Objective

Protect and enhance wetland, stream and waterway environments to conserve soils, ensure water quality, avoid sedimentation and retain native vegetation as wildlife habitat and as a corridor for wildlife movement. [21.07-5]

Strategies

Protect wetland, stream and waterway environments to conserve soils and avoid sedimentation. [21.06-5, 21.07-5, 21.12-4]

Protect, conserve and enhance the environmental, recreational and heritage values of waterways, including natural drainage gullies, and their environments. [21.06-6]

Retain native vegetation beside rivers and wetlands as wildlife habitat and corridors for wildlife movement [21.06-5, 21.07-5, 21.12-4]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**13.05-1L Noise abatement**-/-/-/-/-
C---**Strategies**

Minimise the impact of noise pollution. [21.10-4]

Manage the location of uses and plant equipment, such as exhaust fans, in relation to noise generation. [21.10-4]

Ensure that plant equipment is positioned and baffled to minimise any noise impact. [21.10-4]

Encourage the use of appropriate acoustic treatment such as double-glazing windows and acoustic fencing to minimise any noise impact. [21.10-4]

Policy guidelines

Consider as relevant:

- Positioning and baffling plant equipment, such as exhaust fans, to minimise noise impact. [21.10-4]
- Using acoustic treatment such as double-glazed windows and acoustic fencing to minimise noise impact. [21.10-4]
- Using wall construction techniques to ensure that sound transmittance levels between rooms or buildings meet the appropriate standards for the intended use. [21.10-4]
- Using appropriate noise attenuation measures that inhibit the transmission of noise from buildings, car parking areas and external plant equipment. [22.06-3]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**13.07-1L Non-residential uses in residential areas****Policy application**

This policy applies to non-residential uses in the residential zones except the Mixed Use Zone. [22.05]

Objective

To ensure that non-residential uses in residential areas:

- Do not adversely impact the amenity of the area. [22.05-1]
- Respond to the existing or preferred neighbourhood character of the area. [22.05-1]
- Respond to existing environmental and landscape values. [22.05-1]

Location strategies

Support non-residential uses with a community service role locating in close proximity to activity centres. [22.05-2]

Discourage non-residential uses that do not have a community service role from locating in residential areas, particularly areas removed from activity centres and main roads. [21.05]

Encourage non-residential uses to abut a Road Zone with vehicular access from a service road where possible to avoid the generation of additional through traffic on residential streets. [22.05-3 and 22.06-3 merged] [22.05-2]

Ensure that the location of the use does not adversely affect the role and function of the road network. [22.05-2 split]

Encourage consolidation of existing allotments located in the Residential Growth Zone to facilitate integrated mixed use development on larger sites. [22.05-2]

Locate non-residential to be readily and safely accessible by road, public transport, bicycle and pedestrian networks. [22.05-3]

Ensure that, within Low Density Residential Zone areas, non-residential uses also comply with all of the following location criteria:

- The site is serviced by reticulated sewerage. [22.05-3]
- Access to the site is via a sealed main road with existing kerb and channel. [22.05-3]
- The site is not constrained by factors such as slope, significant vegetation cover, drainage lines and highly visible ridgelines or hilltops. [22.05-3]
- The site does not require significant earthworks to facilitate the development. [22.05-3]

Design strategies

Design development, including siting, scale and massing, height and setbacks, roof forms and window and proportions to ensure it:

- Responds to existing or preferred neighbourhood character.
- Responds to environmental and landscape values.
- Is subordinate to the bulk and scale of surrounding residential in the Low Density Residential Zone. [22.05-1] [21.05] [22.05-3] [22.05-2] [22.05-2]

Integrate non-residential uses at ground level as part of higher density development in the Residential Growth Zone. [22.05-1]

Set back development from side and rear boundaries to reduce the effects of building bulk and overshadowing on neighbouring properties. [22.05-3]

Encourage non-residential uses in areas not identified for residential growth to utilise existing residential buildings. [22.05-3]

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Encourage consolidation of existing allotments located in the Residential Growth Zone to facilitate integrated mixed use development on larger sites. [22.05-2]

Ensure that adequate provision is made for on-site car parking. [22.05-2 split]

Encourage the design of frontages of buildings at footpath level to offer visual interest, passive surveillance and opportunity for social interaction. [22.05-2]

Amenity strategies

Ensure that residential amenity is not adversely affected by:

- Emission of noise, lighting, odours and waste. [22.05-3] [22.06]
- Loss of privacy. [22.05-3] [22.06]
- Traffic generation and car parking. [22.05-3] [22.06]
- Disturbance associated with hours of operation. [22.05-3] [22.06]

Ensure the privacy of adjoining residential properties is maintained through the sensitive siting and design of car parks, windows, doors, service areas, outdoor and storage areas. [22.05-3]

Avoid supporting eating and entertainment in residential areas if there are not designed and landscaped to make a positive contribution to the local area by enhancing amenity. [21.06-1] [22.06]

Design and site security lighting to minimise light spill from adjoining properties. [22.05-3] [22.06-3]

Design animal holding areas in veterinary centres to ensure noise from animals does not affect the amenity of the area. [22.05-3]

Locate waste disposal facilities on site to reduce the potential for negative noise, visual appearance, lighting and odour impacts. [22.05-3]

Support home occupation where the amenity to adjoining neighbours and the character of the general area is not adversely affected. [21.05]

Ensure the establishment of uses with a community service role do not compromise the amenity of the neighbourhood. [21.05-6]

Landscaping strategies

Provide high quality landscape buffers to abutting residential properties. [22.05-2] [22.05-3]

Retain existing vegetation where possible. [22.05-2] [22.05-3]

Childcare centre strategies

Design external play areas to provide a high standard of amenity with consideration to slope, solar orientation, shade techniques, external noise sources and landscaping. [22.05-3]

Maintain the visual and acoustic privacy of adjoining properties through the sensitive siting of car parks, play areas, windows, doors and sympathetic design. [22.05-3]

Policy guidelines

Consider as relevant:

- Providing a planting strip should be provided of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area. [22.05-3]
- Including canopy trees throughout the development. [22.06-3]
- Allowing no more than one, non-illuminated sign located within the boundary of the site for dwellings used for a commercial purpose. [22.07-3]
- Requiring the development to respond to the existing and preferred residential and streetscape character of the area. [22.05-2]

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- Incorporating appropriate techniques to achieve privacy including window treatments, boundary fences, screening, and landscaping techniques. [22.05-3]
- Designing commercial building facades to have visual interest, no blank walls, no more than 70% glazing, and to be articulated by non-glazed vertical and horizontal elements to accentuate windows and other openings. [22.05-3]

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VERSION 5.7 FOR COUNCIL APPROVAL**15.01-1L Signs****General strategies**

Support signs that form part of the architectural elements of the building. [22.07-3]

Support signs that are in keeping with the scale and character of the building and that do not project above the building or from a wall or parapet. [22.07-3]

Avoid flashing, intermittent, bunting and promotion signs in residential areas, land adjacent to main roads and commercial and industrial areas. [22.07-3]

Support landscaping around signs to soften their impact and appearance. [22.07-3]

Minimise the number of signs displayed to avoid clutter and reduce the impact on adjoining properties. [22.07-3] [21.08-3]

Avoid signs on vacant land or public land where they impact on the amenity and appearance of the surrounding area. [22.07-3]

Avoid signs that are visible from areas with identified landscape and environmental values. [22.07-3]

Limit the impact of advertising signs on visual amenity. [21.05-6]

Encourage the use of sign themes in commercial areas. [22.07-2]

Ensure that advertising signs are compatible with any advertising theme or pattern that has been developed for the area. [22.07-2]

Residential areas and areas with identified landscape and environmental values strategies

Support signs that are not detrimental to the amenity, streetscape and landscape character of the surrounding area, especially in sensitive and prominent landscape areas, residential areas and along main roads. [22.07-2].

Support signs that are non-reflective, with materials and colours that are of muted shades and natural tones to complement the environment. [22.07-3]

Avoid illuminated signs. [22.07-3]

Support a maximum of one non-illuminated sign located within the property boundary, for home occupations. [22.07-3]

Commercial and industrial areas strategies

Provide for advertising signage that facilitates business activities within commercial and industrial areas. [22.07-3]

Ensure an equitable distribution of signage between premises in commercial precincts. [22.07-3]

Support suspended under-verandah signs, including internally illuminated signage within commercial and industrial areas. [22.07-3]

Require pole signs to be set back from the street frontage and to complement the scale of the buildings on the land. [22.07-3]

Avoid above verandah signs in commercial and industrial areas. [22.07-3]

Consolidate signs on sites containing multiple businesses. [22.07-3] 22.07-4]

[22.07-3]

Support clear, well designed, uncluttered business identification signs. [22.07-3]

Avoid illumination signs that result in light spill to adjoining residential uses. [22.07-3]

Minimise the impacts of signs on key landmarks, views and vistas and boulevards [21.08-3] [21.09-2]

Ensure all advertising signs in industrial areas:

- Compliment the character of the area, the site and surrounds. [21.08-3]

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- Compliment built form and streetscape. [21.08-3]
- Minimise clutter. [21.08-3]
- Are well designed. [21.08-3]
- Improve the site's attractiveness and function. [21.08-3]

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15.01-2L Design and siting of industrial development

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Policy application

This policy applies to land zoned Industrial 1 Zone. [22.16]

Objective

To facilitate development:

- That is compatible with the surrounding land uses, landscape and environmental qualities. [22.16-2]
- That achieves a high standard of amenity, functionality and safety. [21.08-3]

Strategies

Encourage development that has regard to Ecologically Sustainable Development principles. [21.08-3]

Improve the visual appearance of industrial areas through appropriate built form. [21.08-3]

Ensure that the scale and built form of development makes a positive contribution to streetscape character and visual amenity. [21.08-3]

Promote lot sizes and layouts that are appropriate to the needs of industry. [22.16-2]

Require development to include stepped heights, articulation, and sufficient setbacks to avoid detrimental impacts to surrounding character and amenity. [21.08-3] [22.16-3]

Require the retention of native vegetation wherever practical and require landscaping to incorporate indigenous flora. [21.08-3]

Provide landscaping to soften built form. [21.08-3]

Provide high quality landscape treatments along road frontages. [22.16-3]

Encourage the use of high quality landscape treatments and buffers to soften or screen views to development from adjacent land, and to soften the appearance of paved surfaces. [22.16-3] [22.08-3]

Minimise the visual impacts of development on adjacent parkland. [21.08-3]

Ensure that land used for vehicle access and parking is properly designed, constructed, surfaced drained and line marked. [22.16-2]

Encourage car parking areas to be located at the rear, side or basement of buildings in a way that responds to landform and surrounding development. [21.08-3]

Minimise the visual impacts of car parking and driveway areas. [21.08-3]

Support the use of materials and colours that blend in with surrounding landscape in the industrial precincts of Bulleen and Templestowe. [22.16-3] [22.16-3]

Ensure that any development adjacent to parkland is of a scale and form that minimises its visual impact on users of the parkland. [21.08-3]

Require the provision of safe and convenient vehicle and pedestrian access. [21.08-3]

Minimise the visual impact of plant and equipment on the surrounding area by:

- Locating plant and equipment so it does not protrude above the built form. [22.16-3]
- Avoiding surface mounting roof equipment unless it is screened, low profile and integrated with architectural design of the building. [22.16-3]
- Screening storage areas and waste bins with landscaping or fencing. [22.16-3]

Minimise amenity impacts on adjoining residential properties and the wider area as a result of:

- Overlooking and overshadowing. [22.16-3]
- Noise, odours or emissions. [22.16-3]
- Light spill from security lighting to adjoining properties. [22.16-3]

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- Impacts related to traffic. [22.16-3]
- Loading bay provisions or access and parking associated with the use of the site. [22.16-3]
- Impacts associated with external storage, including storage of waste. [22.16-3]
- Visual bulk. [22.16-3]

Policy guidelines

Consider as relevant:

- Landscaping the edges of accessways to soften the appearance of paved surfaces. [22.16-3]
- Providing landscaped buffers to parkland. [21.08-3]
- Providing landscaping and water sensitive urban design features to soften the visual appearance of large areas of car parking. [21.08-3]

MANNINGHAM PLANNING SCHEME
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15.01-1L Safer neighbourhoods

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Objective

To provide a sense of place, community identity, social interaction and a safe physical environment. [22.08-2] [21.14-3]

Strategies

Encourage the design of buildings, subdivisions, street layout, car parks and public open space that are safe. [21.10-6]

Design buildings to provide informal surveillance of adjacent open space. [22.08-3]

Create private and public open space areas that are accessible, functional and safe. [22.01-3] [21.09-4]

Locate playgrounds in areas that are clearly visible to guardians and residents and avoid locating playgrounds behind buildings or in secluded areas. [22.08-3]

Design landscaping of public spaces to provide clear and unobstructed views. [22.08-3]

Utilise landscaping with low shrubs or ground covers to increase effectiveness of natural surveillance [22.08-3]

Avoid the planting of trees and shrubs with dense foliage near pathways. [22.08-3]

Avoid rear lane ways and pedestrian tunnels unless adequate surveillance opportunities for these areas can be incorporated into the design. [22.08-3]

Locate automatic teller machines where there are clear sightlines in the public realm. [22.08-3]

Design and locate buildings, including car parks, to promote public safety by maximising visibility and sightlines to and from public and communal spaces. [22.08-3]

Design pedestrian entrances to be clearly visible from streets and public areas, to provide shelter and to provide a transitional space between the public and private realm. [22.01-3]

Design buildings, including carparks so that there are no hidden car spaces, blind corners and areas of potential entrapment. [22.08-3]

Ensure development and landscaping surrounding open car parks provide casual surveillance opportunities. [22.08-3]

Provide clear directional signage within car parks and at entry and exit points. [22.08-3]

Encourage open and transparent fences located along street frontages and public areas to allow surveillance and visibility. [22.05-3]

Design buildings to discourage external roof access [22.08-3]

Encourage the use of materials which discourage graffiti such as cyclone wire fencing and landscaping around commercial and industrial development [22.08-3]

Avoid enclosing public spaces which adjoin private property. [22.08-3]

Avoid use of opaque materials in development where it will prevent surveillance [22.08-3]

Ensure streetscapes:

- Are attractive. [22.08-3]
- Clearly define areas for pedestrian and vehicle movement through the provision of nature strips, changes in levels, different building materials and appropriate lighting. [22.08-3]
- Provide natural surveillance and visibility for pedestrians, drivers and occupants of adjacent land. [22.08-3]

Policy guidelines

Consider as relevant:

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- Providing landscaping alongside exposed walls facing public spaces, to minimise the risk of graffiti and vandalism. [22.08-3]
- Locating public lighting in nodes such as footpaths, pedestrian crossings, public transport stops, building entries and open spaces to provide safety and security. [22.08-3]
- Utilising fencing materials for public areas such as playgrounds which maximise visibility. [22.08-3]

MANNINGHAM PLANNING SCHEME
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15.01-2L Commercial design

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C---

Policy application

This policy applies to land in the Commercial 1 Zone, and the Mixed Use Zone. [22.01]

Objective

To ensure the design, location and appearance of development:

- Minimises impacts to residential amenity and the amenity of adjoining uses [21.09-6]
- Respects the height and massing of surrounding development. [22.01-2]
- Provides a high standard of amenity, convenience, accessibility and safety. [21.09-6]
- Makes adequate provision for services [22.01-2]

Strategies

Promote innovative, contemporary development that complements the streetscape with respect to building form, colours and materials, height, massing, building setbacks, roof form and window and door proportions. [22.01-3] [22.06-3]

Design development to respond to landform and topography, orientation and landscape features including existing indigenous and mature vegetation. [22.01-3] [22.06-3]

Discourage development that restricts significant views from main roads. [22.01-2]

Minimise visual bulk through the articulation of form and surface treatments. [22.01-3]

Ensure development is set back sufficiently from front and rear boundaries to:

- Prevent detrimental impacts to neighbouring properties by way of building bulk and overshadowing. [22.01-3] [22.06-3]
- Enable landscape treatment to be provided to soften the appearance of buildings and works. [22.01-3] [22.06-3]

Create a respectful interface with residential areas by:

- Supporting design that enhances the appearance of existing commercial areas and activity centres and complements surrounding developments. [21.09-6]
- Stepping heights, using articulation and providing sufficient setbacks to avoid character and amenity impacts. [21.09-6]
- Encouraging car parking areas at the rear, side or underneath buildings in a way that responds to landform and surrounding development. [21.09-6]

Discourage graffiti by providing a buffer to adjoining residential properties. [22.08-3] [22.06-3] [22.01-3]

Enhance pedestrian safety and amenity by designing buildings to allow for penetration of sunlight to the public realm. [22.01-3]

Minimise wind tunnelling effects on the public realm by avoiding long walls and providing gaps or open spaces between buildings. [22.01-3]

Activate street frontages by designing buildings to enable ground floor activity and entries are visible from the street. [22.01-3]

Design buildings to ensure windows, terraces and balconies provide surveillance of adjacent public areas. [22.01-3]

Design security lighting to minimise light spill to adjoining properties. [22.01-3]

Design roads to complement the visual and environmental values of significant roadside reservations. [21.03] [21.12-3]

Enhance the amenity and streetscape of Doncaster Road and other main roads. [21.12-3]

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Retain existing vegetation where possible, and ensure that a high standard of landscaping is achieved that: [22.01-2]

- Is compatible with the prevailing vegetation themes in the neighbouring area. [22.01-3]
- Retains indigenous and other mature vegetation. [22.01-3]
- Incorporates screen planting and landscape buffers as an interface to adjoining sites. [22.01-3]
- Provides canopy trees and indigenous plantings. [22.01-3]
- Creates private and public open space areas that are accessible, safe, attractive and functional for all users. [22.01-3]

Ensure the provision of suitable access, and that land used for vehicle access is properly designed, constructed and drained. [22.01-2]

Policy guidelines

Consider as relevant:

- Minimising the environmental impacts associated with site construction practices. [21.09-2]
- Siting building and works to respond to site features on adjoining residential properties such as topography, position of any buildings and existing vegetation. [22.01-3]
- Designing and siting security lighting to minimise light spill to adjoining properties. [22.01-3]
- Maintaining the privacy of adjoining properties through the sensitive siting and design of car parks, windows, doors, service areas, outdoor areas and the use of appropriate techniques including the treatment of windows, boundary fences, screening, and landscaping techniques. [22.01-3]
- Incorporating elements such as garden beds, paving, artwork and lighting along roadways to provide interest for pedestrians. [22.01-3]
- Locating car parks underneath or at the rear of buildings to maximise the opportunity for a landscaped buffer between the street and the building. [22.01-3]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**15.01-3L Battle axe blocks**

C---

Objective

To avoid creating battle blocks, unless they are functional, safe and an attractive design. [22.11-2]

Strategies

Design access ways that are clearly visible, provide safe access, provide for waste collection where appropriate, and retain existing vegetation and landscaping. [22.11-2]

Locate services and conduits together in a common trench to provide landscaping opportunities along the driveway shaft. [22.11-3]

Policy guidelines

Consider as relevant:

- Requiring the following shafts minimum widths unless site dimensions or characteristics warrant a variation:
 - 6 metres for the General Residential and Neighbourhood Residential Zones. [22.11-3]
 - 8 metres unless site dimensions or characteristics warrant a variation. [22.11-3]
 - 10 metres where there are two or more adjoining driveways. [22.11-3]
- Combining driveways where there are two or more access ways adjoining battle axe shafts. [22.11-3]
- Avoiding fencing along common boundaries between abutting driveways. [22.11-3]
- Designing accessways to be capable of accommodating a waste collection vehicle where there are multiple lots serviced by one driveway. [22.11-3]
- Requiring common property or carriageway easements over common service areas. [22.11-3]
- Requirement a Section 173 agreement to secure common access to carriageways and the sharing and maintenance of facilities and landscaping. [22.11-3]

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15.01-3L Subdivision design

C---

Strategies

Discourage subdivision where it will result in the loss of productive rural land. [21.07-3]

Ensure subdivision in areas affected by the Bushfire Management Overlay will not have a detrimental impact on vegetation and the environmental or landscape significance of the land. [22.14-3]

Support subdivision design which achieves energy efficient outcomes and adopts environmentally sensitive layout, environmentally sustainable lot orientation and integrated water management. [21.05-3] [21.06-4] [21.07-3] [21.06-4p9] [21.06-4p8]

Design subdivision layouts that:

- Respond to neighbouring uses and buildings. [21.06-4p13]
- Complement the topography of the area. [21.06-6p10]
- Preserve native vegetation. [21.06-4p11]
- Connect to pedestrian and bicycle links to maximise permeability. [21.06-4p16] [21.06-3p4]
- Provide for the safety and security of residents and properties by considering wildfire, flooding, landslip and steep slopes. [21.06-4]

Locate building and effluent envelopes to protect vegetation, view lines and minimise the extent of earthworks. [21.06-4p15] [21.06-5p4 split] [21.06-5p2 split] [21.06-6p4] Require subdivision design to respond to the topography of the site. [21.06-4] [21.07-3]

Support the consolidation of lots to increase design options. [21.05-3]

Design subdivision to provide a link to public facilities such as public transport, shops, schools and parks. [22.08-3]

Avoid enclosing public spaces which adjoin private property. [22.08-3]

Require subdivisions to provide underground services and be connected to mains water. [21.12-4]

Require subdivision to include a designated effluent disposal envelope on each lot where there is no reticulated sewerage. [21.12-4]

Require public open space contributions for subdivision that increase the demand for access to open space, where the provision of a land contribution is not appropriate. [21.13-2]

Policy guidelines

Consider as relevant:

- Designing building envelopes to limit the impact of development on the environmental, cultural and landscape qualities, bushfire risk, topography, watercourses, lot size and design, and servicing constraints. [21.07-3] [21.05-1]
- Accepting land as the open space contribution for subdivision instead of a financial contribution if any of the following criteria applies: [21.13-2]
 - It provides a link with other areas of public open space. [21.13-2]
 - It provides a pedestrian and cycle link to commercial areas, residential streets and/or activity centres. [21.13-2]
 - It contains significant habitat. [21.13-2]
 - It provides opportunity for community development. [21.13-2]
 - It meets the planning criteria adopted for the provision of public open space. [21.13-2]
 - It is situated along a waterway that has been identified as an open space corridor on the plan to this clause. [21.13-2]
 - It is required for a sporting or other community facility. [21.13-2]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**15.01-5L Landscaping**-/-/-/-
c-**Policy application**

This policy applies to land in the Activity Centre Zone, all residential zones apart from the Low Density Residential Zone, and the commercial and industrial zones.

Strategies

Provide landscaping to soften built form and the appearance of large areas of car parking, accessways and development. [21.08-3] [21.09-4] [21.09-6]

Provide setbacks to enable the retention of canopy trees and landscape treatments along road frontages roadside boundaries and interfaces with adjoining sites to complement the boulevard theme and character of the area. [21.08-3] [22.01-3]

Retain existing vegetation and canopy trees along road frontages. [21.08-3] [22.15-3]

Retain native vegetation where possible or, incorporate new native vegetation into landscaping. [21.08-3]

Support landscaping that:

- Provides visual interest to soften the appearance of industrial uses, commercial uses and carparking areas to the surrounding area. [21.08-3] [21.09-4]

Policy guidelines

Consider as relevant:

- Providing a landscape strip of a minimum width of 0.5 metres adjacent to the fence-line and one metre width adjacent to the dwelling on either side of a driveway that is capable of supporting a variety of shrubs and small trees. [22.15-3]
- Providing building setbacks next to public open space to allow generous landscaping. [21.08-3]

MANNINGHAM PLANNING SCHEME
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15.01-5L Neighbourhood character

Policy application

This policy applies to all land zoned Neighbourhood Residential, General Residential, Residential Growth and Mixed Use Zone as shown on the Residential Framework Plan to this clause being:

[21.05-1]

- Precinct 1: residential areas removed from activity centres and main roads. [21.05-1]
- Precinct 2: residential areas surrounding activity centres and along main roads. [21.05-1]
- Precinct 3: residential areas with predominant landscape features. [21.05-1]
- Precinct 4: post 1975 residential areas. [21.05-1]
- Warrandyte, Hillcrest and Donvale. [21.05-1]

Municipal-wide objective

To achieve residential development that is well-designed, site responsive and respectful of existing or preferred neighbourhood character and the surrounding environment. [21.05-1]

Municipal-wide strategies

Design residential development to avoid detrimental impacts to the area's character and amenity. [21.05-4]

Support building height, design, articulation, stepping of heights and materials that enable the dwelling to integrate with the surrounding area. [21.05-1]

Design development on steeply sloping sites minimise earthworks and building bulk through stepped heights and other architectural techniques. [21.05-4]

Design development using colours and materials that respond to preferred neighbourhood character and the natural environment. [22.05-3, 21.05-5]

Protect landscape character. [21.05-5]

Retain older tree species with landscape or heritage values. [21.05-5]

Provide replacement canopy trees that complement the character of the area. [21.05-5]

Locate buildings and works away from ridgelines and exposed slopes, incorporate screening treatments and use non-obtrusive materials and colours to minimise the visual impact of development. [21.05-5]

Precinct 1 objective

To reinforce the garden character of Precinct 1, natural landscape and topography as principal elements of neighbourhood character, retain existing private open space and provide for an incremental level of change. [22.15-1, 22.15-2]

Precinct 1 strategies

Encourage a lower intensity of development which provides a range of single and double storey dwellings and provides for a diversity of housing types. [22.15-2]

Reinforce existing front and rear setbacks and site coverage to provide a less intense form of development. [22.15-2]

Minimise buildings on boundaries and create spacing between dwellings to reinforce the pattern of the street. [22.15-2]

Provide articulation to reduce visual bulk on upper levels. [22.15-2]

Encourage roof styles, building materials and other design features to reflect those in the existing streetscape. [22.15-2]

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Set back garages from the front wall of the building. [22.15-3]

Minimise vehicle crossovers. [22.15-3]

Retain existing vehicle crossovers to minimise the removal of street trees. [22.15-3]

Provide low front fences and retaining walls, or no front fence to allow views to the front garden. [21.05-1, 22.15-2]

Provide increased open space for the planting or retention of canopy trees and associated landscaping and to allow for recreational opportunities. [21.05-1] [22.15-2]

Promote building materials that reflect the prevailing materials of the surrounding residential area. [22.15-3]

Ensure porticos and other design features integrate with the overall design of the building and not include imposing design features such as double storey porticos. [22.15-3]

Ensure the provision of pervious surfaces in front and rear setbacks to enable the provision or retention of canopy trees. [22.15-3]

Precinct 1 policy guidelines

Consider as relevant:

- Stepping upper levels in from the ground floor to avoid sheer walls and so they do not exceed 75% of the ground floor area (excluding verandahs and balconies). [22.15-3]
- Limiting proposed walls on the boundary to that required for the provision of a garage on sites where there is no existing boundary wall on the adjoining property. [22.15-3]
- Incorporating a landscaping strips on either side of a driveway, with a minimum width of 0.5 metres adjacent to the fence-line and a one metre width adjacent to the dwelling. [22.15-3]
- Requiring the private open space area and the front setback of dwellings to have a minimum of one canopy tree with a spreading crown, capable of growing to a height of 8.0m or more at maturity. [22.15-3]
- Limiting vehicles crossovers to two per development. [22.15-3]
- Locating driveways outside the tree protection zone of any street tree. [22.15-3]
- Ensuring front fencing is at least 50 per cent transparent. [22.15-3]
- Ensuring fencing adjoining public open space is no higher than 1.8 metres and at least 50 per cent transparent. [22.15-3]

Precinct 2 objective

To promote substantial change that is high quality, contemporary and designed to provide a transition between precincts in Precinct 2. [21.05-1]

Precinct 2 strategies

Provide for contemporary architecture. [21.05-1]

Encourage use of varied and durable building materials in building facades that provide visual interest. [21.05-1]

Provide a graduated building scale and form from side and rear boundaries. [21.05-1]

Incorporate a landscape treatment that enhances the overall appearance of the development and any adjacent main road. [21.05-1]

Integrate car parking into the design of buildings and landform. [21.05-1]

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Encourage the built form fronting Doncaster Road at the former Eastern Golf Course (Tullamore) to be a scale that provides an appropriate transition to Doncaster Hill Major Activity Centre. [21.05-1]

Support development as follows:

- Apartment-style developments along main roads and on larger, consolidated lots in DDO8-1. [21.05-1]
- Apartment-style development of two-storeys, or three-storeys on larger consolidated lots, in DDO8-2. [21.05-1]
- Low-rise development of one and two-storeys in DDO8-3. [21.05-1]

Precinct 3 objective

To support a minimal level of change in Precinct 3 that respects the strong landscape character and distinctive environmental feel. [21.05-2]

Precinct 3 strategies

Retain existing native and exotic vegetation. [21.05-1]

Encourage a low residential density and the existing pattern of vegetation and landscape qualities in the precinct. [21.05-1]

Discourage residential development that does not respect the existing landscape qualities in areas of environmental significance. [21.05-5]

Integrate development with the surrounding area and conserve and enhance the existing pattern of vegetation in the precinct by providing generous: [21.05-1]

- Side setbacks to ensure spacing between dwellings when viewed from the street. [21.05-1]
- Front and rear setbacks. [21.05-1]

Design buildings to have regard to the natural landscape and topographic features of the site. [21.05-1]

Minimise the height of floor levels above natural ground level on sites with a slope. [21.05-1]

Maintain the prevailing character of low front fences, retaining walls, or the absence of front fences. [21.05-1]

Precinct 4 objective

To support an incremental level of change that respects existing neighbourhood character in Precinct 4. [21.05-2]

Precinct 4 strategy

Retain a low residential density reflective of the existing predominantly single and double storey detached dwellings. [21.05-1]

Warrandyte, Hillcrest and Donvale objective

To facilitate minimal change, and enhance the existing bushland character, particularly the presence of large native trees, of the Warrandyte Township, the Hillcrest area and Donvale. [21.05-1]

Warrandyte, Hillcrest and Donvale strategies

Discourage residential development that does not respect the environmentally significant landscape character of the area. [21.05-1]

Integrate development with the surrounding area through:

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- Generous side setbacks, to ensure spacing between dwellings when viewed from the street. [21.05-1]
- Generous front and rear setbacks. [21.05-1]
- Building height, design and materials that complement the existing built form. [21.05-1] [21.05-1]

Encourage a low residential density to retain the existing native vegetation. [21.05-1]

Enhance the existing pattern of vegetation and landscape qualities. [21.05-1]

Design buildings to have regard to the natural landscape and topographic features of the site. [21.05-1]

Minimise the height of floor levels above natural ground level on sites with a slope. [21.05-1]

Create a sense of openness and reinforce the environmental character through an absence of front fences. [21.05-1]

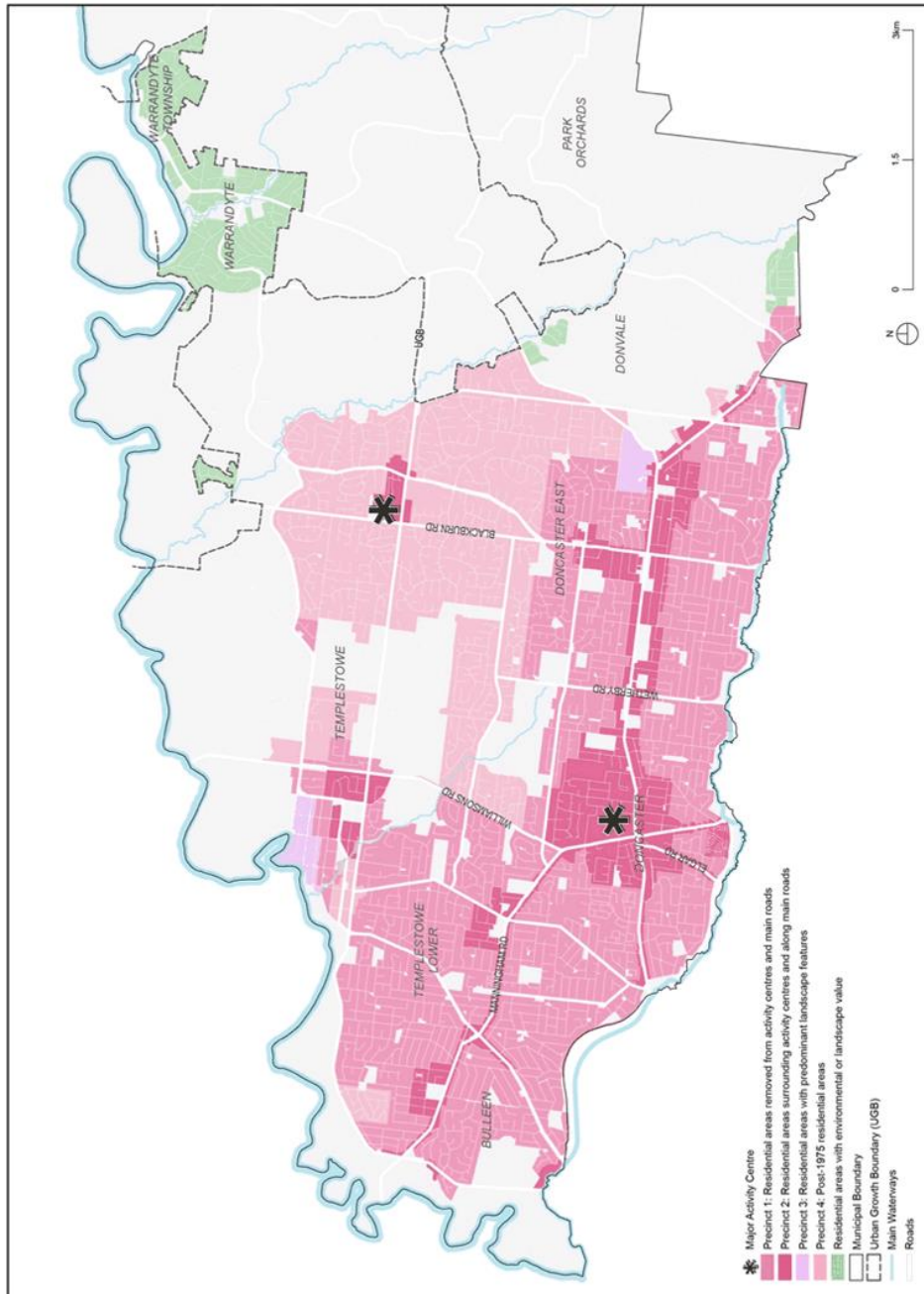
Policy Document

Consider as relevant:

- *Manningham Residential Character Guidelines* (Manningham City Council, MGS Architects Pty Ltd, 2012). [21.05-1]

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Residential Framework Plan



MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**15.02-1L Environmentally sustainable development****Policy application**

This policy applies to residential and non-residential development in accordance with the thresholds (except for land affected by the Activity Centre Zone [Schedule 1] that applies to Doncaster Hill).

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation. [21.12]

General strategies

Facilitate development that minimises environmental impacts. [21.12]

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development. [21.12]
- Responds to site opportunities and constraints. [21.12]
- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts. [21.12]
- Ensures public and private spaces are safe and accessible, promote activity, are appropriately landscaped [21.10-6], and enhance the quality of the development [21.10-1]
- Improves the quality of water in waterways and creeks [21.10-3]
- Minimises site disturbance and pollution of stormwater, and incorporates measures for the control of potential environmental impacts during construction [21.10-3]
- Creates healthy external environments with increased vegetation and landscaping, incorporating native and indigenous planting [21.10-8]

Integrated water management strategies

Encourage the capture and re-use of water. [21.10-3]

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping. [21.12]

Encourage the appropriate use of recycled water and [21.12-4] alternative water sources (including greywater, rainwater and stormwater). [21.12]

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies. [21.12]

Encourage the provision of on-site detention systems to reduce loadings on the stormwater systems after heavy rains. [21.10-3]

Encourage landscape design and plant selection which minimises the reliance on irrigation. [21.10-3]

Indoor environment quality strategies

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting. [21.12]

Reduce indoor air pollutants by encouraging use of low-toxicity materials. [21.12]

Minimise noise levels and noise transfer within and between buildings and associated external areas. [21.12]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**Transport strategies**

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency. [21.12]

Promote the use of low emissions vehicle technologies and supporting infrastructure. [21.12]

Provide appropriate bicycle parking and after trip facilities. [21.10-7]

Encourage the design and construction of car parking areas for future adaptability. [21.10-7]

Waste management strategies

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development. [21.12]

Encourage use of durable, sustainable and reusable building materials. [21.12]

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities. [21.12]

Include easily accessible recycling facilities on site and within public spaces. [21.10-1]

Minimise emissions and pollution from waste. [21.10-5]

Minimise resource depletion. [21.10-5]

Urban ecology strategies

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation. [21.12]

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees. [21.12]

Encourage the provision of space for productive gardens, particularly in larger residential developments. [21.12]

Residential and mixed use with residential component policy guidelines

Consider as relevant:

- A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:
 - 3 - 9 dwellings.
 - A building used for accommodation other than dwellings with a gross floor area between 500 sqm and 1000 sqm.
 - Alterations and additions creating 500 sqm or more of additional gross floor area (excluding outbuildings). [21.12]
- A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC, InSite or other methods) and a Green Travel Plan for:
 - 10 or more dwellings.
 - A building used for accommodation other than dwellings with a gross floor area of more than 1000 sqm. [21.12]

Non-residential policy guidelines

Consider as relevant:

- A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

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- A non-residential building with a gross floor area of 500 sqm to 1000 sqm.
- Alteration or extension to an existing non-residential building creating between 500 sqm to 1000 sqm of additional gross floor area (excluding outbuildings). [21.12]
- A Sustainability Management Plan (including an assessment using BESS/Green star, InSite, STORM/MUSIC, InSite or other methods) and a Green Travel Plan for:
 - A non-residential building with a gross floor area of more than 1000 sqm.
 - Alteration or extension to an existing non-residential building creating more than 1000 sqm of additional gross floor area (excluding outbuildings). [21.12]
- Using the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:
 - Built Environment Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment 'CASBE')
 - *Green Star* (Green Building Council of Australia)
 - Nationwide House Energy Rating Scheme 'NatHERS' (Department of Climate Change and Energy Efficiency)
 - Stormwater Treatment Objective - Relative Measure 'STORM' (Melbourne Water)
 - Urban Stormwater Best Practice Guidelines (CSIRO, 1999) [21.12]

Policy guidelines

Consider as relevant:

- Reducing both energy use and energy peak demand through design measures such as:
 - Building orientation. [21.12]
 - Shading to glazed surfaces. [21.12]
 - Optimising glazing to exposed surfaces. [21.12]
 - Inclusion of or space allocation for renewable technologies. [21.12]
 - Orientating a development's most used spaces (for example, living rooms and work areas) to face north to take advantage of winter solar heat gain and natural light. [21.10-2]
 - Shading north facing windows from the summer sun. [21.10-2]
 - Externally shading east and west facing windows. [21.10-2]
 - Maximising natural daylight into internal spaces. [21.10-2]

Commencement

This policy does not apply to applications received by the responsible authority before 31 August 2017. [21.12]

Expiry

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions. [21.12]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**15.03-1L Heritage conservation**- - - - -
C - - -**Policy application**

This policy applies to all heritage places within the Heritage Overlay, schedule 3 to the Vegetation Protection Overlay and schedule 5 to the Vegetation Protection Overlay where vegetation relates to an individual heritage property and places of aboriginal cultural significance. [22.03-3]

Demolition or removal of buildings, structure or features

Discourage the partial demolition, complete demolition or removal of any heritage place. [22.03-3]

Support partial or complete demolition in limited circumstances, where:

- Retention is demonstrated to be unsafe or unsound. [22.03-3]
- The heritage place is beyond reasonable repair. [22.03-3]
- The demolition relates to non-original fabric. [22.03-3]
- The heritage place is demonstrated to be non-contributory. [22.03-3]

Avoid demolition of a heritage place until replacement buildings or works have been approved. [22.03-3]

New buildings and works strategies

Encourage the retention of heritage fabric in development proposals. [21.11-4]

Avoid the design of new buildings that mimic or copy the heritage place or precinct. [22.03-3]

Design new buildings to complement the original fabric and design of the heritage place or precinct in terms of bulk, style, materials, setbacks, colour scheme and form. [22.03-3]

Design development adjacent to heritage places and precincts to respond positively to the heritage place in terms of its bulk, setbacks, materials, colour scheme and form. [22.03-3]

Alterations and additions strategies

Support alterations to the rear of buildings where view lines of those works from the streetscape or heritage precinct are minimised. [22.03-3]

Discourage alterations and additions to a heritage building to ensure that the identified architectural and aesthetic elements of the building and its contribution to the streetscape are not compromised. [22.03]

Avoid alterations that negatively impact on the architectural and aesthetic contribution of the heritage place to the streetscape. [22.03]

Minimise the impact that changes to use or development on properties adjacent to heritage places have on the integrity of the heritage place. [21.11-3]

Design and locate external and internal alterations to preserve, restore or reconstruct the original features and forms of the heritage place. [22.03-3]

Respect the nature and colour of the original fabric of the building when selecting new materials. [22.03-3]

Vegetation strategies

Avoid the removal or lopping of vegetation that makes a significant contribution to the setting and value of a heritage place unless part or all of the vegetation is dead, dying or presents an immediate risk. [22.03-3]

Protect older exotic species with landscape character or heritage values. [21.05-5]

Signs strategies

MANNINGHAM PLANNING SCHEME
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Encourage signs which have been designed to respect the significance, character and appearance of heritage places. [22.07-3]

Support signage that will complement the architectural style and/or heritage significance of a heritage place or precinct. [22.07-4]

Minimise the number of signs per premises. [22.07-3]

Encourage non-illuminated signs. [22.07-3]

Subdivision strategies

Design subdivision to retain, the original setting of a cultural heritage place including garden areas, buildings, outbuildings, fences and driveways. [22.03-3]

Design subdivision in a heritage precinct to be consistent with that of the precinct in terms of layout, lot size and the ability to support future development, which is similar in scale, bulk and setbacks. [22.03-3]

Warrandyte Township Heritage Precinct strategies

Encourage the use of existing heritage buildings on the north side of Yarra Street, Warrandyte for a limited range of commercial uses:

- A small shop (other than Adult sex product shop, Bottle shop, Department store, Restricted retail premises and Supermarket). [22.03-5, 73.03]
- A small office (other than Medical centre). [22.03-5, 73.03]

Support the demolition or removal of buildings within the Warrandyte Township where the building does not contribute to the significance of the precinct. [22.03-3]

Tullamore (former Eastern Golf Club) strategy

Ensure the connection between the club house and the stables is maintained, as identified in the Statement of Significance, 'Eastern Golf Club – Tullamore, 463 Doncaster Road, Doncaster.' Lovell Chen (2013 – revised 2014), in the consideration of applications. [22.17-3]

MANNINGHAM PLANNING SCHEME
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16.01-1L Group Accommodation, Residential Buildings, Retirement and Residential Villages

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Policy application

This policy applies to an application for the use and development of Group accommodation, Residential buildings, Retirement villages and Residential villages in the Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone. [22.04]

Objective

To provide well designed accommodation in close proximity to activity centres and in locations where access to services and appropriate infrastructure is available. [21.14-3]

Use strategies

Provide accommodation that meets a demonstrated community need and will enable residents to age in place. [22.04-4]

Location strategies

Support accommodation that has convenient access to an activity centre and community facilities. [22.04-2]

Ensure that the location promotes a high level of accessibility for all users of the facility. [22.04-2]

Locate accommodation outside the Neighbourhood Residential Zone and the Low Density Residential Zone so that residential amenity is protected. [22.04-3]

Avoid locating accommodation in the Neighbourhood Residential Zone or Low Density Residential Zone unless:

- It has convenient access to an activity centre and community facilities external to the site. [22.04-3]
- It is located on a main or collector road so that the use does not depend on a local road for main vehicular access. [22.04-3]
- It is on a public transport route and within 400 metres walking distance to the public transport. [22.04-3]

Avoiding locating accommodation in the Low Density Residential Zone unless all of the following criteria are met:

- The site is serviced by reticulated sewerage. [22.04-3]
- Access to the site is via a sealed main road with existing kerb and channel, avoiding the use of narrow and single lane roads. [22.04-3]
- The site is no constrained by factors such as a slope of more than 20%, significant vegetation cover, drainage lines or highly visible ridgelines or hilltops. [22.04-3]
- The site does not require significant earthworks. [22.04-3]

Avoid development on sites where extensive earthworks and removal of vegetation are required to create uniform site and floor levels. [22.04-3]

Support sites that have a suitable grade to allow easy mobility of residents. [22.04-3]

Open space and landscaping strategies

Provide outdoor areas of high amenity which meet the needs of all persons including those with limited mobility. [22.04-3]

Provide a sufficient area of private and communal open space to meet the needs of occupants. [22.04-3]

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Provide landscaping to soften the visual impact of development and assist with integration into streetscapes. [22.04-3]

Design development to protect vegetation in areas of environmental and landscape significance. [22.04-3]

Design communal open space to protect natural features on the site and provide an outlook. [22.04-3]

Design strategies

Ensure that the design promotes a high level of amenity for all users of the facility. [22.04-2]

Provide constructed pedestrian footpaths within and around the development to support resident mobility by. [22.04-3]

Minimise visual bulk and appearance of development on the neighbourhood, streetscape and landscape character. [22.04-3]

Minimise detrimental impacts on adjoining properties from overlooking, overshadowing and visual bulk. [22.04-3]

Design and site the facility minimises off site impacts from car parking, outdoor lighting, plant and equipment noise, deliveries and other facility operations. [22.04-3]

Ensure the amenity of the locality is not detrimentally affected by the operation of the use, including affects associated with noise, car parking and traffic. [22.04-2]

Ensure that plant and equipment located at ground level is appropriately housed in an acoustic building/structure where appropriate [22.04-2]

Ensure colours, materials, height, massing, setbacks, roof form, and window and door proportions are responsive to the neighbourhood character. [22.04-3]

Provide outdoor lighting, including low-level pathway lighting, for the safety and security of residents, staff and visitors. [22.04-3]

Ensure security lighting is designed to minimise light spill to adjoining properties [22.04-3]

Provide accommodation which incorporates spaces for the provision of support services and necessary facilities for residents, such as recreation and communal areas. [22.04-3]

Ensure the design and layout of buildings and open space areas are readily and safely accessible and meet the needs of persons with limited mobility. [22.04-3]

Encourage on-site car parking. [22.04-2]

Design car parking areas, set down areas and driveways to contribute positively to the function, safety and appearance of the development and: [22.04-3]

- Provide convenient access to the accommodation. [22.04-3]
- Have well-defined vehicle entry points. [22.04-3]
- Provide for the safe and efficient movement of traffic. [22.04-3]
- Separate vehicular and pedestrian circulation. [22.04-3]
- Enable vehicles to exit the site in a forward direction. [22.04-3]
- Be readily and safely accessible [22.04-3]
- Incorporate adequate space for waste removal vehicles to safely manoeuvre on site [22.04-3]
- Are adequately screened with landscaping. [22.04-3]
- Are positioned to minimise the removal of existing vegetation. [22.04-3]
- Are surfaced and line marked. [22.04-3]

Minimise traffic impacts of the development on the surrounding street networks [22.04-4]

Ensure adequate provision is made for utility services [22.04-4]

Minimise impacts to land with identified environmental or landscape values. [22.04-4]

Design policy guidelines

MANNINGHAM PLANNING SCHEME
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Consider as relevant:

- Locating development on sites with at least one 15 metre minimum frontage. [22.04-3]
- Setting back walls of buildings for accommodation to be consistent with the existing setbacks in the streetscape or: [22.04-2]
 - Where there is no adjacent development, 6 metres in a Road Zone Category 1 and 4 metres for other roads. [22.04-3]
 - Where the site is on a corner, the side walls of new development should reflect the setback of the abutting allotment facing the side street, or 2 metres, whichever is less. [22.04-3]
- Screening roof mounted plant and equipment so that it cannot be seen from the facility or surrounding area. [22.04-3]
- Retaining vegetation within the front setback [22.04-5]
- Allowing a maximum height of 9 metres for accommodation. [22.04-2]
- Ensuring development in residential zones responds to the topography of the site considering the existing slope and view line characteristics. [22.04-3]
- Ensuring the development in the Low Density Residential Zone is designed to be subordinate and non-intrusive in terms of scale, height, location, visibility and materials of construction, and respect the low density residential and landscape character of the area. This includes including built form, setbacks, landscaping, service areas, open space, driveway and car park areas. [22.04-3]

MANNINGHAM PLANNING SCHEME
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17.02-1L Eating and entertainment premises

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Policy application

This policy applies to applications for the use and development of eating and entertainment premises including Food and drink premises, Nightclubs, Function centres and Amusement parlours. [22.06].

Objective

To provide eating and drinking premises that are appropriate for the location, improve the amenity of the area and are attractively landscaped. [22.06-1]

Location strategies

Locate eating and entertainment premises within existing activity centres and commercial areas wherever possible. [22.06-1]

Support eating and entertainment premises in residential areas where they are designed and landscaped to complement the built form and general character of the area. [22.06-2]

Support eating and drinking premises when the intensity of the development (including the number of seats, patrons and hours of operation and the location) will not detrimentally impact on adjoining properties. [22.06-2]

Support eating and entertainment premises that:

- Abut a Road Zone or a road, which has vehicular access from a service road. [22.06-3]
- Are close to or within commercial zones or in areas, which are appropriate to the intensity and scale of the proposed use. [22.06-3]
- Are within activity centres to promote and reinforce the social and community role of centres. [22.06-3]
- Will have minimal impact on the amenity of the local area and nearby residential properties. [22.06-3]

Locate nightclubs in Doncaster Hill Activity Centre. [22.06-3]

Locate amusement parlours:

- In activity centres, recreational venues or youth oriented indoor sports centres. [22.06-3]
- Close to public transport facilities. [22.06-3]
- Where car parking is available. [22.06-3]

Avoid amusement parlours adjacent to residential properties or close to hotels or schools. [22.06-3]

Locate restaurants, take away food premises and convenience restaurants:

- In clusters or where they abut similar uses. [22.06-3]
- In activity centres. [22.06-3]
- In existing commercial areas. [22.06-3]
- In locations where there is sufficient on-site or shared parking. [22.06-3]

Ensure restaurants abut and have access to a road within a Road Zone. [22.06-3]

Design and landscaping strategies

Encourage the design, scale and appearance of the use and/or development to complement the housing styles and general character of the area. [22.06-3]

MANNINGHAM PLANNING SCHEME
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Design premises to ensure no adverse effect to the amenity of nearby residents as a result of noise, loss of privacy, traffic, car parking, lighting, odours or hours of operation or number of patrons. [22.06-3]

Design and site security lighting to minimise light spill to adjoining properties. [22.06-3]

Ensure the form of development and activity levels generated by the proposal are compatible with surrounding land uses. [22.06-3]

Site service areas and provide waste storage in appropriately designed and screened areas to minimise impacts on nearby properties. [22.06-3]

Maintain building setbacks consistent with abutting buildings. [22.06-3]

Support eating and entertainment premises where is sufficient on-site or shared car parking capacity. [22.06-3]

Provide landscape buffers to ensure the streetscape character and amenity of abutting residential properties are maintained. [22.06-3]

Provide canopy trees throughout the development. [22.06-3]

Avoid high solid fences located along the site's frontage. [22.06-3]

Ensure entries are clearly defined and accessible. [22.06-3]

Ensure pedestrians, cyclists and vehicles are able to move onto and around the site with safety and ease. [22.06-3]

Ensure street furniture for the purposes of outdoor dining is designed and located to allow appropriate pedestrian access. [22.06-3]

Policy guideline

Consider as relevant:

- Maintain the privacy of adjoining properties through the sensitive siting and design of car parks, windows, doors, service areas, outdoor areas and the use of appropriate techniques including the treatment of windows, boundary fences, screening, and landscaping techniques. [22.06-3]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**17.02-2L Out-of-centre development****Strategies**

Discourage the rezoning of land for commercial uses outside activity centres. [21.05-6]

Contain commercial development within existing commercial areas or activity centres. [21.09-6]

Avoid commercial development remote from activity centres to protect the amenity of residential areas and the viability of activity centres. [21.05-1] [22.06-2]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL

17.03-1L Industrial land supply

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Policy application

This policy applies to Industrial 1 Zone land. [22.16]

Strategies

Consolidate the role of industrial areas and retain opportunities [21.08-2] for industrial uses to minimise the need to rezone additional land for industrial purposes. [21.08-2]

Discourage the establishment of non-industrial uses within the industrial areas. [21.08-2]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL

17.04-1L Facilitating tourism

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Strategies

Enhance the Yarra Valley region as a tourist destination. [21.13-3]

Minimise any adverse impacts of tourism activities on local communities, surrounding land uses and natural resources. [21.13-3]

Provide tourism development that does not impact on the amenity of the area. [21.13-3]

Ensure tourism development is supported by the provision of appropriate infrastructure and community facilities. [21.03]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**18.02-1L Sustainable personal transport**---
C---**Strategies**

Promote the use of walking and cycling, in that order, through the design of the built environment.

[22.12-2]

Design bicycle and walking paths to provide continuous and accessible pathways for travel.

[22.08-3]

Locate non-residential uses where they are accessible from all modes of travel, including road, public transport, bicycle and pedestrian networks. [22.05]

Policy guidelines

Consider as relevant:

- Requiring a Green Travel Plan to be prepared for all non-residential developments of greater than 500sqm. [22.12-3]

MANNINGHAM PLANNING SCHEME
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18.02-2L Public transport

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Strategies

Provide bus shelters at high use public transport sites. [21.12-2]

Improve bus infrastructure, including upgrading bus stops and interchanges. [21.12-2]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL

18.02-3L Roads

18.02-3L

Strategies

Maximise opportunities along Doncaster Road, Williamsons Road, Tram Road and Elgar Road and other main roads to facilitate pedestrian and cyclist activity. [21.12-3]

Minimise traffic intrusion in local areas by encouraging traffic to use arterial roads. [21.03]

Design roads to complements the visual and environmental values of significant roadside reservations and contribute to a sense of place. [21.03] [21.12-3]

Ensure decisions relating to the potential loss of roadside vegetation give equal consideration to environmental values and safety needs. [21.12-3]

Protect indigenous vegetation during road construction. [21.12-3]

Ensure the intensity and scale of use and development is appropriate having regard to the capacity of the existing road network and pedestrian accessibility. [21.06-3]

MANNINGHAM PLANNING SCHEME
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18.02-4L Car parking

C-

Location strategies

Ensure the demand for on-street car parking does not adversely affect the amenity or safety of the neighbourhood in residential areas. [22.05-3]

Avoid on-street car parking in locations where kerb and channel has not been constructed. [22.05-3]

Locate car parking in residential areas at the side or rear of the property. [22.05-3]

Locate car parking within basement or undercroft parking areas in the Residential Growth Zone. [22.05-3]

Provide communal or visitor car parking within common property in commercial and industrial areas. [22.01-3] [22.16-3]

Design strategies

Distinguish areas for residential and non-residential car parking within single developments. [22.05-3]

Encourage carparking in the Low Density Residential Zone to:

- Use permeable surfaces for accessways and car parking areas. [21.06-3]
- Be non-intrusive in scale, visibility and construction materials used. [21.06-3]

Encourage carparking in commercial and industrial areas that:

- Minimises the height of basement car parks above ground level. [22.16-3] [22.01-3]
- Separate vehicles and pedestrian circulation at car parking entry points. [22.01-3]
- Provides canopy trees for shade and visual amenity. [22.16-3] [22.01-3]
- Enables vehicles to access the site in a forward direction onto abutting roads. [22.01-3]
- Delineates residential and non residential parking areas in mixed use developments. [22.05-3]

Policy guideline

Consider as relevant:

- Providing a planting strip of a minimum width of 1.5 metres where at-grade car parking areas and driveways abut residential properties. [22.16-3] [22.06] [22.01-3]
- Incorporating undercroft parking at the rear of buildings. [22.16-3] [22.06] [22.01-3]
- Visually integrating multi-deck car parks with adjoining streetscapes. [22.16-3] [22.06] [22.01-3]
- Encouraging paved surfaces and other hard standing areas to be constructed with dark coloured concrete or bitumen, coloured patterned concrete or brick paving in commercial and industrial areas, and for residential accommodation. [22.16-3] [22.01-3]

MANNINGHAM PLANNING SCHEME
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19.02-4L Social and cultural infrastructure

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Strategies

Encourage a social impact assessment to be prepared for major applications to determine the likely impact on the provision of community services. [21.14-4]

Encourage an Access Audit to be undertaken for all major applications. [21.14-4]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL

19.02-6L Open space

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Objective

To provide a range of high quality and accessible public open space areas. [21.13-2]

Strategies

Develop biolinks between open space and other areas with high conservation values. [21.13-2]

Develop bike and pedestrian networks that are linked to the Yarra Valley Parklands and other major public open space areas. [21.13-2]

Facilitate drainage that which enhances recreational resources and the environmental values of public open space. [21.13-2]

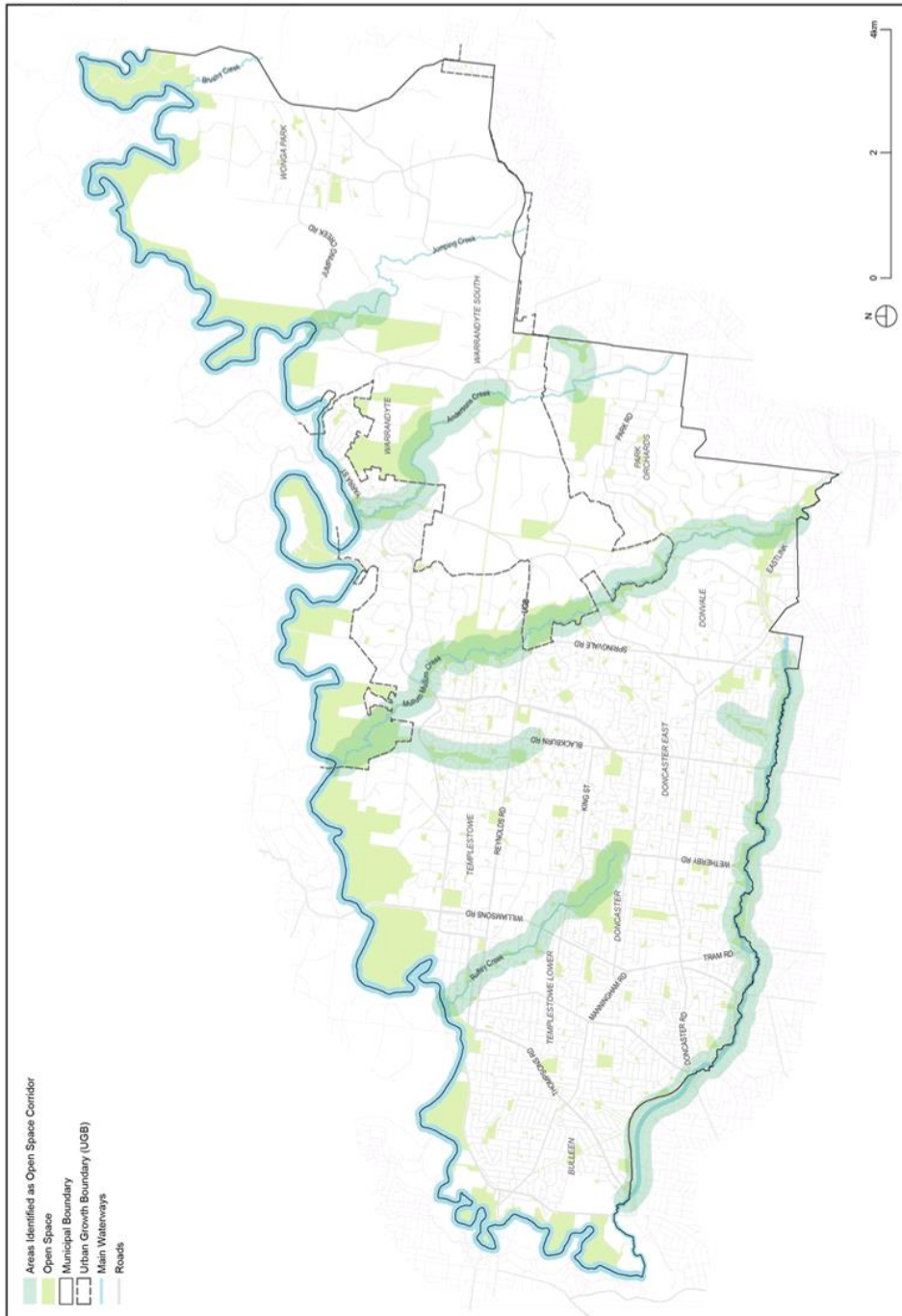
Minimise the negative impacts of development on public open space, including flora and fauna habitat, hydrology, water, visual qualities and landscape qualities. [21.13-2]

Increase the landscape values of public open space. [21.13-2]

Minimise the impact of the use and development of public open space on surrounding areas. [21.13-2]

MANNINGHAM PLANNING SCHEME
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Open space plan



MANNINGHAM PLANNING SCHEME
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19.03-2L Infrastructure design and provision

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Strategies

Encourage the undergrounding of services to new developments and subdivisions. [21.14-3]

Encourage the undergrounding of existing powerlines, particularly within historic and environmentally sensitive areas, where the opportunity arises. [21.12-1]

Policy guideline

Consider as relevant:

- Undergrounding telecommunication cables and the undergrounding of powerlines of up to 66kV [21.12-1]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**19.03-3L Wastewater, drainage and stormwater management**-/-/-/-/
C:-**Objective**

To provide safe and efficient wastewater, drainage and stormwater management systems. [21.12-4]

Strategies

Ensure that any land use or development which increases water runoff from a site either:

- Detains stormwater on site.
- Undertakes or assists with off-site works to maintain or increase drainage capacity. [21.12-4]

Promote the on-site detention and absorption of stormwater through the use of permeable paving, pebble paths, lawns and gardens to promote on-site detention and absorption of stormwater. [21.10-3, 21.12-4]

Manage off-site flow of water by installing and maintaining on-site detention systems and encourage the inclusion of capture and reuse functions within these systems. [21.12-4]

Encourage natural biological filtration systems in areas of high sediment or nutrient run-off, including roadside developments and subdivisions. [21.12-4]

Support the use of pollutant traps to prevent garbage entering the waterways. [21.10-3]

Ensure development connects to mains water. [21.12-4]

Encourage connection to sewer where available and within reasonable proximity. [21.12-4]

Policy guidelines

Consider as relevant:

- Wastewater should be contained and treated on site where possible. [21.12-4]
- Whether a capture and reuse function can be incorporated within on site treatment systems. [21.12-4]

Policy documents

Consider as relevant:

- *Domestic Wastewater Management Plan* (Manningham City Council, 2011, revised 2015)
- *Manningham Drainage Strategy 2004 - 2014* (Manningham City Council, 2004)
- *Stormwater Management Plan* (Manningham City Council, 2001)
- *Manningham Stormwater Targets 2008 and Stormwater Blueprint* (Manningham City Council, 2012)

MANNINGHAM PLANNING SCHEME
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19.03-4L Telecommunications

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Objective

To facilitate telecommunications that minimise visual and environmental impacts. [21.12-5]

Strategies

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. [21.12-5]

Use low maintenance, non-reflective finishes and complementary colour schemes to blend telecommunication facilities and in with the surrounds. [21.12-5]

MANNINGHAM PLANNING SCHEME
VERSION 5.7 FOR COUNCIL APPROVAL**SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO9**.

RESIDENTIAL AREAS WITHIN THE PINES ACTIVITY CENTRE**1.0 Design objectives**

27/05/2019
C126mann

- To increase residential densities and provide a range of housing types around The Pines Activity Centre that reflect the fringe location of the area and its proximity to the *Green Wedge* and *Yarra River Corridor*. [43.02-9-1p1] [21.09-1]
- To capitalise on key views and vistas to surrounding bushland including to the Dandenong Ranges and the Kinglake Ranges. [21.09.3] Moved from local policy.
- To encourage development that is contemporary in design, incorporates a range of visually interesting building materials and façade treatments and provides a high level of amenity. [43.02-9-1p2]
- To ensure new development is well articulated and not unduly bulky or visually intrusive and minimises overlooking to adjoining properties. [43.02-9-1p4]
- To implement the building form of The Pines Activity Centre Structure Plan (2011). [43.02-9-1p5]

2.0 Buildings and works

24/05/2012
C92

Permit requirement

A permit is not required to construct or extend one dwelling on a lot more than 500 square metres. [43.02-9-2p1]

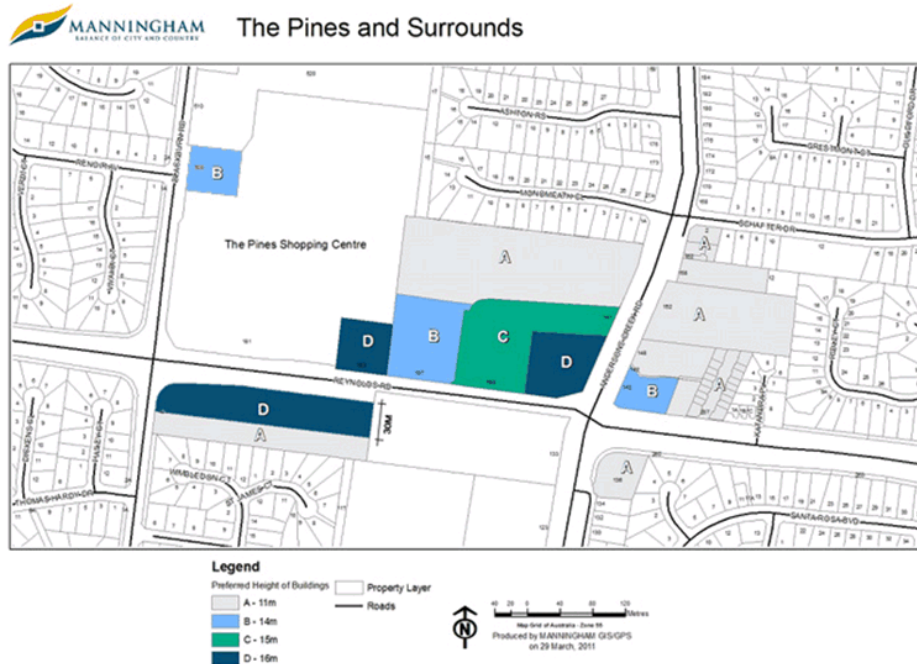
The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

Building Height

Development should comply with the preferred heights identified in Map 1. [43.02-9-2p2]

MANNINGHAM PLANNING SCHEME
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Map 1 to Schedule 9 to Clause 43.02 – The Pines Activity Centre Design and Development Sub- Precincts



Form

Development that will result in massing and bulk along ridgelines should be avoided. [21.09-3]

Built form should use stepped transitions in height to provide for a transition between the subject site and abutting residential properties [43.02-9-1p11] [21.09-1]

Apartment style developments on larger lots that address the street frontage are encouraged. [43.02-9-1p3]

Spacing between developments to minimise a continuous building line when viewed from a street is encouraged. [43.02-9-1p6]

The design and siting of dwellings should have regard to the future development opportunities and future amenity of adjoining properties. [43.02-9-1p7]

Development must: [43.02-9-2p3]

- Provide visual interest through articulation, glazing and variation in materials and textures. [43.02-9-2p4]
- Minimise buildings on boundaries to create spacing between developments. [43.02-9-2p5]
- Where appropriate, ensure that buildings are stepped down at the rear of sites to provide a transition to the scale of the adjoining residential area. [43.02-9-2p6]
- Ensure that upper levels of a building provide adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. [43.02-9-2p7]
- Integrate porticos and other design features with the overall design of the building and not include imposing design features such as double storey porticos. [43.02-9-2p8]

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- Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation. [43.02-9-2p9]
- Be designed to minimise overlooking and avoid the excessive application of screen devices. [43.02-9-2p10]
- Seek design solutions which respect the principal of equitable access at the main entry of any building for people of all mobilities. [43.02-9-2p11]
- Ensure that projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties. [43.02-9-2p12]
- Ensure basement car parks are not visually obtrusive when viewed from the front of the site. [43.02-9-2p13] [43.02-9-1p10]
- Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable effective screen planting, including canopy trees, in larger spaces. [43.02-9-2p14] [43.02-9-1p10]

Car parking and Access

The design of carports and garages should complement the design of the associated building. [43.02-9-1p9]

Development must: [43.02-9-2p15]

- Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to minimise the removal of street tree(s). Driveways must be setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback. [43.02-9-2p16]
- Ensure the setback of the basement car park does not extend beyond the built form of the upper levels of the building in the front and rear setback. [43.02-9-2p17]
- Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling. [43.02-9-2p18]
- Ensure that access gradients of basement carparks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements. [43.02-9-2p19]

Landscaping

Landscaping should provide for a transition between the subject site and abutting residential properties. [43.02-9-1p11]

Development must: [43.02-9-2p20]

- On sites where a three or more storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity. [43.02-9-2p21]
- On sites where one or two storey development is proposed include at least 1 canopy tree within the front setback, which has a spreading crown, and is capable of growing to a height of 8.0m or more at maturity. [43.02-9-2p22]
- Provide opportunities for planting along side boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form. [43.02-9-2p23]

Fencing

A front fence must be at least 50 per cent transparent. [43.02-9-2p24]

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On sites that front Blackburn Road, Andersons Creek Road and Reynolds Road, a fence must:
[43.02-9-2p25]

- Not exceed a maximum height of 1.8m. [43.02-9-2p26]
- Be setback a minimum of 1.0m from the front title boundary. [43.02-9-2p27]
- Have a continuous landscaping treatment within the 1.0m setback. [43.02-9-2p28]

3.0 Subdivision

27/05/2019
C126mann

None specified.

4.0 Signs

27/05/2019
C126mann

None specified.

5.0 Application requirements

27/05/2019
C126mann

None specified.

6.0 Decision guidelines

27/05/2019
C126mann

None specified.

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SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

Application requirements

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

All applications

An assessment from a suitably qualified heritage expert outlining how the proposal conserves, enhances and is responsive to, the significance of the cultural heritage place. [22.03-3]

Demolition and removal of all or part of a heritage building, structure or feature

Justification as to why the building, structure or feature cannot be retained. [22.03-3]

Evidence that the building, structure or feature does not contribute to the significance of the cultural heritage place. [22.03-3]

Consideration of options to retain some part of the building to commemorate its cultural heritage importance. [22.03-3]

Evidence that all possible avenues have been pursued to ensure the conservation of the cultural heritage place. [22.03-3]

Where a building is proposed to be removed and relocated:

- Justification as to why the removal of a building should proceed, including evidence of how and where the building is to be moved. [22.03-3]
- A comprehensive photographic record of the building and its setting in the streetscape. [22.03-3]
- A plan of the building's footprint and layout. [22.03-3]
- A copy of the title for the property to which the building is to be relocated. [22.03-3]
- A copy of the building permit for the site to which the building is being relocated. [22.03-3]
- A report on how the building is to be moved and how it will be restored in its new location. [22.03-3]

Where the demolition of all or part of a heritage building or structure is proposed on the grounds of compromised structural integrity or safety: [22.03-3]

- A report from a suitably qualified structural engineer providing evidence that the building or structure or part thereof is structurally unsound and is unable to be made safe without significant alteration to the original fabric of the heritage building or structure. [22.03-3]

New buildings and works or additions to buildings.

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A report outlining the techniques that have been used to ensure that the new development responds to the bulk, form, setbacks, materials and style of the heritage building and/or precinct. [22.03-3]

Removal, destruction or lopping of vegetation

An arboricultural report. [22.03-3]

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SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**

EASTERN GOLF COURSE KEY REDEVELOPMENT SITE**1.0 Objectives**

To ensure that the redevelopment of this strategic site achieves a net community benefit, takes advantage of its excellent access to the Doncaster MAC and associated urban infrastructure and makes a significant contribution to local housing needs. [22.17-2]

To promote a range of dwelling densities and housing types. [22.17-2]

To ensure development responds to site characteristics including flora and fauna, heritage, open space, built form, access and circulation. [22.17-3]

To ensure that future subdivision and development is located to have limited adverse impact on existing environmental and cultural values. [22.17-3]

To promote ecologically sustainable development. [22.17-3]

2.0 Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Any buildings and works and on-going maintenance as required for the operation of the existing golf course.
- Minor buildings and works.
- A display suite.

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in the manner contemplated in the Outline Development Plan forming part of this Schedule.

3.0 Conditions and requirements for permits

30/07/2018

Any application for a permit to subdivide, use or develop land should include, where relevant, the following information:

- Details of fencing between private properties and public open space to provide allotment privacy and security, whilst respecting the landscape setting offered by open space areas – this may incorporate the use of semi-transparent (or similar) fencing, and limited-height retaining walls within the private property.
- Details regarding the management and staging of the development.

Any permit to subdivide, use or develop land should include, where relevant, conditions requiring the following:

- The submission and then compliance with a Construction Management Plan prepared to the satisfaction of the Responsible Authority.
- The preparation of a Sustainable Design Statement (SDS) or similar to the satisfaction of the Responsible Authority for any higher density development component of the Outline Development Plan in Map 1 to this Schedule.

4.0 Requirements for development plan

30/07/2018

A development plan must be generally in accordance with the Outline Development Plan forming part of this Schedule. The development plan should preferably apply to the whole of the land, but the responsible authority may approve a development plan for part of the land.

The development plan (including the component plans set out below) may be prepared and amended in stages. If a development plan is prepared for part of the land or for a stage of the development, the responsible authority must be satisfied that its approval will not prejudice the ability for the future use or development of the land to achieve the vision for the site.

An approved development plan may be amended at any time to the satisfaction of the responsible authority in consultation with VicRoads, where appropriate.

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A. The development plan must include all of the following:**Site analysis**

A site analysis plan or plans that show existing conditions, boundaries and dimensions of the site or precinct, any existing features to be retained, topography, adjoining road network, details of adjacent residential interface and surrounding urban context, and the location of any existing services, easements or encumbrances on the land.

Use and development

Plans and information that provide an overview and details about site usage and include the following indicative details:

- The location of subdivision stages and residential densities.
- The proposed use and development of each part of the land.
- The open space network, including identified bio-sites, and other relevant areas incorporated as open space.
- The location of internal road, cycle and pedestrian path networks.
- All ingress and egress points to the site for vehicles and pedestrians.

Built Form

Built form guidance that:

- Promote the creation of a mix of lot sizes and housing types to meet present and future community housing demand.
- Encourage an appropriate built form, scale and landscape treatment to address the boulevard character of Doncaster Road.
- Provide guidance on the siting and setback of dwellings on residential allotments located along the boundary of the site adjacent to existing residential properties.
- Provide guidance on interface treatment of dwellings addressing public open space, including appropriate fencing treatments.
- Provide guidance on options to appropriately deal with level changes between allotments and between allotments and the public realm.
- Provide guidance on acceptable variations from the standards of Clauses 54 and 55.
- Provide rear setbacks to allotments abutting the General Residential Zone – Schedule 1 of not less than 5 metres at ground level, and 8 metres for levels 1 and 2.

B. The development plan should provide for or demonstrate the following:**Native vegetation and biodiversity**

- The protection and enhancement of the significant vegetation identified in background document Manningham Biosites Sites of (Biological) Significance Review (Manningham City Council, 2004), and Vegetation Patches outside Biosites and Old Scattered Trees (as shown in Figure 1: Eastern Golf Course Biosites and Native Vegetation).
- The protection and enhancement of areas of environmental significance including habitats of flora and fauna, wetlands, and habitat corridors.
- The retention of native vegetation where possible within Core Conservation Areas as identified in the background document Manningham Biosites Sites of (Biological) Significance Review (Manningham City Council, 2004).
- An indicative vegetation retention and removal plan.

Heritage

- Appropriate protection of the existing Club House 'Tullamore' and stables as identified in the background document City of Doncaster and Templestowe Heritage Study (Context Pty Ltd, Peterson R, & Stafford B, 1991), and the sections 'Manningham City Council Heritage Study',

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‘Context’, and the ‘Statement of Significance’ in the background document Eastern Golf Club-Tullamore, 463 Doncaster Road, Doncaster, Lovell Chen (2013 – revised 2014).

- Retention of identified heritage trees numbers 4, 27 and 82 as identified in “Conservation Analysis and Policy”, Meredith Gould Architects Pty Ltd (2011) and identification of appropriate tree protection zones.
- Siting of open space and/or roads so that the ‘Tullamore’ and the stables have an appropriate landscape context and are visually connected

Open space and landscape

- Retention of significant vegetation and protection of faunal corridors.
- Support of the site’s integration with existing abutting streets and open space through:
 - The distribution of public open space.
 - Planned connection points with existing abutting streets and open space.
 - Provision of appropriate interface landscaping treatments (including any proposed major level changes) to adjoining open space linkages.
- Provision of formal and informal recreation opportunities.
- The provision of approximately 20% of the total site area as public open space to be transferred to and maintained by Council. This land may be encumbered by easements, reservations, heritage, native vegetation or other conditions.

Traffic and Access

- Appropriate vehicle, pedestrian and bicycle networks into and through the subject site.
- An integrated network of pedestrian and cycle paths within the site that provide linkages with the Koonung Trail and nearby public open space, (including Lawford Street, Burgundy Drive, Studley Street and Somerville Street reserves), adjoining urban areas, Westfield Doncaster and nearby community facilities and public transport networks.
- Road network design that encourages safe and efficient neighbourhood level traffic and which minimises thorough traffic.
- Primary vehicle access to the site from Doncaster Road.
- A signalized intersection to the satisfaction of Vic Roads at the intersection of the internal road and Doncaster Road.
- Direct vehicular access to Doncaster Road from any allotment is not permitted.
- Any vehicle access to the westernmost high density block along Doncaster Road is not allowed to traverse the link between the stables and ‘Tullamore’.

Site servicing, drainage / hydrology

- Confirmation of the provision of reticulated services. Appropriate water and drainage treatment through the site.

Site servicing, drainage / hydrology

- Confirmation of the provision of reticulated services.
- Appropriate water and drainage treatment through the site.

Ecologically Sustainable Development

- Ecologically Sustainable Development options to be incorporated into the future development and permits for the land, particularly in the areas of energy and water efficiency, passive solar design, stormwater reduction and management.

C. An application for approval of a development plan must be accompanied by

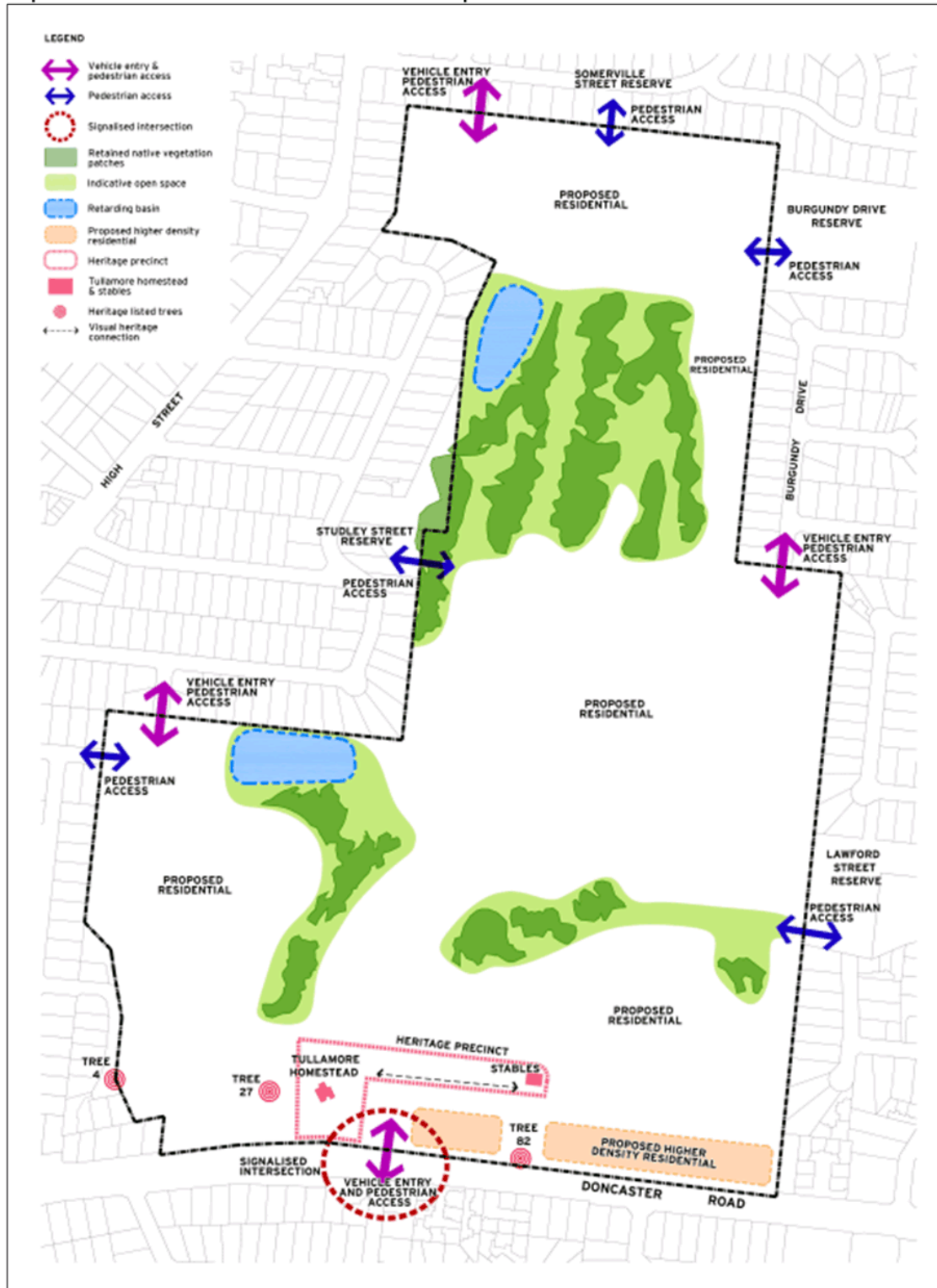
- A site servicing assessment demonstrating that the site can be supplied with all necessary reticulated services.

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- A drainage / hydrology assessment demonstrating appropriate water and drainage treatment through the site.
- A detailed flora and fauna survey which identifies existing vegetation and faunal habitats to be protected and enhanced, those proposed to be removed and any potential Tree Protection Zones (TPZ).
- A response to the 'no net loss' guidelines relative to the proposed vegetation removal, retention, and protection. A heritage assessment.
- A Traffic Management Plan that includes an assessment of the likely traffic impacts generated by the proposal on the arterial and local road network to the satisfaction of VicRoads.

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Map 1 to Schedule 3 to Clause 43.04 – Outline Development Plan



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SCHEDULE TO CLAUSE 52.28 GAMING

1.0 Objectives

To consider the social and economic impacts of gaming and the wellbeing of Manningham’s communities when assessing applications for gaming venues and machines. [22.18-2]

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To locate gaming machines consistent with Manningham’s activity centre hierarchy. [22.18-2]

To minimise opportunities for convenience gaming. [22.18-2]

To discourage the location of gaming machines in, and proximate to, disadvantaged areas and vulnerable communities. [22.18-2]

To protect the amenity of uses surrounding venues containing gaming machines. [22.18-2]

2.0 Prohibition of a gaming machine in a shopping complex

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

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Table 1

Name of shopping complex and locality	Land description
Westfield Doncaster Shoppingtown, Doncaster (located within the Doncaster Hill Activity Centre as identified on the plan at Clause 11.03-1L)	Land on the northeast corner of Doncaster Rd and Williamsons Rd, Doncaster
The Pines Shopping Centre, Doncaster East (Located within the Pines Activity Centre as shown on the plan at Clause 11.03-1L)	Land on the northeast corner of Blackburn Rd and Reynolds Rd, Doncaster East
Bulleen Village Activity Centre, Bulleen	Land on the northwest corner of Grant Olson Avenue and Manningham Rd, Bulleen

3.0 Prohibition of a gaming machine in a strip shopping centre

A gaming machine as specified in Clause 52.28-5 is prohibited in a strip shopping centre specified in Table 2 below.

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Table 2

Name of strip shopping centre and locality	Land description
Donburn	Land east and west of Blackburn Rd and north and south of Nonda Avenue, Doncaster East
Tunstall Square	South of Doncaster Rd, east and west of Tunstall Rd, Donvale
Jackson Court	Land south of Doncaster Rd and east and west of Bullen Street, Doncaster East
Templestowe Village	North and south of James St, east of Anderson St, Templestowe
Doncaster East Village (including Devon Plaza)	Land north and south of Doncaster Rd, west of Blackburn Rd, Doncaster East
Park Orchards	South of Park Rd, east and west of Hopetoun Rd, Park Orchards

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Name of strip shopping centre and locality	Land description
Warrandyte Township	Land southeast of Yarra St and east and west of Webb St. Land south of Yarra Street to west of Kangaroo Ground-Warrandyte Rd and Yarra Street intersection, Warrandyte
Warrandyte Goldfields	Land south of Heidelberg - Warrandyte Rd from Melbourne Hill Rd to Drysdale Rd, Warrandyte
Horsfall Street Shops	Land on northeast corner of Horsfall Street and Bryson Grove, Templestowe Lower
Feathertop Avenue Shops	Land on northeast corner of Feathertop Avenue and Caroline Dr, Templestowe Lower
Village Avenue Shops	Land on northwest corner of High St and Village Avenue, Doncaster
Stutt Avenue Shops	Land south of Stutt Avenue, west of green area west of Golf Links Court, Doncaster
Chatsworth Quadrant Shops	Land on southwest corner of Chatsworth Quadrant and Morang Avenue, Templestowe Lower
Ayr Street at Outhwaite Avenue Shops	Land on southwest corner of Ayr Str and Outhwaite Avenue, Doncaster
Lillian Street Shops	Land on southwest corner of Lillian St and Pinnacle Cr, Bulleen
Ayr Street at Lindsay Street Shops	Land on northwest corner of Ayr St and Lindsay St, Doncaster
Highview Drive Shops	Land on northwest corner of Highview Dr and Bond St, Doncaster
Renshaw Street at Wetherby Road Shops	Land on southwest corner of Renshaw St and Brindy Cr, Doncaster East
Rosella Street Shops	Land on southwest corner of Cassowary St and Rosella St, Doncaster East
Paula Crescent at Tunstall Road Shops	Land on southwest corner of Paula Cr and Tunstall Road, Donvale
Mitcham Road at McGowans Road Shops	Land on northeast corner of Mitcham Rd and Springvale Rd, south of McGowans Rd, Doncaster East
Doncaster Road at JJ Tully Drive Shops	Land northeast corner of Doncaster Rd and JJ Tully Drive, abutting Schramms Reserve, Doncaster
Templestowe Road at Bridge Street Shops	Land east of Templestowe Rd to walkway between Templestowe Rd and Elizabeth St, Bullen
Thompsons Heights Shops	Land north of Thompsons Rd slip road, east of Doyle Street Reserve
Bulleen Road Shops	Land on southeast corner of Bulleen Road and Manningham Rd

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Name of strip shopping centre and locality	Land description
Jumping Creek Road Shops	Land on northeast corner of Jumping Creek Road and Dudley Rd, Wonga Park
Launders Avenue Shops	Land on northwest of Launders Avenue and Yarra Rd, Wonga Park
Newmans Road Shops	Land on Newman's Rd, between Orion's Lane and Heidelberg – Warrandyte Rd, Templestowe

4.0 Locations for gaming machines

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Gaming venues and machines should be located:

- Within the Doncaster Hill Activity Centre (except within Westfield Doncaster Shopping Town) or The Pines Activity Centre (except within The Pines Shopping Centre), outside of the main shopping, transport, community and civic functions of the centre. [22.18-3]
- At a sports or recreation club with a land holding of more than 2 hectares. [22.18-3]
- In areas where residents within a 5km radius of the proposed location have a reasonable choice of alternative non-gaming entertainment and recreation facilities. [22.18-3]
- In locations away from areas of relative socio-economic disadvantage as established by the SEIFA Index of relative socio-economic disadvantage. [22.18-3]
- Outside of areas that are:
 - In or within 800 metres of areas of relative socio-economic disadvantage as defined by the SEIFA Index. [22.18-3]
 - In suburbs or townships where the density of gaming machines per 1,000 resident adults, including the proposed machines, is less than the metropolitan Melbourne average. This does not apply to Doncaster Hill. [22.18-3]
 - Places such as core retail areas, supermarkets, community facilities and services or bus interchanges where large numbers of pedestrians are likely to pass in the course of their daily activities to avoid the likelihood of spontaneous decisions to play gaming machines. [22.18-3]
 - Within 400 metres of social security offices, welfare agencies, gambler support services or a bus interchange. [22.18-3]
- At least 400 metres from social (public and community) housing developments or clusters comprising 50 or more dwellings. [22.18-3]
- On land that is not owned by Council [22.18-3]

5.0 Venues for gaming machines

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Gaming machines should be located:

- In venues that provide a range of social, leisure and recreational activities other than gaming as the primary purpose of the venue such as hotels, clubs, cinemas, restaurants, bars and indoor recreation facilities. [22.18-3]
- Where alternative social and recreational activities operate at all times when gaming machines are available for use by patrons. [22.18-3]
- Where the gaming floor area is less than 25 per cent of the total floor area of the venue. [22.18-3]
- In venues with access to natural light and allow patron surveillance of outdoor areas. [22.18-3]
- Where the venue's non-gaming activities can be physically and visually separate from gaming activities. [22.18-3]
- In venues that do not operate for more than 18 hours per day or beyond 2:00AM. [22.18-3]
- Where there will not be a significant adverse amenity impact on the adjoining land uses as a result of operating hours, traffic, noise, car parking, safety and security. [22.18-3]

6.0 Application requirements

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The following application requirements apply to an application for a permit under Clause 52.28, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A robust assessment of the social and economic benefits and dis-benefits of the proposed gaming machines addressing the following: [22.18-4]
 - An analysis of the demographic and socio-economic profile of the municipality and the venue's projected patron catchment and its potential vulnerability to problem gambling, with the inclusion of data from the SEIFA index of relative disadvantage. [22.18-4]
 - Details of the nature and extent of community benefits expected from the proposal and how the benefits are to be secured and distributed to the local community [22.18-4]
 - Measures proposed to address problem gambling in the local community. [22.18-4]
 - Details of the relative socio-economic disadvantage of the suburb or township and the broader 5km catchment of the venue in comparison to the metropolitan Melbourne average as defined in the SEIFA index of relative disadvantage. [22.18-4]
 - Details of existing and proposed gaming and non-gambling related entertainment and recreation facilities within a 5km radius of the venue. [22.18-4]
 - If electronic gaming machines are to be relocated from other venues, the likely social and economic impact of the proposal on those venues and the local area within which those venues are located. [22.18-4]
- Details of the existing and proposed distribution and densities of gaming machines in the suburb and municipality. [22.18-4]
- If the applicant contends that gaming expenditure is likely to be transferred from other venues, the applicant is to provide: [22.18-4]
 - Particulars as to how the level of transfer has been calculated (including, but not limited to, comparison per machine expenditure at the venue prior to and then after the additional machines, current usage levels of machines at the venue, projected usage level of machines at the venue after the additional machines). [22.18-4]
 - The amount of transfer expenditure anticipated. [22.18-4]
 - The resulting impact on revenue of the venue from where the expenditure is transferred. [22.18-4]
 - The resulting impact on the venue from where the expenditure is transferred (such as loss of employment, loss of complementary expenditures, loss of customers, impact on ability to provide services). [22.18-4]
- Details of the design and layout of the premises, including all proposed and existing signage and evidence of compliance with any relevant gaming regulations concerning premises layout, design and operation of the gaming venue. [22.18-4]
- A plan of directional signs from gaming areas to all non-gaming amenities, including toilets and dining areas, lounges, recreational facilities. [22.18-3]
- Details showing how the venue's non-gaming activities, including entrances and exits, toilets, meeting spaces and dining areas, can be accessed without entering the gaming area. [22.18-3]
- Details of the venue's distance to shopping complexes, shopping strips, community facilities and services, public housing, gambling counselling services and public transport. [22.18-4]
- Pedestrian counts for venues on different days and at a variety of times. [22.18-4]
- A venue management plan identifying strategies to manage patron behaviour and minimise problem gambling in relation to the design and management of the venue, including the applicant's responsible gaming practices. [22.18-4]

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 52.28, in addition to those specified in Clause 52.28 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether approval is likely to increase the social disadvantage or financial vulnerability of the local community. [22.18-5]

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- Whether the location of the gaming machines or gaming premises will facilitate or discourage convenience gaming. [22.18-5]
- Whether the proposal will cause a redistribution of gaming machines away from areas of relatively high socio-economic disadvantage. [22.18-5]
- Whether residents will have a choice between entertainment and recreation venues with and without gambling in the suburb or township. [22.18-5]
- The impact of the proposal on the amenity and character of the area and surrounding land uses. [22.18-5]

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SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

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Background documents

Name of background document	Amendment number - clause reference
<i>AS3959-2009 Construction of Buildings in Bushfire-prone Areas</i> (Standards Australia, 2009)	VC109 Clause 13, 44.06 and 53.02
<i>City of Doncaster and Templestowe: The Archaeological Survey of Aboriginal Sites</i> (Ellender I, Department of Conservation and Environment, 1991)	NPS1 Clause 15.03-1L Heritage
<i>City of Manningham Problem Gambling (Electronic Gaming Machines) Study: Part Three - Planning Policy Framework and Local Planning Policy</i> (Symplan, 2014)	C108 Clause 72.08
<i>Development Guide for Areas of Environmental and Landscape Significance</i> (Manningham City Council, 2011)	C54 Clause 12.05-2L Native Vegetation, 42.01 and 42.03
<i>Development of the Special Building Overlay - Technical Report for Manningham City Council</i> (Cardno, 2015)	C109pt1mann Clause 19.03-3L Stormwater
<i>Domestic Wastewater Management Plan</i> (Manningham City Council, 2011, revised 2015)	GC42 Clause 19.03-3L Stormwater
<i>Doncaster Hill Parking Precinct Plan</i> (GTA Consultants, July 2004)	VC95 Clause 45.09
<i>Doncaster Hill Strategy</i> (Manningham City Council 2002, revised 2004)	GC42 Clause 37.08 and 43.04
<i>Doncaster Hill Sustainability Guidelines</i> (Manningham City Council, 2004)	C52 Clause 37.08
<i>Doncaster and Templestowe Heritage Study - Additional Historical Research</i> (Kellaway C, 1994)	NPS1 Clause 15.03-1L Heritage
<i>Draft Manningham Heritage Guidelines, Manningham City Council</i> (Peterson R, 1999)	NPS1 Clause 15.03-1L Heritage
<i>Eastern Golf Club - Tullamore, 463 Doncaster Road</i> (Lovell Chen, 2013, revised 2014)	C101 Clause 43.04
<i>Eastern Golf Course Conservation Analysis and Policy, Melbourne, Victoria</i> (Meredith Gould Architects Pty Ltd, February 2011)	C86 Clause 43.04
<i>Flood Management Plan for Manningham Council and Melbourne Water</i> (Manningham City Council, 2011)	C109pt1mann Clause 13.03-1L Floodplains
<i>Flora and Fauna Assessment and Biodiversity Offset Analysis, 463-535 Doncaster Road, Doncaster, Victoria</i> (Ecology and Heritage Partners, 2014)	C101 Clause 42.01

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Name of background document	Amendment number - clause reference
<i>Guidelines for Approval of Jetties</i> (Melbourne Water, 2011)	GC48 Clause 12 and 42.03
<i>Healthy City Strategy</i> (Manningham City Council 2017-2021)	This amendment
<i>Heritage Study Additional Sites Recommendations, Cities of Doncaster and Templestowe</i> (Peterson R, 1993)	NPS1 Clause 15.03-1L Heritage
<i>Heritage Study City of Doncaster and Templestowe</i> (Context Pty Ltd, Peterson R, Stafford B, 1991)	NPS1 Clause 15.03-1L Heritage
<i>Jackson Court Shopping Centre Parking Precinct Plan</i> (Arup, 2003)	VC95 Clause 45.09
<i>Locally Threatened Plants in Manningham</i> (Lorimer G & Manningham City Council, 2010)	C54 Clause 12.01-1L Native vegetation Clause 42.01
<i>Making Manningham Mobile, Manningham Integrated Transport Strategy</i> (Manningham City Council, 2009)	GC42 Clause 18.02-1L Sustainable Personal Transport
<i>Manningham Economic Development Strategy</i> (Manningham City Council, 2018)	This amendment
<i>Manningham Bicycle Strategy</i> (Manningham City Council, 2013)	GC42 Clause 18.02-1 Sustainable personal transport
<i>Manningham Biosites: Sites of (Biological) Significance Review</i> (Manningham City Council, 2004)	C52 Clause 12.01-2L Native Vegetation 42.01, 43.04
<i>Manningham Council Open Space Contributions Plan</i> (SGC Economics and Planning, 2017)	C123 Clause 19.02-6L Open Space
<i>Manningham Drainage Strategy 2004 - 2014</i> (Manningham City Council, 2004)	C52 Clause 19.03-3L Stormwater
<i>Manningham Green Wedge Action Plan 2020</i> (Manningham City Council, 2011)	C117mann Clause 11.01-1L Green Wedge
<i>Manningham Green Wedge Infrastructure - Site Responsive Design Guide</i> (Manningham City Council, 2013)	C117mann Clause 11.01-1L Green Wedge
<i>Manningham Green Wedge Land Capability Study</i> (Agricultural Services Victoria Pty Ltd, 2004)	C52 Clause 11.01-1L Green Wedge

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Name of background document	Amendment number - clause reference
<i>Manningham Green Wedge Strategy</i> (Manningham City Council, 2004)	C52 Clause 11.01-1L Green Wedge
<i>Manningham Heritage Garden & Significant Tree Study - Stage 2</i> (John Patrick Pty Ltd Landscape Architects, 2006)	C61 Clause 42.02
<i>Manningham Heritage Study Review</i> (Context Pty Ltd, 2006)	C53 Clause 15.03-1L Heritage
<i>Manningham Monterey Pine and Cypress Tree Assessment</i> (Michael Smith Landscape Architecture & Urban Design, Kenyon B, Banks F, 2003)	C52 Clause 42.03
<i>Manningham Residential Character Guidelines</i> (Manningham City Council, MGS Architects Pty Ltd, 2012)	C96 Clause 15.01-5L Neighbourhood Character
<i>Manningham Residential Strategy</i> (Manningham City Council, 2012)	C96 Clause 02.03
<i>Manningham Stormwater Targets 2008 and Stormwater Blueprint</i> (Manningham City Council, 2012)	GC42 Clause 19.03-3L Stormwater
<i>Middle Yarra Concept Plan - Burke Road to Watsons Creek</i> (Melbourne Parks and Waterways, 1993)	C52 Clause 42.03 and 43.04
<i>Middle Yarra River Study - Recommendations Report</i> (Department of Environment, Land, Water and Planning, 2016)	GC48 Clause 43.02
<i>Open Space Strategy - Parts 1 and 2</i> (Manningham City Council, 2014)	C123 Clause 19.02-6L Open Space
<i>Outbuildings in the Low Density Residential Zone</i> (Manningham City Council, 2015)	C110 Clause 12.05-2 Landscapes in Manningham
<i>Port Phillip and Western Port Regional Catchment Strategy 2004 - 2009, Victoria</i> (Port Phillip and Western Port Catchment Management Authority, 2004)	C52 Clause 13.03-1L Floodplains
<i>Report on the Significance of the layout of the Front Garden and of the Box Hedges: 131 High Street, Doncaster</i> (Stafford, 1991)	NPS1 Clause 42.02
<i>Roadside Environmental Management Strategy</i> (Manningham City Council, June 2004)	C52 Clause 12.01-2L Native vegetation
<i>Shared Pathway Guidelines</i> (Melbourne Water, 2009)	GC48 Clause 43.02
<i>Stormwater Management Plan</i> (Manningham City Council, 2001)	C52 Clause 19.03-3L Stormwater

MANNINGHAM PLANNING SCHEME

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Proposed
CXX

Name of background document	Amendment number - clause reference
<i>The Pines Activity Centre Structure Plan</i> (Manningham City Council, 2011)	C92 Clause 11.03-1L 43.02
<i>Victoria's Native Vegetation Management - A Framework for Action</i> (Department of Natural Resources and Environment, 2002)	C54 Clause 42.01
<i>Warrandyte River Reserve Management Plan</i> (Manningham City Council, 2005)	C52 Clause 15.03-1L Heritage
<i>Warrandyte Urban Design Framework, 2005</i> (Urban Initiatives, 2005)	C52 Clause 15.03-1L Heritage
<i>Wildlife Movement and Habitat Needs in Manningham</i> (Lorimer G, Baker S, Lockwood D & Manningham City Council, 2009)	C54 Clause 12.01-1L Native vegetation. Clause 42.01
<i>Wonga Park Heritage Study - Reports on Stages 1 & 2</i> (Context Pty Ltd, Kellaway Cr C, Peterson R, 1996)	NPS1 Clause 15.03-1L Heritage

MANNINGHAM PLANNING SCHEME

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS.

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1.0

Application of zones, overlays and provisions

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Proposed
CXX

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- The General Residential Zone to residential areas removed from activity centres and main roads, and to residential areas developed since 1975, to ensure new development respects neighbourhood character and provides for an incremental level of change.
- The Neighbourhood Residential Zone and the Significant Landscape Overlay or Environmental Significance Overlay and the Design and Development Overlay to residential areas with predominate landscape features or other environmentally significant features to ensure that the density, design and siting of residential development is appropriate to its landscape and the low housing density character of the area.
- The Residential Growth Zone and Design and Development Overlays to residential areas close to activity centres and interfacing commercial areas and along main roads, to identify the location and direct the design of higher density residential development.
- The Low Density Residential Zone to residential areas that form a buffer between the suburban scale Urban Area and the *Green Wedge* and *Yarra River Corridor*, and Wonga Park with the Environment Significance Overlay and Significant Landscape Overlay to sites with conservation values and significant landscapes.
- The Mixed Use Zone along transport corridors where higher density commercial and residential development is supported.
- The Industrial 1 Zone to the three areas identified for ongoing industrial use in Manningham.
- The Activity Centre Zone to the Doncaster Hill Major Activity Centre, including the land currently used for industrial purposes within the centre which is proposed to transition to more compatible uses.
- The Commercial 1 Zone and a Design and Development Overlay to manage built form to The Pines Major Activity Centre.
- The Commercial 1 Zone to Neighbourhood Activity Centres.
- The Rural Conservation Zone to areas in Melbourne's Green Wedge not in public ownership or Wonga Park which is in the Green Wedge but zoned Low Density Residential Zone.
- The Public Land Zones to areas for public use, roads, open space and conservation areas.
- The Special Use Zone to private education centres, golf course, sports grounds and electricity terminal stations.
- The Urban Floodway Zone to areas subject to flooding and unsuitable for development.
- The Environmental Significance Overlay to industrial areas in Bulleen and Templestowe.
- The Vegetation Protection Overlay to significant vegetation in Templestowe and the box hedge at 131 High Street Doncaster and other significant vegetation in the municipality.
- The Significant Landscape Overlay to the Yarra (Birrarung) River Corridor, the Domain subdivision in Templestowe, watercourses, and the Mullum Valley Estate.
- The Heritage Overlay to places of heritage significance including the sites at 95, 103 – 109, 163, 165, 167, 183 – 187, 189, 193 – 197 and 207 Yarra Street, Warrandyte as sites where prohibited uses may be considered under the Heritage Overlay.
- The Design and Development Overlay to areas where specific built form outcomes are sought, including along some main roads, prominent intersections and activity centres, the Yarra (Birrarung) River, several residential areas and key development sites, and the North East Link project area.
- The Development Plan Overlay to key development sites.
- The Erosion Management Overlay to areas susceptible to erosion.
- The Land Subject to Inundation Overlay and Special Building Overlay to areas subject to periodic flooding.
- The Bushfire Management Overlays to area at risk of bushfire.
- The Public Acquisition Overlay to sites identified to be acquired for open space, drainage or road widening.

MANNINGHAM PLANNING SCHEME

- The Environmental Audit Overlay to industrially zoned land and former industrial land within the Doncaster Hill Activity Centre.
- The Road Closure Overlay to roads to be closed in future.
- The Development Contributions Plan to Doncaster Hill to enable the collection of contributions for infrastructure as development occurs.
- The Parking Overlay to Doncaster Hill Activity Centre and Jackson Court.
- The Specific Controls Overlay to six places with special planning controls that apply.
- The schedule to 51.02 Metropolitan Green Wedge Land to exempt Donvale Christian College from core planning provisions.
- The schedule to 52.02 Easements, Restrictions and Reserves to identify properties where easements or restrictions have specific requirements.
- The schedule to 52.17 Native Vegetation to specify nine weeds that are scheduled in the municipality.
- The schedule to 52.28 Gaming to identify shopping complexes and strip shopping centres where gaming machines are prohibited.
- The schedule to Clause 53.01 Public Open Space Contribution and Subdivision to identify an 8% public open space contribution for key development sites and a 5% public open space contribution for other parts of the municipality excepting the former Eastern Golf Course (Tullamore Estate).

MANNINGHAM PLANNING SCHEME

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

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Proposed
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1.0

Further strategic work

- Review the *Doncaster Hill Strategy* and implement relevant changes to the Activity Centre Zone and other provisions in Doncaster Hill.
- Prepare Development Contributions Plans for the entire municipality to provide adequate infrastructure.
- Continue to work as part of Council Alliance for a Sustainable Built Environment to further develop sustainable development guidelines in the planning scheme.
- Review the residential zones and overlays to ensure consistency with State planning policy.
- Introduce the Special Building Overlay to properties affected by overland inundation
- Review the location of, and the preferred use and built form of, identified gateway sites. [21.05-4]
- Prepare a Planning Policy to guide the future use and development of identified gateway sites, if appropriate. [21.05-4]
- Identify areas for strategic revegetation to enhance habitat corridors and habitat connectivity. [21.05-5]
- Investigate appropriate options for the capture and recycling of water.
- Undertake the Wonga Park Indigenous Heritage Study. [21.11-5]
- Review the Design and Development Overlay for Doncaster Road (DDO1).
- Reviewing zone and overlay provisions to achieve greater regional consistency and protection of the Yarra River, its environs and tributaries.
- Investigate the provision of appropriate measures to be included in commercial developments, centre structure plans and other initiatives that meet the social and changing needs of residents.

10.2 Community Consultation results - Tunstall Square Kindergarten proposed expansion into St Clems Reserve

File Number: IN21/181
Responsible Director: Director City Planning and Community
Attachments: 1 St Clems Change of Use Survey Results [↓](#)

EXECUTIVE SUMMARY

Tunstall Square Kindergarten in Doncaster East has requested to expand their facility beyond their leased area into St Clems Reserve. The proposed expansion of the kindergarten is in response to the Victorian Government commitment to provide 15 hours of three-year-old children kindergarten each week by 2029.

In November 2020, Officers commenced a period of community consultation regarding the proposed use of public open space for the kindergarten expansion.

Local residents received information in the mail (200m radius from Tunstall Square Kindergarten) about the proposed change of land use and had an opportunity to provide feedback online through Your Say Manningham or hardcopy survey. Consultation was open for 3 weeks and concluded on 9 December 2020.

A summary of the findings are provided below:

- Kindergarten families were well-represented (74%) amongst all respondents, with 100% supporting the change of use.*
- 62% of non-kindergarten families/local residents supported the change of use.*
- 71% of all respondents (inclusive of Kindergarten families and non-kindergarten families) supported the change of use.*
- One-fifth of all respondents (22%) were not in support of the change of use and were concerned about the development.*

The survey results highlight that there is some support for expansion of kindergarten facilities and the need to expand into the open space. Of those who opposed the change, the loss of open space and the impact on their local environment were given as reasons.

Council has a commitment to preserving open space. While the open space around the Kindergarten is not developed in any way, it is valued by the residents and there are several mature trees in the vicinity which need to be protected. Officers have therefore prepared a concept drawing that shows how an expanded kindergarten could make best use of the sloping site while still prioritising (and improving) the open space at St Clems Reserve.

The proposal shows an increase in the open space of 250m² and an improved entrance to the reserve from Russell Crescent. Kindergarten car parking is expanded by four car spaces within the reserve and this is offset by the appropriate reduction in car parking associated with the Maternal and Child Health Centre, which is suitable to meet the needs of the MCH service. Play areas are consolidated and make good use of the available space, and the access to St Clems Reserve is improved through a formalised entrance and landscaping.

It is proposed to work with Tunstall Square Kindergarten committee to further discuss and refine the concept drawing, and to respond to all respondents to the survey to update them about the proposal.

COUNCIL RESOLUTION

MOVED: CR TOMAS LIGHTBODY
SECONDED: CR CARLI LANGE

That Council:

- A. Note the findings of the St Clems Reserve Change of Use Survey Results (attachment 1).**
- B. Note that officers will meet with Tunstall Square Kindergarten representatives to present the concept as shown in this report to expand the kindergarten.**
- C. Provide a letter of support (as land manager) to Tunstall Square Kindergarten Committee which will enable them to apply for funding through the State Government's Building Blocks program for kindergarten expansion.**
- D. Provide a summary of the proposed concept to all respondents to the community survey.**

CARRIED

2. BACKGROUND

- 2.1 Council is aware that Tunstall Square Kindergarten has expressed an interest in pursuing State Government funding to progress the expansion of the facility to provide 3yo kindergarten. The project is not included on Council's 4 year capital works program, however funding for early years facilities is available from the State Government Building Blocks Grants on a competitive basis. These grants do not need matching funding.
- 2.2 Existing rooms within the Kindergarten leased area are at capacity and any extensions would necessitate using adjacent land beyond the leased area. The kindergarten committee's first preference is to expand the facility by installing a modular building by extending approximately 450m² into St Clems Reserve to the south.
- 2.3 While a detailed design for an expanded facility at Tunstall Square Kindergarten is still to be developed, the land required for the indoor and outdoor facilities is estimated to be between 450-500m². Image 1 (below) shows the indicative extent of this expansion and this is the image that was included in the community consultation information.



Image 1: Tunstall Square Kindergarten – existing lease/proposed expansion, as distributed for consultation

- 2.4 In November 2020, Officers commenced a period of community consultation regarding the proposed use of public open space for the kindergarten expansion.
- 2.5 Local residents received information in the mail (200m radius from Tunstall Square Kindergarten) about the proposed change of land use and had an opportunity to provide feedback online through Your Say Manningham or hardcopy survey. Consultation was open for 3 weeks and concluded on 9 December 2020.

St Clems Reserve, Change of Use – Community Consultation

- 2.6 The consultation findings (online and hardcopy) verified the following:
 - There were 145 survey respondents, of which 74% were kindergarten families and 26% were local residents/users of the park.
 - 71% of all survey respondents support the change of use (support or strongly support)
 - Just over one-fifth of all respondents (22%) either oppose or strongly oppose the change of use

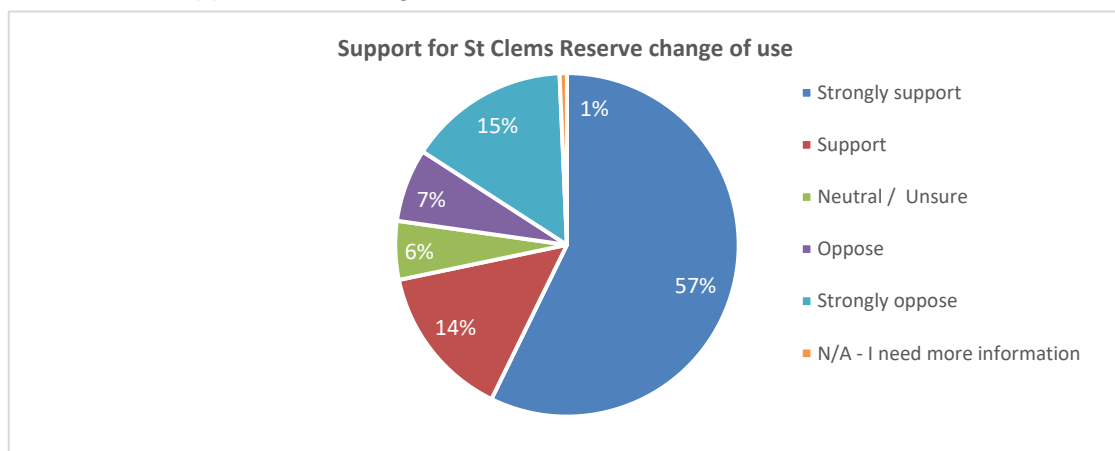


Image 2: St Clems Reserve, Change of Use Community Consultation– Support for St Clems Reserve change of use

2.7 The graph below compares the degree of support from kindergarten families and non-kindergarten families.

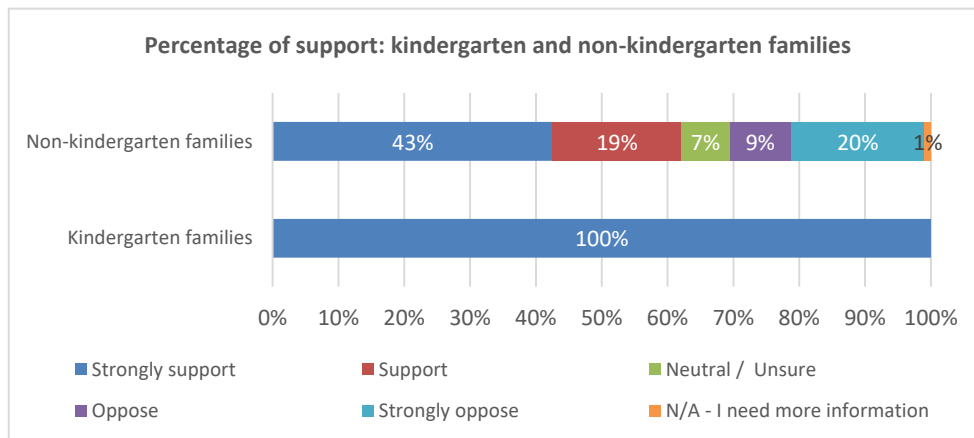


Image 3: St Clems Reserve, Change of Use Community Consultation– Percentage of support: kindergarten vs non-kindergarten families

- 62% of non-kindergarten families who are local residents support the expansion.
- 29% of non-kindergarten/local residents oppose the expansion.
- 8% of non-kindergarten/local residents were either neutral/unsure or needing more information.
- 100% of Kindergarten families strongly support the expansion.

2.8 Reasons for **supporting/strongly supporting** the change of use, from respondents who tend to be kindergarten families, or infrequent and up to weekly users of the park include:

- It is perceived to be a good use of underutilised space/parkland.
- Increase in kindergarten hours and spaces is better for children and families, and helps to meet the high demand in the area.
- The change is thought to have minimal impacts on the greater community.

2.9 Reasons for **opposing/strongly opposing** the change of use, from respondents who tend to be non-kindergarten families (local residents) or frequent (daily) users of the park include:

- The area should remain as a shared space for kindergarten families and other community members to use.
- Manningham’s parkland and green spaces should be preserved.
- This will result in an increase in traffic and daily disruption of builders/machinery, affecting quality of life.
- Perception that kindergarten spaces in the area are already sufficient.

Need for expansion

2.10 Research from both the Department of Education and Council’s own modelling has drawn on data from various sources to analyse the current provision of early years services and analyse future needs based on demographic changes, existing service provision and the impacts of State Government policy changes.

- 2.11 In reviewing the current and projected populations and existing supply, the main area where there is expected to be a shortage of kindergarten services is in Doncaster, and this gap is expected to grow as the population increases. A gap in supply has also been identified in both Doncaster East and Templestowe and these gaps are expected to be evident in the longer term due to more modest population changes.
- 2.12 The State Government is likely to make grant funding decisions based on demonstrated need as shown in the Directions Paper. Tunstall Square in Doncaster East may be a lesser priority for funding than other parts of metro Melbourne, at least for the next few years where the demand for funds is expected to be high. This may provide time to fully develop a proposal so that it is ready for funding when it becomes available.

DISCUSSION / ISSUE

3. WHAT DO THE CONSULTATION FINDINGS TELL US?

- 3.1 The local community values open space and having access to quality open spaces is of high importance to them.
- 3.2 Local residents would prefer the area to remain a shared space for kindergarten families and other community members to be able to use.
- 3.3 Kindergarten families supported the expansion and believed it would be a good use of underutilised space/parkland. They also are aware that the expansion would help the Kindergarten be able to increase their hours, which is one way they would meet the demand of enrolments in the area and the requirement for all 3 year olds to access 15 hours of kindergarten by 2029.

4. IS THERE A WAY TO SUPPORT THE KINDERGARTEN'S PROPOSAL TO EXPAND THAT WILL RESULT IN MINIMAL IMPACT TO THE OPEN SPACE?

- 4.1 Council has a commitment to preserving public open space. Our vision is for an accessible and well-connected Open Space network that supports a healthy community. It should be noted that the Open Space Strategy does not support additional buildings in this Reserve.
- 4.2 Officers recognise the impact of the recent State Government roll-out on some kindergartens and childcare centres in the municipality. In order to meet the requirements of an additional 15 hours per week of funded 3 year old kindergarten by 2029, a number of kindergartens are making enquiries about building expansion. Several of these are adjacent to open space and any decision made regarding Tunstall Square Kindergarten could set a precedent for other sites.
- 4.3 Officers are, in theory, supportive of the Kindergarten's proposal, however recognise there is an opportunity to investigate other options within the site parameters.
- 4.4 In order to explore the site and its constraints more thoroughly, a concept design has been developed to look at how an expanded kindergarten could be accommodated with minimal impact on the open space.

- 4.5 The concept has been prepared to:
 - 4.5.1 Allow for the least possible amount of open space to be used for building or car parking.
 - 4.5.2 Provide a more sensible configuration of car parking near the MCH centre that still meets the needs of the MCH service.
 - 4.5.3 Develop a new wider and safer entrance to St Clems Reserve from Russell Cres.
 - 4.5.4 Consolidate the kindergarten buildings on the existing site footprint.
 - 4.5.5 Use the underutilised MCH centre front garden near the corner of Maggs St and Russell Cres for expanded play space.



Above: Concept design for expansion of Tunstall Square Kindergarten and open space improvements at St Clems Reserve.

Concept design components

- 4.6 Extend the building (east) to provide an additional kindergarten room – possibly modular.
- 4.7 Expand the existing Kindergarten car park into (136 m²) of open space to create an additional 4 spaces.
- 4.8 This loss of open space would be compensated by converting a section of the Maternal and Child Health Centre (MCH) car park into public open space, improving access and creating a more welcoming appearance into St Clem’s Reserve. Enhancements would include better pedestrian access and surveillance, as well as seating and improved landscaping. There would be a net gain of open space of around 250 m².

- 4.9 Extend the Kindergarten outdoor play area into the MCH Centre front garden creating a better orientated play area with good sightlines for supervising staff.

5. SUMMARY

- 5.1 This concept provides good opportunities for the Kindergarten to expand its facilities and to improve the quantity of open space as well as making it more accessible from Russell Crescent.
- 5.2 Officers will meet with the Tunstall Square Kindergarten Committee of Management to walk them through the concept design and explore how this could be achieved.

6. COUNCIL PLAN / STRATEGY

- 6.1 Goal 2.4 of the 2017-21 Council Plan identifies that Council will provide *well utilised and maintained community infrastructure*.
- 6.2 Goal 2.4 includes, as a key action, delivering: "Infrastructure that is responsive to changing community, education and sporting needs."
- 6.3 The concept design demonstrates good public value for the residents in meeting the twin objectives of improving kindergarten facilities and maximising the open space.

7. IMPLEMENTATION

- 7.1 Finance / Resource Implications:
- 7.1.1 This project is not currently included in Council's capital works program, however funding for early years facilities is available from the State Government DET Building Blocks Grants – up to \$750K.
- 7.1.2 DET Building Blocks grants is a grants program which incorporates the existing DET Children's Facilities Capital program and Inclusive Kindergartens Facilities Program offering grants to contribute to kindergarten infrastructure as part of the roll out of funded 3-year-old kindergarten across Victoria.
- 7.1.3 It is not yet clear whether the expansion could be a modular building. This would be a cheaper option than a custom building.
- 7.1.4 Council has previously indicated that it would expect the building to be built wholly from grant funds – excluding Council project management costs.
- 7.1.5 The Building Blocks Grant program is a rolling program and the Kindergarten can apply in 2022 with a revised design, following further discussion with officers about the detail of the proposal. A letter of support from Council will be required to enable the grant application to be submitted by the Kindergarten Committee.

7.2 Communication and Engagement.

7.2.1 Communication will be sent to all survey respondents informing them of the results of the community consultation. This will include the broader Kindergarten community and local residents. The communication will indicate that a revised concept design would be pursued which would emphasise the retention and improvement of open space and enhanced kindergarten facilities to meet future needs.

7.2.2 It is noted that several nearby residents use the MCH car park for their personal parking. It is acknowledged that changes to the car park will introduce more vehicles to street parking in Russell Cres.

7.3 Timelines

- April 2021- Officers meet with Kindergarten committee representatives to update them on Council's position and recommendation on the design concept.
- May 2021- Correspondence sent to all survey respondents informing them of the results of the community consultation. This will include the broader Kindergarten community and local residents.

8. DECLARATIONS OF CONFLICT OF INTEREST

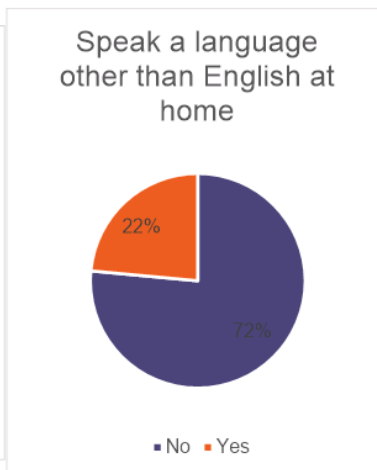
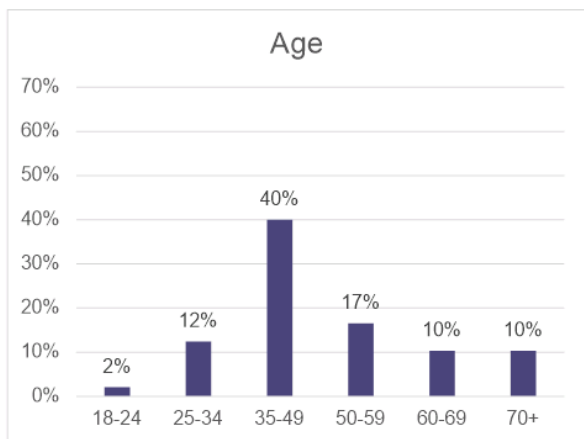
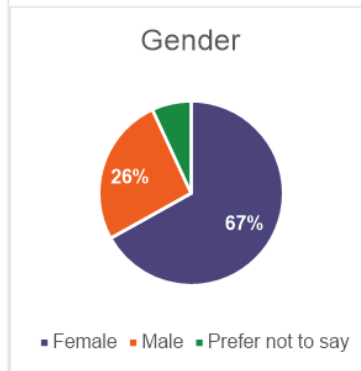
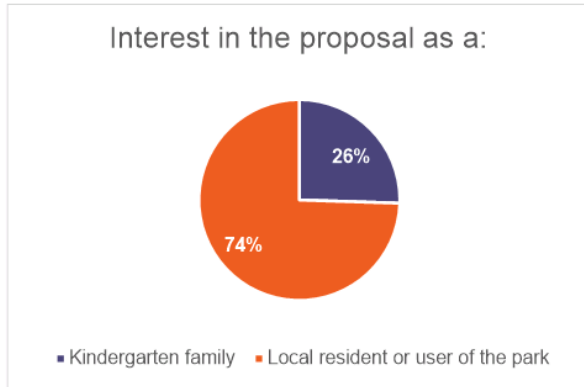
No officers involved in the preparation of this report have any general or material conflict of interest in this matter.

St Clem's Reserve Change of Use – survey results.

Survey conducted in November 2020 – hard copy and digital responses.

1. Participant profile

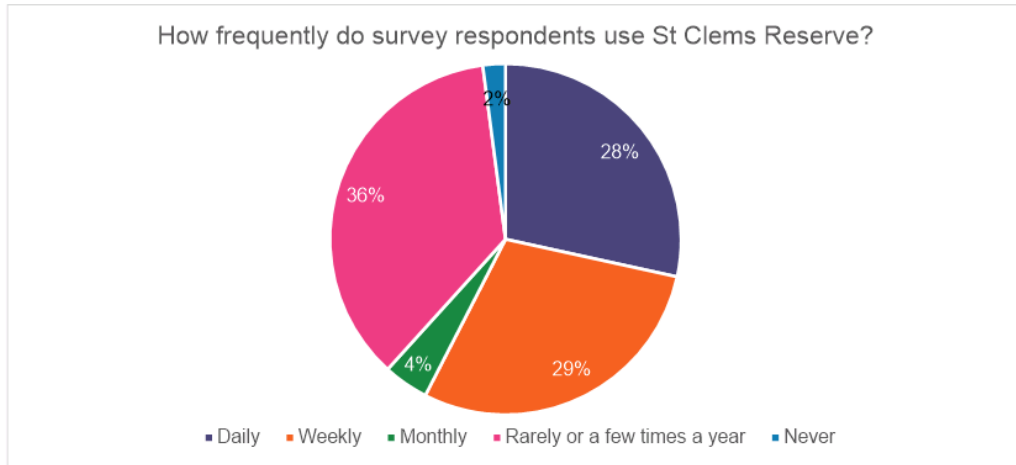
- In total, 145 survey responses were received



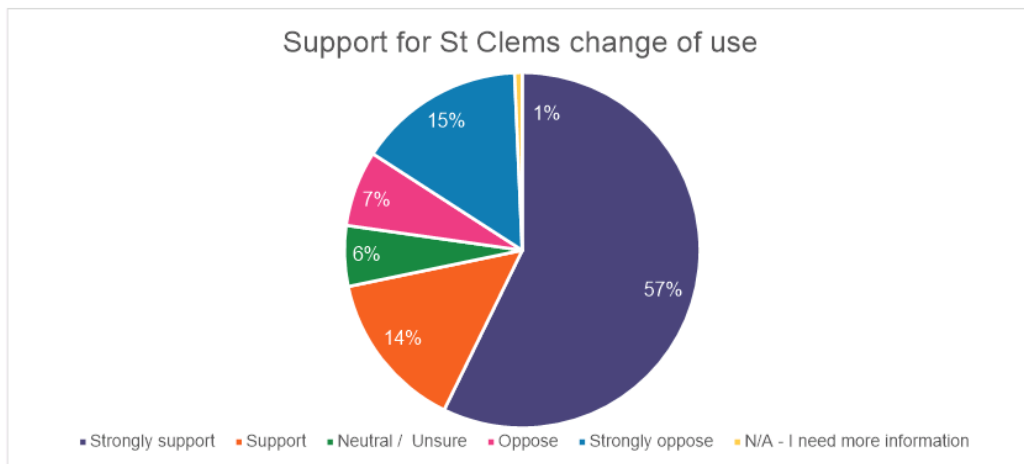
**7% preferred not to say*

**6% preferred not to say*

2



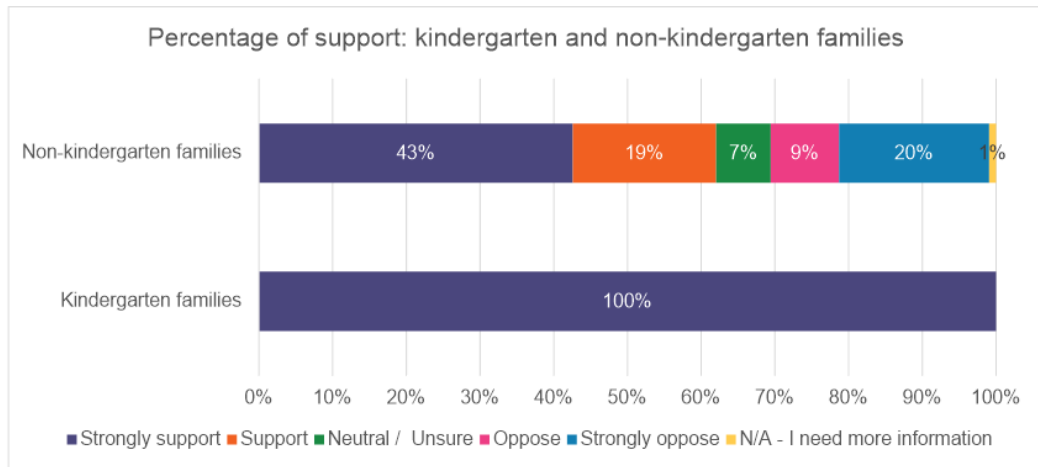
2. Support for change of use



- Over half of all respondents (57%) strongly support the change of use, with a further 14% supporting this
- Just over one-fifth of respondents (22%) either oppose or strongly oppose the change of use
- A further 7% are neutral, or need more information about the proposal

Kindergarten families are well-represented in the group of respondents who strongly support the change of use. 100% of kindergarten families (n=37) strongly support this. The below graph compares degree of support from kindergarten families and non-kindergarten families.

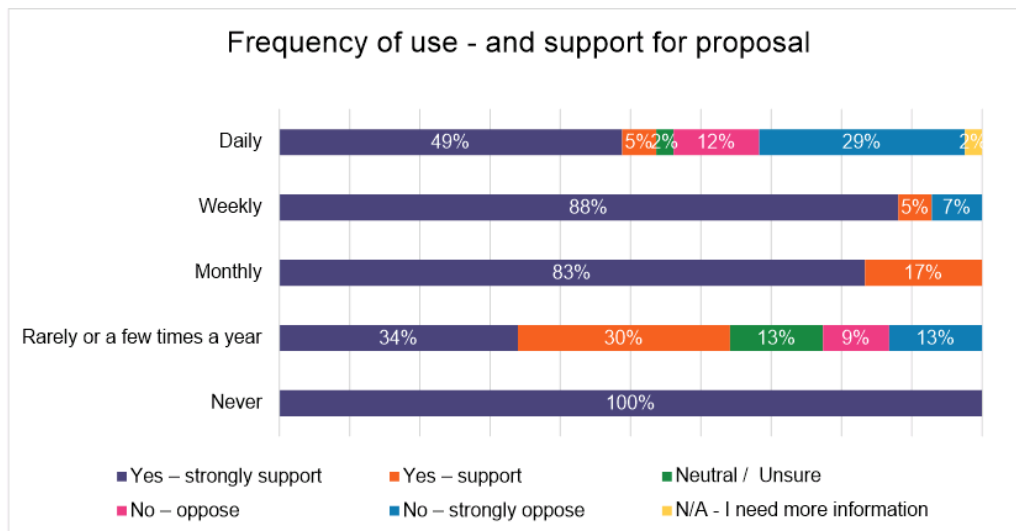
St Clem's Reserve and Tunstall Square Kindergarten – change of use survey results February 2021



Kindergarten families (n=37)

Non-kindergarten families (n=138), where these respondents are local residents or users of the park.

St Clem's Reserve and Tunstall Square Kindergarten – change of use survey results February 2021



Exploration of free-text survey comments (below) presents several reasons for why respondents support or oppose the proposal.

Reasons for supporting/strongly supporting the change of use include, from respondents who tend to be kindergarten families, or infrequent and up to weekly users of the park:

- It is perceived to be a good use of underutilised space/parkland
- Increase in kindergarten hours and spaces is better for children and families, and helps to meet the high demand in the area
- The change is thought to have minimal impacts on the greater community

Reasons provided by those who oppose/strongly oppose the change of use, from respondents who tend to be non-kindergarten families (local residents) or frequent (daily) users of the park:

- The area should remain as a shared space for kindergarten families and other community members to use
- Manningham’s parkland and green spaces should be preserved
- This will result in an increase in traffic and daily disruption of builders/machinery, affecting quality of life
- Perception that kindergarten spaces in the area are already sufficient

3. Appendix – all free-text comments

From respondents indicating support:

DO YOU HAVE ANY FEEDBACK ABOUT THE PROPOSED EXPANSION? (SUPPORT/STRONGLY SUPPORT)

I think it's a great use of an unused space.

DO YOU HAVE ANY FEEDBACK ABOUT THE PROPOSED EXPANSION? (SUPPORT/STRONGLY SUPPORT)

That would be really great to have a bigger Kinder for our community that kids can play and learn and gain more skills. by using 450 m of the reserve we still have plenty of the reserve left and the proposed land is vacant and no one is using it at all.

Would be good for the proposed path to join up the existing path in the reserve and the car park.

I think it will be a good way to make that area more practical and useful. It is a dead spot at the moment.

This area isn't used at the moment, extending the kinder is a great idea

I think it is a great idea.

It is a brilliant idea!

It will minimally impact the greater community, but would vastly improve the kindergarten. Even when people park at the kindergarten to walk their dogs through the clean reserve, they do not walk through that area. The kinder kids only use it to run around while waiting for kinder to begin. There will still be plenty of space for them to do that. It is otherwise unused dead space.

Couldn't happen soon enough! This land is not used by anyone that I know of. The kinder will be unable to meet the future government requirements of longer kinder hours without expanding.

This would benefit families in the wider community so the kinder can offer more and a better range of kinder times

Great idea to provide a better pre school education service for our community

The proposed bit of land is not used except for the children I see playing there after kinder who attend the kinder. It would be great to have this service growing after being more than 50 years servicing the children, families and community of Manningham.

Yes

No... high demand area so increased hours of kinder is a big positive

In support of expanding the kindergarten to allow increased classes

More kindergarten places in the area would be so great for families, especially with funding for three year olds to start soon. Also this area is fenced and would not impact access to the trail.

Let's put that land to greater use and bring more support to our Tunstall square Kindergarten family. I couldn't think of a more noble use for the land. Let's do it Manningham

DO YOU HAVE ANY FEEDBACK ABOUT THE PROPOSED EXPANSION? (SUPPORT/STRONGLY SUPPORT)

Great for the growing population in the area. Lots of young families requiring kindergarten so this expansion will avoid children missing out on essential education.

Just want to make sure access to kindergarten is still only via Tunstall Rd and not Russell Cres

The current kindergarten only has one room for both 3yo and 4yo children. Will be nice to have more spaces for the children.

Fantastic news, there's plenty of space, if they can offer longer classes this would suit us more

This looks to have no negative impact for those of us that use the park but will be great for the community with more facilities for families.

Area is a dead use area. Rarely anyone on that section of reserve. If current path and park remained with green space around it no issues

The proposed path is very useful. It can shorten the distance to go to the Kinder from the southwestern side. Also please add more play facilities for kids.

Strongly agreed. There are several important notes to be considered in design: 1) Current facilities used in Tunstall Square Kindergarten is aged and old. 2) For the proposed expansion, please consider a more hands-on outdoor facilities for education purpose(eg. Little kitchen garden for kids to learn, discover and expose to nature), painting in outdoor settings. 3) Hygiene Station to encourage kids to wash hands frequently and develop a very good hygiene habits in their early age especially post-covid19 times. 4) As for walking pavement/path for facilities, please consider child-friendly materials(eg paint, walkway & playground soft ground pavement). 5) For picking and dropping off kids, please consider C-shape driveway, so that traffic can flow easily and smoothly.

The kinder has needed expanding for some time, this is well overdue!

its a fantastic idea! much needed for the kinder there and for the community

This will be amazing for our community and for the future generations of children to allow the opportunity for all Children to attend future funded 3 year old kindergarten.

It would be great to accommodate more children for the kindergarten program. The impact on residents should be minimal as there aren't many homes that back onto the reserve at that point.

This part of St Clems reserve is not currently utilised by the public to my knowledge except for when the kinder kids currently have a brief play after sessions, so it will be providing additional value to the community as population continues to grow and more young families look to putting their children in kinder as a valuable step before starting school. I believe there has consistently been waiting lists for Tunstall Square Kinder every year (noting for next year an exception which I would assume is a casualty of covid-related

DO YOU HAVE ANY FEEDBACK ABOUT THE PROPOSED EXPANSION? (SUPPORT/STRONGLY SUPPORT)

changes this year). Whilst my kids will have finished kinder before this extension is finished so our family would not personally benefit; this extension I feel would be in the best interests of the Manningham community.

Car park space should not increase. Traffick turning into car park off Tunstall Rd is sometimes dangerous as speed is excessive. Entry to both buildings should be encouraged from back road.

The current space is unused and attracts rubbish. Using this space for young children is beneficial

Happy to see the kindergarten expand into this space

It is unused parkland only the children at TSK use it after kindergarten

I strongly support the proposed expansion. TSK is a great local kinder that has served generations of local families. A new classroom is needed for it to continue to operate, especially given the increase in young families in the area and the planned roll-out of 15 hours of 3 year-old kinder.

The kinder needs to expand to cater for 3 year olds and there is state government funding.

Great initiative to use a small area of under utilized park land to improve the services the Kinder can offer.

It will be a gpeat help for the kinder themselves but for the community too. The current capacity of the Kinder does not allow the change in 2029 of having the 3 year old kinder's classes to have 15hs. They really need the space.

Needed and no effect on park usage

It is a sma mostly unused portion of land. Childrens education is vital andspace for them to run around in a supervised area which most do not have due to apartment/unit living.

This is fantastic! There are so many young families in the area these days TSK is well overdue for an extension and a bit of a pick me up! Hopefully allow for the extra classes that will be needs with the extension of 3yo program next year and get some extra families of the waiting list too!

It is much needed

Makes sense to me.

A sensible proposal which will have ongoing community benefits.

Would appreciate if council facilitates progress of this application.

No

DO YOU HAVE ANY FEEDBACK ABOUT THE PROPOSED EXPANSION? (SUPPORT/STRONGLY SUPPORT)

Great to support our growing community

It should include a larger play area within the new kinder area, given the amount of empty parklands available. A public playground in the park would also be beneficial to strengthen community connections before and after kinder sessions.

Will make good and important use of a largely unused small portion of the reserve

It does not impact any of the existing areas. I'm interested however how this is funded

Happy for the section of St Clems Reserved to be used as part of the Kindergarten. Would be great to blend the Kindergarten into the reserve.

Yes, do it please

The kindergarten is deserved for a upgrade a long time ago, it doesn't cover the whole Donvale streets within radius.

The class room will have minimal effect on the reserve and help attract young families to the area. . This extension is needed to help meet the expanding need for places at this kindergarten. A good use of St Clems Reserve as community needs and government requirements change .

no

Community garden area, similar to what is at Slaters Reserve, Blackburn. In the vicinity would be good too.

seems logical. Give more outside space for more children to play. Proposed pathway to russell court is good for local walkers.

I was very excited to see that the kinder is trying to expand. My kids went to this fantastic kinder and the new facilities would cater for longer 3 year old hours in future The land proposed to be used is only used by the kids after kinder and there is still plenty of space to run around. A wonderful proposal. Couple with children at home.

mother and daughter.

Couple with no children at home.

single household

My concern is parking for the building. When the carpark is full, most of the car will park in the street. This already causes traffic jams in the street. Suggestion: Making different pickup times and drop off times for the classes, may help with traffic in the area.

Couple with children at home.

single household

DO YOU HAVE ANY FEEDBACK ABOUT THE PROPOSED EXPANSION? (SUPPORT/STRONGLY SUPPORT)

couple with children at home.

please do not remove that tree and shrubs near and in front of the carpark. Couple with no children at home. but have family nearby with grandchildren who visit regularly.

can you please install a basketball hoop and backboard in st clems reserve. single parent with children at home.

no but happy to see that the tree remains. suggestion: - if part of the project is a building that is light and airy. - any garden could include a vegetable patch of raised beds and include a compost bin etc. retired.

would like to stay informed:

couple with no children at home.

please add more playspaces for children.

great use of this under utilised public space. i would expect that this land area be given free of charge of the kinder. couple with children at home.

play area for children.

This is a great use of space that is never used in the park. ensure adequate parking, make it bigger than required.to allow for growth.

From residents opposed to the change of use:

DO YOU HAVE ANY FEEDBACK ABOUT THE PROPOSED EXPANSION?

(OPPOSE/STRONGLY OPPOSE/NEUTRAL/NEED MORE INFORMATION)

This is outrageous! The park is very much used by local residents and the kindergarten already. This has worked well as a shared space and should remain so. A gateway to access this area from Russell Crescent should be provided and the horrible eyesore of a fence should be removed.

The kindergarten operates very few hours and it would be a travesty to sacrifice this area to a single organisation when so many familys use this area for picnics and recreational activities. Please consider providing access from Russell Crescent to the reserve

I do not support the proposal if it does not include extra parking. We currently have traffic issues at both start and finishing time for the Kindergarten with cars parking on Tunstall road opposite Sonia Street which means car turning left or in particular right towards Tunstall square must turn into on coming traffic on the wrong side of the road, couplethis with parents getting thier children out of cars on the roadside not the pathside it is dangerous.

DO YOU HAVE ANY FEEDBACK ABOUT THE PROPOSED EXPANSION?

(OPPOSE/STRONGLY OPPOSE/NEUTRAL/NEED MORE INFORMATION)

Council should use the planned expansion to negotiate improved sight-lines at the corner of Maggs St & Tunstall Rd. Cars in Maggs St at the intersection can't see vehicles approaching from the right on Tunstall Road until past the pre-school fence line. This is very dangerous - I have seen and experienced several near misses as vehicles travelling north on Tunstall Rd assume (correctly) that they have right of way and don't always slow to a safe speed at the roundabout.

How could the council seriously be considering this? Our parks (the few we have left) should be protected and preserved for future generations. I understand the kindergarten may want to expand but there are better ways that don't require the sacrifice of public land!

No no no. Will ruin our neighbourhood character and charm! Don't let this happen!

THIS IS A SHARED AREA AND SHOULD REMAIN SO! WILL STRONGLY OPPOSE!

We have very little open space in Manningham. With all the new apartments and subdivision we need all our green areas. This kindergarten has been operating for years with no need for expansion. You have another kinder sitting dormant at the dog park near donvale primary school. It would make more sense for the parents with school children to use this existing facility. Ridiculous to allow this facility to go to dog clubs when obviously kids need it in donvale. Stop eating up our green space. I strongly object to this proposal.

The increase in traffic in our already overcrowded streets will increase the stress on the local residents, affecting our quality of life. There hasn't been a significant increase in the number of kinder aged children in our area, making this expansion available for a privileged few, not the rest of the residents who use the reserve on a daily basis. There is no indication, even at this early stage, of what the extension will be. (kinder, privately funded childcare facility?)

The kinder is big enough Leave the open space in the park alone The park belongs to everyone, not just the kinder

The proposed path seems extremely close to the adjacent house next to it. The daily disruption of machinery and workmen would prove annoying for anybody. Not to mention kinder children at pick up/drop off.

Is the proposed pathway for the public. Also I would like to offer suggestions on the upgrade of the path in the park. It is a very uncomfortable walk through the park due to the slope of the path. The land on either side of the path needs to be raised so that the path is flat. At present it goes with the slope of the land. I do not have arthritis but still find in a very uncomfortable slope to walk upon. People with arthritis have expressed that they now do not walk through the park because of pain it causes in knees and hips due to the slope of the path going with the land. I personally feel the upgrading of the existing path more important than the new path. However I have no opposition to the proposed new path.

DO YOU HAVE ANY FEEDBACK ABOUT THE PROPOSED EXPANSION?**(OPPOSE/STRONGLY OPPOSE/NEUTRAL/NEED MORE INFORMATION)**

It's completely absurd that this expansion into our public land is even being considered much less the suggestion that somehow we should pay for it???? I want to know who decided this should even be considered.

Why is this even being considered? This is a terrible idea.

I feel that is this no need to expand the Kindergarten as East Doncaster is already well supplied with kindergartens compared with other Manningham suburbs, having 16 with the next closest Bulleen which has 8. Being located in a quite residential streets, any expansion of the kindergarten will result in a significant increase in traffic and congestion. It will also put further strain on parking and heighten noise pollution. At the moment drop off and pick up times has become quite congested leaving parents to park in side streets off Tunstall Road and try and cross safely to the existing car park. Expansion will only increase the problem. Also the car park at the moment is metres from a round-about. The park is there for the enjoyment of the community and over the years the council has encouraged use of the parkland by installing a walking track through the park, seating, playground and making it an off lead dog park making it ideal for the community to use it for enjoy and as recreational area. I also noted that in the proposed photo that you intend to place a path (through-a-fare) through the park from Russell Crescent next to the Maternal and Child Health centre to Tunstall Road (now entrance to the Kindergarten) also raising concerns for the lack of security of my home being so close to the fence line. I am also very concerned about the expansion being right next to my home and privacy issues and blocking of the view I have at the moment with a large building being constructed right on the fence. This area identified is going to take up 3/4 of the home and backyard area. My suggestion to you would be if expansion is done, the building should be away from property boundaries and should be on the existing car park and then creating a larger car park next to it on Tunstall Road. As the council highlighted in it Open Space Strategy 2013, increased urbanisation has left children with far fewer opportunities than previous generations to play freely outdoors and experience the open space with more townhouses being built with no backyards - these parks are vital to be used for health and wellbeing. The expansion of the Tunstall square kindergarten into St. Clems reserve is at odds with the council's development plan, will have a negative impact on the broader neighbourhood and fails to provide what is really needed for future generations of East Doncaster residents.

The parkland is a public good and belongs to us. We should be able to enjoy the greenery and easy access to the trail. This will cause an even greater traffic jam on Tunstall Road. Do not do this.

Yet another loss of green space

We need all the parkland we can and the kinder should not encroach on the existing park. The council has been greedy in subdivision of lots allowing higher population growth that we can absorb. Now council should consider using existing kinder site at the dog park at donvale primary rather than taking part of our park that can not be replaced. The park is for everyone. Has council considered moving the maternal health service. There is

DO YOU HAVE ANY FEEDBACK ABOUT THE PROPOSED EXPANSION?

(OPPOSE/STRONGLY OPPOSE/NEUTRAL/NEED MORE INFORMATION)

effectively a classroom right next door. Maternal health could be shifted to council buildings.

Ridiculous waste of resources and loss of public park. Strongly oppose

Loss of park land is not acceptable. Build up rather than out

There are kindergarten and child health centres, why not add aged care in ? Couple with no children at home.

Traffic congestion is a nightmare already along Tunstall Rd, and extending kinder will only increase numbers and increase traffic. Why cant they use of of the carparks to extend (or the land in front of the MCH). I also suggest that the MCH is moved to another location and that way the kinder can utilise that area. Also why cant the kinder relocate altogether? I suggest that the kinder uses the existing carpark to extend or utilise the land where the tunstall MCH is, along with the rear car park (that is mainly always empty of cars). I believe it would be best if the kinder and MCH relocate altogether so residents can enjoy the open space. Another suggestion, is that they relocate to the land next to Donvale Primary School (next to the dog park). Single household. 45-54 age bracket.

Worry of increased traffic in Russell Cres. need more parking space from Tunstall Road. Couple with no children at home.

We have lived in Russell Cres for 34 years and have been happy with the existing kinder which provides a sessional program. The expansion of the kinder into the reserve appears excessive and unnecessary and there has been no compelling reasons given for this expansion. Our suburb has a large number of established kinder with many choices for families. The expansion does not seem justified or need given the stagnant nature of the local birth rates and a consequent reduction in demand. The local residents value the open spaces and this should not be diminished, especially given the increasingly high density development around the kinder. The reserve is our breathing space and was so important during this pandemic year. It was well used by locals for walking and recreation, especially the recently installed playground which has also taken up more of St Clems Open space. However, this facility is available to all the public, not just a minority of residents. Because of the continuing over development of our suburb, or local streets have become crowded with parked cars they are effectively single lane, one way streets. With the increase in traffic, brought by this redevelopment driving conditions will worsen. My observation of the kinder children is that they are often taken as a group to the reserve to run in the large open space, use the playground, explore the plants and trees and watch birdlife. The proposed preservation of a single tree in the grounds is a poor substitute for this experiential learning. We are opposed to the removal of 500square metres of St Clems reserve, which is used by many, for a facility that caters to a few. Please adhere to the council's Open Space Strategy (2013) and keep our suburb green, open and alive.

DO YOU HAVE ANY FEEDBACK ABOUT THE PROPOSED EXPANSION?

(OPPOSE/STRONGLY OPPOSE/NEUTRAL/NEED MORE INFORMATION)

please do not build on any reserves or parkland. buy the house in russell cres, solved. couple with children at home.

we need parkland. couple with no children at home.

single household.

Would prefer to maintain the existing open space area. couple with no children at home.

I think it is an unnecessary land grab of public park when an under utilised MCH could be adapted to a 3 year old kinder. yes, you should check on usage of MCH as at present it is for as long as I've lived nearby, has been a ghost centre. single parent with children at home.

Keep our open spaces. We need more public space rather than less. We have lost far too many trees and garden and decent homes. less public green spaces for public is there an area to be fenced off? what is the proposed path? is it within the kinder area? who can use it? There are many activities that the kinder can do on the open space. That the area be available after kinder hours for the general public to use, particularly those with children. Children need natural spaces to run and play in. What will the kinder use this area for?

traffic increase

noise level of business. construction of premises which could impact on the building structure of our own homes. They can relocate The parents part their cars in front of the residential driveways to pick up children and this causes arguments.

Our beautiful open spaces (parks) are slowly being eroded. We need our parks for peace, well being and pleasing to the eye. Park help to keep pollution within safe boundaries. As a resident of manningham for 56 years the kinder and MCh have served the community well. i believe it still can without extension.

Need more information on what is to be built on site. how high will it be? Single level? two storey? or extended carparking

Would like to see it as a park for kids to play. As it is now, you can get cars parking on both sides of Tunstall Road and parents standing next to their cars chatting. Also cars are speeding along tunstall road. Regardless what time it is. At times one can see cars turning right without going around the circle. Cars just dont slow down when approaching the circle and sometimes dont give way. If allowed to go ahead, build the car park with additional car parking spaces on the other side where there is less traffic and maybe change entrance and instead of tunstall road. Build more humps, along Tunstall Road, as well if possible and safe. have police monitoring function of tunstall road and beverley road as can just turn left or right at great speed without stopping. Safety comes first.

keep the environment unchanged is more desirable.

10.3 Proposed exhibition of the Manningham Draft Art Collection Policy and Draft Public Art Policy

File Number:	IN21/122
Responsible Director:	Director City Planning and Community
Attachments:	<ol style="list-style-type: none">1 Arts Advisory Committee Terms of Reference (Attachment 1) ↓2 Manningham Art Collection Policy (Attachment 2) ↓3 Manningham Art Collection Guidelines (Attachment 3) ↓4 Manningham Public Art Policy (Attachment 4) ↓5 Manningham Public Art Guidelines (Attachment 5) ↓

EXECUTIVE SUMMARY

In accordance with Terms of Reference endorsed by Council, the Arts Advisory Committee, now chaired by Cr Laura Mayne, provides strategic advice in relation to arts and cultural development in Manningham. It advises on all acquisitions into the Manningham Art Collection, including public art and provides a special committee for the purposes of maintaining the Deductible Gift Recipients (DGR) tax concession status of the Manningham Art Collection.

The advice of the Arts Advisory Committee has been intrinsic to the direction of the Art Collection Policy.

Based on advice of the Arts Advisory Committee, the following report proposes two policies.

- *The draft Manningham Art Collection Policy 2021-2024*
- *The draft Manningham Public Art Policy 2021-2024*

Both policies confirm Council's policy position for collection management, and investment in temporary and permanent public art.

The Draft Public Art Policy includes an objective whereby community infrastructure projects with a budget in excess of \$2 million would include 1% of the total project value allocated to public art.

Both policies are accompanied by detailed guidelines that provide a robust framework in accordance with industry best practice.

It is recommended that Council endorses the public exhibition of the draft policies for a period of 21 days, following which Council will consider any feedback received during the exhibition period, prior to the policies being endorsed.

COUNCIL RESOLUTION

MOVED: CR LAURA MAYNE
SECONDED: CR MICHELLE KLEINERT

That Council:

- A. Notes the Draft Manningham Art Collection and Public Art Policies.**

- B. Endorses the public exhibition of the Draft Manningham Art Collection Policy 2021-24 and Public Art Policy 2021-24 for a period of 21 days.**
- C. Receives a further report detailing any feedback received during the exhibition period and any recommended changes to be considered by Council, prior to the policies being endorsed.**

CARRIED

2. BACKGROUND

- 2.1 Manningham Council enjoys a strong and long-standing relationship with contemporary arts, and values its evolving culture. Council has a commitment to collecting contemporary indoor visual artworks and contemporary permanent public artworks as a celebration of Manningham's cultural heritage. Manningham Council's Arts Advisory Committee provides strategic advice in accordance with Terms of Reference (Attachment 1) endorsed by Council.
- 2.2 **Collection:** The Manningham Art Collection is a public collection and an important Council asset. The Manningham Art Collection is endorsed through the Australian Government's Cultural Gifts Program, through which Manningham Council is recognised with Deductible Gift Recipient (DGR) status. The Manningham Art Collection Policy (Attachment 2) and Guidelines (Attachment 3) provide the parameters for the direction of collection and framework for collection management practices to industry best practice.
- 2.3 **Public Art:** Beyond the Manningham Art Collection, Council also undertakes a public art program that incorporates a spectrum of public art practices, from temporary interventions to permanent major public sculpture. The Manningham Public Art Policy (Attachment 4) and Guidelines (Attachment 5) support both Council and community in understanding public art priorities and implementing the public art program to industry best practice.

3. DISCUSSION / ISSUE

- 3.1 Policy positions have been developed for the Manningham Art Collection (Attachment 2) and Manningham Public Art Policy (Attachment 4). Both policies are accompanied by Guidelines (Attachments 3 and 5) developed to industry best practice.

Manningham Art Collection and acquisitions from the Victorian Ceramic Art Award

- 3.2 The Manningham Art Collection originated from the art collection of the former Doncaster & Templestowe City Council. Since 2009, the collection has largely evolved through the acquisitive Manningham Victorian Ceramic Art Award. The Award has enabled the collection to develop a specific stream of three-dimensional ceramic artworks, reflecting a particular point in time in Manningham's cultural history.

- 3.3 On recommendation of the Arts Advisory Committee and reported to the Special Briefing Session of Council on 11 August 2020, the acquisitive Manningham Victorian Ceramic Art Award would no longer continue and in its stead fresh offerings would be developed to support the creative industries. This decision was been communicated to the community via the Council website and the Arts Manningham e-newsletter.
- 3.4 The focus of the Manningham Art Collection will predominantly shift to permanent public art, with minimal visual art acquisitions either through Cultural Gifts donations or unique acquisitions with a strong connection to Manningham's cultural legacy.

Public art 'percent for art' contribution

- 3.5 The Draft Public Art Policy includes an objective whereby community infrastructure projects with a budget in excess \$2million would include 1% of the total project value allocated to public art.
- 3.6 The objective is to ensure public art is included in the budget line as an integral component to community infrastructure projects, such as a sports facilities, playground/reserves, libraries and community halls, with specific context to that site, rather than stand-alone commissions or 'off the shelf' purchases.
- 3.7 It is important to note that the draft policy nominates a 1% contribution towards art for community infrastructure projects only and is not intended to be applied across the capital works budget. It is also intended to be in addition to the annual public art allocation within the ten-year capital works budget.
- 3.8 It is important to note that the types of public art projects that could be included in community buildings would not be limited to sculptures. Indeed, engaging an artist at the design stage and working collaboratively with an architect can result in highly innovative art outcomes that improve the overall look and feel of a building.
- 3.9 By way of benchmarking, the following types of percent for art schemes are in place:

LGA	Date	Scheme
Melbourne	1992	1% - Council capital program 1% - Docklands specific scheme 5% - Council developments exceeding \$10m
Port Phillip	2002	0.5% Project value exceeding \$2m
Casey		1% - Community capital works exceeding \$3m Developer Contribution Plan includes public art
Cardinia	2012	1% - Community capital works exceeding \$2m
Kingston		1% - Negotiated developer contribution
Yarra	2015	1% - Development budgets exceeding \$1m, capped at \$1m

Nillumbik	2019	1% - Capital works projects exceeding \$2m 1% - Negotiated private developer contributor exceeding \$2m
Wyndham	2019	Negotiated developer contribution
Monash		Negotiated developer contribution
Darebin	Proposed	Negotiated developer contribution \$250K PA capital works budget + additional \$125K PA operational budget for implementation
Maribyrnong	Proposed	0.5% - Private developments exceeding \$5m 1-2% - Council building infrastructure developments exceeding \$5m

- 3.10 Numerous Councils across Melbourne have adopted some form of base level contribution – whether it be via capital works program or developer contributions. A minimum standard via a ‘percent for art’ policy provides common understanding across the organisation as to a workable budget allocation. It ensures this is embedded into the project management plan of a given capital works project from the outset which in turn ensures the public art component has integrity within the context of the overall project. The percentage adopted by any one Council would be specific to that Council’s needs. Nevertheless, 1% is an industry accepted standard and a common percentage adopted by LGA’s.
- 3.11 The alternative to a ‘percent for art’ program provides a capital works budget specifically for public art commissions that would reasonably be the equivalent value to a percent art calculation, together with an additional operational budget for implementation of the public art program, including maintenance. In case of Darebin Council, it allocates \$250,000 per annum from capital works to public art, together with an operational budget of \$125,000 per annum for maintenance and implementation. This budget at Darebin enables a strong commissioning program of permanent major public sculpture.
- 3.12 In comparison, Manningham Council now has a capital works allocation of \$40,000 and \$100,000 in alternative years over ten years, which will enable small scale interventions, ephemeral (temporary) public art, or maintenance needs as they arise. Prior to 2020, the acquisition art budget was \$10,000 per year.

Arts Advisory Committee

- 3.13 The Arts Advisory Committee Terms of Reference (Attachment 1), focusses on providing independent advice for the indoor collection acquisition program. The membership tenure is for a three year period, expiring in May 2021.
- 3.14 There is an opportunity to review the Terms of Reference be developed for Council’s endorsement to reflect the new direction to provide advice in relation to the public art program and prospective Arts and Cultural Strategy.
- 3.15 Council has recently supported a review of Advisory Committees with the intention of developing a new structure and aligning priority areas with the 2021-25 Council Plan and Healthy City Strategy and it is proposed that the Arts Advisory Committee be reviewed as part of that process.

4. COUNCIL PLAN / STRATEGY

- 4.1 Council Plan 2017-21 goal 1.12 provides for a connected and inclusive community, with a priority action to deliver an arts and cultural program that creates opportunities for participation and development.
- 4.2 Council's Healthy City Strategy 2017-21 provides a goal of a connected community where people feel valued, involved and have a sense of belonging, with priority actions that:
- Embrace arts and culture, by enhancing opportunities for the community to value arts and culture;
 - Grow tourism, by harnessing new opportunities for local tourism through the arts; and
 - Strengthen creative industries, by promoting the economic and social benefits of the arts.

5. IMPACTS AND IMPLICATIONS

- 5.1 The Manningham Public Art Policy and Guidelines recognise a spectrum of public art, from momentary participatory interventions, community arts projects intended for the public domain, street art murals, to major permanent public sculpture and provide a framework for the commissioning of both temporary and permanent public artwork.
- 5.2 The focus of the public art program is twofold:
- A temporary (ephemeral) public art program to augment the Manningham Art Gallery and bring contemporary arts into the wider public domain across Manningham; and
 - A permanent major public sculpture program, that involves major commissions intended for the Manningham Art Collection, as part of the capital works program, funded through a 'percent for art' initiative relating to capital works for community infrastructure, as apart from the wider capital works program.
- 5.3 The proposed new scope of Manningham Art Collection will comprise contemporary indoor and public artworks, that are acquired through:
- Manningham's public art program;
 - Donations that meet the requirements of Council's guidelines and the Commonwealth Government's Cultural Gifts Program; or
 - Special acquisitions identified by the curator to augment the existing collection.
- 5.4 The Manningham Art Collection Policy (Attachment 2) and Guidelines (Attachment 3) provide the framework for collection management. This incorporates the shift in collection focus to permanent public art, a refreshed acquisition criteria, and best practice in display requirements, conservation and deaccessioning.

- 5.5 The existing Manningham Art Collection will be maintained, noting that best practice in collection management requires regular review and deaccessioning. The Manningham Public Art Policy (Attachment 4) and Guidelines (Attachment 5) provide robust parameters for the new direction.
- 5.6 Council has limited resources to continue an active collection acquisition program, both from a display and storage perspective. The shift in collection direction provides an opportunity to provide fresh opportunities to better support the creative industries, such as the Arts Manningham FAIR (Fellowship and Artist in Residence).

6. IMPLEMENTATION

6.1 Finance / Resource Implications

The Manningham Art Collection is currently resourced through the capital works program with allocations of \$40,000 and \$100,000 in alternative years.

A 'percent for art' program in addition to the ten-year capital works budget would enable a dynamic public art commissioning budget from the 'percent for art' allocation, and the utilisation of the capital works budget to form a strong foundation for maintenance and ancillary programs to augment to the commission.

Capital projects sometimes run over budget and projects are 'value managed' to modify the scope of the project to meet the budget. If endorsed, the policy will stress the importance of retaining the public art component of a capital project and proportionally reducing its budget, if this can be achieved, rather than totally eliminating the art component as part of a value management process.

The major public sculpture commissions and administration of the Manningham Art Collection are currently resourced through an Officer's 0.8FTE position, among other portfolio responsibilities.

6.2 Communication and Engagement

Council's endorsement is sought for the public exhibition of both the Draft Art Collection Policy 2021-24 and Draft Public Art Policy 2021-24 for a period of twenty-one (21) days.

This will be promoted through Manningham Matters, Arts Manningham e-news, Council's 'Your Say' webpage and via Council's social media platforms.

Community submissions will be reported back to Council prior to the final policies being endorsed by Council.

6.3 Timelines

A report will be prepared for the Ordinary Meeting of Council on 29 June 2021. This report provide Council with data from the public exhibition and further recommendations for consideration by Council prior to the final policies being endorsed by Council.

The Manningham Art Collection and Public Art Policies will commence operation upon Council endorsement of both policies.

Council will note that from 1 April 2021, the Gender Equality Act became operational. This Act requires Council to review any policies that have a significant effect on the public by applying Gender Impact Assessment (GIA). Given these arts policies were developed prior to 1 April (although not formally endorsed) it is not possible to undertake a full GIA at this stage, however in the intervening period between placing these policies on public exhibition and bringing them back to Council for consideration for endorsement, officers will review the gender context of the policy. This would be in accordance with the Act, where it is recognised that a transition period will apply for those policies already functionally complete at the time of the Act's implementation.

7. DECLARATIONS OF CONFLICT OF INTEREST

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



Arts Advisory Committee

Terms of Reference

<p>1. Purpose</p>	<p>To provide strategic advice on arts and cultural development and to promote greater understanding of and participation in arts and culture in the City of Manningham.</p>
<p>2. Roles and Tasks</p>	<ul style="list-style-type: none"> • Provide strategic advice, advocacy and recommendations to Council on arts and cultural policy, issues and priorities. • Promote participation in a diversity of local arts and cultural activities. • Advise Council on effective marketing and visitor attraction strategies for arts and cultural venues and programs. • Provide advice to Council on issues related to the City of Manningham Art Collection through the Art Collection Management Sub-Committee as a sub-committee of the Arts Advisory Committee.
<p>3. Chairperson</p>	<p>Meetings will be chaired by a Manningham Councillor, nominated by Council on an annual basis.</p> <p>In the event that the Chairperson is absent, the meeting will be chaired by the Chairperson's nominee or representative of Council.</p>
<p>4. Decision Making</p>	<p>The Committee acts in an advisory capacity only and has no delegated authority to make decisions on behalf of Council.</p>
<p>5. Meetings</p>	<p>Meetings will be held on a quarterly basis with four meetings being held each year.</p> <p>Specific additional meetings may be required on an as-needs basis, such as during the development or review of a major strategy. Additional meetings will be subject to approval by both the Chairperson and the Director Community Programs</p> <p>Meetings are closed to the community outside endorsed members and delegates.</p> <p>Meetings will:</p> <ul style="list-style-type: none"> • Commence on time and conclude by the stated completion time • Be scheduled and confirmed in advance with all relevant papers distributed to each member • Encourage fair and respectful discussion • Focus on the relevant issues at hand • Provide advice to Council, as far as practicable, on a consensus basis <p>Art Collection Management Sub-Committee Council is part of the Federal Governments' Deductible Gift Recipients (DGR) program which enables donated artworks to be added to the Manningham Civic</p>



Arts Advisory Committee

Terms of Reference

	<p>Collection with tax benefits provided to the donor. To maintain DGR status, a Special Committee must meet at least twice annually. This is to deal with matters regarding donations including the Cultural Gift Program, as well as the acquisition and deaccessioning of artwork from the collection.</p> <p>It is therefore proposed that the Arts Advisory Committee also be the Special Committee (Art Collection Management Sub Committee) as required under the DGR policy. It will comprise all members of the Arts Advisory Committee. A section of each meeting’s agenda will note any items relating to the DGR status and art collection management. The key purpose is to consider proposed acquisitions, commissions and deaccessions for the Civic collection. The minutes will record the details for DGR compliance</p>
<p>6. Membership</p>	<p>The Committee will comprise</p> <ul style="list-style-type: none"> • One Councillor as appointed by Council • Six community representatives appointed by Council: • A quorum for an Advisory Committee meeting is 50% plus one including at least: <ul style="list-style-type: none"> - One Councillor - Three community representatives <p>Officers in attendance:</p> <ul style="list-style-type: none"> • Director Community Programs or representative • Manager Business, Culture and Venues or representative • Council officers. These officers will vary depending on the issues planned for discussion • Relevant industry professionals may be invited to attend meetings as required
<p>7. Membership Criteria</p>	<p>The following membership criteria will be used in making community appointments to the committee:</p> <ul style="list-style-type: none"> • Diversity of interests and knowledge in the arts either as artist, arts educator, collector or industry representative. • Broad range of complementary skills which may further the arts including in marketing, tourism, sponsorship, government relations or business. • Awareness of arts and cultural activities, priorities and organisations in the municipality including indigenous arts. • One community representative shall represent Heide Museum of Modern Art (Heide MOMA).



Arts Advisory Committee

Terms of Reference

	<ul style="list-style-type: none"> • Relevant experience in committees / or demonstrated ability to participate in, and constructively contribute to a group, committee, or organisation • Ability to regularly attend and participate in meetings as scheduled • A mix of skills and attributes to complement other members of the committee • Diversity in terms of gender, age and culture • Performance and contribution of members seeking re-nomination • Consideration of staggered appointments to ensure a membership that preserves the balance between old and new • A maximum of three x three year terms (9 years)
<p>8. Nomination Process</p>	<p>Nominations for appointment to the Committee will be called by public notice in the local media and Council website.</p> <p>Nominees shall nominate on the appropriate form to Council within the advertised period.</p> <p>Appointments will be made by Council and selected based on the criteria above.</p> <p>Membership will be for a three year period to ensure that the representation is continuously refreshed and that opportunity is provided for new community members to participate.</p> <p>Members can re-nominate after their term ends in accordance with the nomination process and membership criteria.</p> <p>Officers will undertake an initial assessment of the applicants to determine compliance with the membership criteria and provide this list to the Chairperson.</p> <p>A Councillor committee supported by an officer and comprising the Mayor, Chairperson and one other Councillor will rank the applicants and make a recommendation regarding the preferred applicants.</p> <p>Council is not bound by the recommendation of the Councillor committee in appointing community representatives.</p>
<p>9. Resignation</p>	<p>A member of the Committee may resign at any time. Notice of resignation is to be provided in writing to the Chair of the Committee.</p> <p>Membership on the Committee will be deemed to have been resigned if a member fails to attend three consecutive meetings without prior notice.</p>



Arts Advisory Committee

Terms of Reference

	<p>Where a vacancy occurs within 6 months of the current membership expiring and providing that a quorum is maintained, the vacancy will not be filled for the remainder of the term.</p> <p>Casual vacancies that occur due to a community representative resigning or membership lapsing may be filled by co-opting suitable candidates identified from the most recent selection process for the remainder of the previous incumbent’s term.</p> <p>Officers, in consultation with the Councillor committee, will make a recommendation to the Chief Executive Officer to appoint a suitable candidate for the remainder of the previous incumbent’s term.</p> <p>Where there are no suitable candidates identified, a formal expression of interest and selection process as set out in the nomination process is required.</p>
10. Conflict Interest	<p>Committee meetings form an Assembly of Councillors and Councillors and officers are required to comply with the Conflict of Interest provisions as set down in the Local Government Act 1989. Disclosures of a Conflict of Interest must be recorded in the minutes and the Councillor or officer must leave the room while the matter is being considered.</p> <p>Where a community member has a Conflict of Interest (as defined in the Local Government Act) in relation to a matter in which the committee is concerned, or likely to be considered or discussed, the community member must disclose the matter to the group before the matter is considered or discussed. It will be at the discretion of the Chairperson if the community member remains or leaves the room whilst the matter is discussed, and this must also be recorded in the minutes of the meeting. A community member who has declared a Conflict of Interest on a matter must abstain from voting on the matter if they remain in the meeting.</p>
11. Code of Conduct	<p>Committee members must:</p> <ul style="list-style-type: none"> • Act with integrity • Impartially exercise their responsibilities in the interests of the local community • Not improperly seek to confer an advantage or disadvantage on any person, including themselves • Treat all persons with respect and have due regard to the opinions, beliefs, rights and responsibilities of Councillors, committee members and Council officers • Commit to providing a safe, inclusive and productive environment free from discrimination, harassment and bullying by not engaging in behaviour that is intimidating or that may constitute discrimination, harassment or bullying



Arts Advisory Committee

Terms of Reference

	<ul style="list-style-type: none"> • Take reasonable care of their own health and safety and that of others • Commit to regular attendance at meetings <p>Community representatives are expected to abide by this Code of Conduct and any breach of this Code of Conduct may result in termination of membership.</p> <p>Councillors are bound by the Councillor Code of Conduct.</p> <p>Council officers and bound by the Employee Code of Conduct.</p>
12. Media	<p>Contact with the media by committee members will be conducted in accordance with the Manningham City Council Media Policy.</p> <p>Committee members should defer any media enquiries to the Chairperson in the first instance and should take care not to respond as a representative of the committee.</p>
13. Confidential information	<p>Committee members must not disclose information that they know, or should reasonably have known is confidential information.</p> <p>Committee members have an obligation to not disclose any materials or information that is not publicly available unless approved by the Chairperson or a representative of Council.</p> <p>Committee members should be mindful of their obligations under the Privacy and Data Protection Act 2014 regarding the use and disclosure of information.</p>
14. Review	<p>A review of the terms of reference and the role, function, membership, and productivity of the committee will be conducted at least once every four years to ensure currency and effectiveness.</p> <p>These terms of reference may be revoked at any time by Council.</p>
15. Support	<p>The Council will provide the necessary support to assist the committee to function effectively including:</p> <ul style="list-style-type: none"> • Maintaining contact details of members • Preparing and distributing agendas and prior reading material • Preparing and distributing meeting minutes • Circulating other material to committee members as necessary • Preparation of an Assembly of Councillors record as required under the Local Government Act 1989.
16. Reporting	<p>Minutes of the committee meeting will be circulated to members within 2 weeks of the meeting and must:</p> <ul style="list-style-type: none"> • Contain details of the proceedings and outcomes for action



Arts Advisory Committee Terms of Reference

	<ul style="list-style-type: none"> • Be clearly expressed and self-explanatory • Incorporate any relevant reports or a summary of the relevant information considered in forming any recommendation <p>Publishing minutes on Councillor Hub and Manningham Council website.</p>
17. Sunset Clause	The committee will sunset at the conclusion of four years from the date this Terms of Reference are adopted.

Policy Register

Manningham Art Collection Policy 2021-2024

Draft - not approved

Policy Classification	-
Policy N°	- D20/64122
Policy Status	-
Responsible Service Unit	- Arts and Cultural Services
Authorised by	- TBA
Date Adopted	- TBA
Next Review Date	- TBA

This policy is part of a suite of policies adopted by Council or the Executive Management Team (EMT).

New or replacement policies can be created and developed within Service Units but can only be added to Council's Policy Register by Governance Services following the approval of the policy by Council or the EMT.

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**Policy Register
Manningham Art Collection
Policy 2021-2024**



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POLICY PURPOSE

The Manningham Art Collection Policy 2021-2024 confirms Council's commitment to the arts by collecting contemporary indoor visual artworks of excellence and contemporary permanent public artworks of excellence, as a public celebration of Manningham's cultural heritage; and regards the Manningham Art Collection as a public collection and an important Council asset.

This policy replaces the Manningham Art Collection Management Policy 2013-17.

POLICY STATEMENT

Manningham Council enjoys a strong and long-standing relationship with contemporary arts and values its evolving culture. The Manningham Art Collection is endorsed through the Australian Government's Cultural Gifts Program, providing Manningham Council with deductible gift recipient (DGR) status.

Manningham recognises the positive impact the arts make to our health and wellbeing, together with the local economy. As such Manningham actively collects contemporary indoor visual artworks of excellence and contemporary permanent public artworks of excellence that:

- Respect the culture of traditional land-owners, Wurundjeri Woi Wurrung;
- Reflect local identity;
- Enhance public places;
- Connect with community by stimulating reflection and imagination; and
- Contribute to contemporary art practice.

POLICY SCOPE

The Manningham Art Collection comprises:

- Permanent contemporary major public sculpture of excellence by professional public artists, that
 - reflects local culture;
 - is installed on property owned or managed by Council;
 - meets the acquisition criteria as set out in the Manningham Art Collection Guidelines; and
 - meets with the Manningham Public Art Policy and accompanying Guidelines.
- Contemporary indoor artworks of excellence, by emerging or established professional artists with a strong connection to Manningham, that:
 - reflect local culture;
 - meets the acquisition criteria as set out in the Manningham Art Collection Guidelines; and
 - are acquired through:

Policy Register Manningham Art Collection Policy 2021-2024



- donations via the Commonwealth Government's Cultural Gifts Program; or
- special acquisitions professionally identified through the curator's expertise to augment the existing collection.

RESPONSIBILITY

The Manningham Art Collection is facilitated by Manningham Council's Arts and Culture unit, in consultation with the Manningham's Arts Advisory Committee and follows industry best practice, as set by peak industry bodies, Public Galleries Association Victoria and the National Association for the Visual Arts.

All acquisitions are undertaken in accordance with Procurement Policy and/or the Cultural Gifts Program.

The curator is responsible for all aspects of collection management in accordance with the Manningham Art Collection Guidelines.

All artworks housed in the Manningham Art Collection are recorded in Council's asset management system and *Victoria Collections* shall be utilised as Council's collection management system.

STRATEGIC ALIGNMENT

Council Plan 2017-21 goal 1.12 provides for a connected and inclusive community, with a priority action to deliver an arts and cultural program that creates opportunities for participation and development.

Council's Healthy City Strategy 2017-21 provides a goal of a connected community where people feel valued, involved and have a sense of belonging, with a priority actions that:

- Embrace arts and culture, by enhancing opportunities for the community to value arts and culture;
- Grow tourism, by harnessing new opportunities for local tourism through the arts; and
- Strengthen creative industries, by promoting the economic and social benefits of the arts.

SUPPORTING PROCEDURES

Arts Advisory Committee Terms of Reference

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SUPPORTING POLICIES AND GUIDELINES

This policy should be read in conjunction with:

- Manningham Art Collection Guidelines 2021-2024.
- Manningham Public Art Policy 2021-2024.
- Manningham Public Art Guidelines 2021-2024.

RELATED LEGISLATION

The Manningham Art Collection and Manningham Art Gallery is formally endorsed as a Deductible Gift Recipient by the Australian Taxation Officer under subdivision 30-A of the Income Tax Assessment Act 1997.

DOCUMENT HISTORY

Policy Title:	Draft Manningham Art Collection Policy
Responsible Officer:	Michelle Zemancheff
Resp. Officer Position:	Arts & Culture Lead
Next Review Date:	
To be included on website?	

Last Updated	Meeting type? - Council or EMT	Meeting Date	Item N°
24/06/20 Draft	EMT	22.07.20	
	SBS	11.08.20	
03.02.20 Draft	EMT	11.02.21	

Policy Register

Manningham Art Collection Guidelines 2021-2024

Draft - not approved

Policy Classification	-
Policy N°	- D20/64123
Policy Status	-
Responsible Service Unit	-
Authorised by	- TBA
Date Adopted	- TBA
Next Review Date	- TBA

This policy is part of a suite of policies adopted by Council or the Executive Management Team (EMT).

New or replacement policies can be created and developed within Service Units but can only be added to Council's Policy Register by Governance Services following the approval of the policy by Council or the EMT.

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GUIDELINES PURPOSE

The Manningham Art Collection Guidelines 2021-2024 (“the guidelines”) outline the core processes and principles for developing, maintaining and enabling public access to the Manningham Art Collection.

The guidelines are based on industry best practice and will refer to relevant external industry standard practices, principles and guidelines.

GUIDELINES SCOPE

The Manningham Art Collection has largely evolved through the acquisitive Manningham Victorian Ceramic Art Award. The Award has enabled the collection to develop a specific stream reflecting a particular point in time in Manningham’s cultural history, showcasing a decade of contemporary ceramic arts practice. However, all arts awards have a natural life-cycle. After ten successful years the sunset of the acquisitive Manningham Victorian Ceramic Art Award enables the Manningham Art Collection to shift its focus in order to maintain relevancy.

In order to support Manningham Council’s long-term place-making priorities, the Manningham Art Collection will redirect its focus on place through permanent contemporary public art acquisitions that resonate local culture.

The Manningham Art Collection will comprise:

- Contemporary indoor artworks of excellence, resonating local culture, by emerging or established professional artists with a strong connection to Manningham, that meet the acquisition criteria as set out in the Manningham Art Collection Guidelines.
- Permanent contemporary public artworks of excellence, resonating local culture, that meet the commissioning criteria as set out in the Manningham Public Art Guidelines and the acquisition criteria as set out in the Manningham Art Collection Guidelines.

Manningham Art Collection will grow through:

- Permanent contemporary public art commissions.
- Donations via the Commonwealth Government’s Cultural Gifts Program.
- Special acquisitions professionally identified through the curator’s expertise to augment the existing collection.

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RESPONSIBILITY

The Manningham Art Collection is facilitated by Manningham Council's Arts and Culture unit, in consultation with the Manningham's Arts Advisory Committee and follows industry best practice, as set by peak industry body, Public Galleries Association Victoria.

All acquisitions are undertaken in accordance with Procurement Policy and/or the Cultural Gifts Program.

The curator is responsible for all aspects of collection management in accordance with the Manningham Art Collection Guidelines. Victoria Collections is adopted as Council's collection management system.

All artworks housed in the Manningham Art Collection are recorded in Council's asset management system.

STRATEGIC ALIGNMENT

Council Plan 2017-21 goal 1.12 provides for a connected and inclusive community, with a priority action to deliver an arts and cultural program that creates opportunities for participation and development.

Council's Healthy City Strategy 2017-21 provides a goal of a connected community where people feel valued, involved and have a sense of belonging, with a priority actions that:

- Embrace arts and culture, by enhancing opportunities for the community to value arts and culture;
- Grow tourism, by harnessing new opportunities for local tourism through the arts; and
- Strengthen creative industries, by promoting the economic and social benefits of the arts.

SUPPORTING POLICIES AND GUIDELINES

These guidelines should be read in conjunction with:

- Manningham Art Collection Policy 2021-2024.
- Manningham Public Art Policy 2021-2024.
- Manningham Public Art Guidelines 2021-2024.
- Arts Advisory Committee Terms of Reference

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ARTS MANNINGHAM

Manningham Council acknowledges the Wurundjeri Woi Wurrung people as the traditional custodians of the land and waterways we now know as Manningham. We pay our respects to Elders past, present and emerging and value the ongoing contribution to the cultural heritage of Manningham.

Manningham's creative roots are founded in contemporary arts, commencing with Indigenous practice. Today, the Manningham Art Collection proudly houses a number of artworks by contemporary Indigenous Victorian artists.

Manningham enjoys a rich legacy through the Australian impressionism movement and the Heidelberg School of the late 19th century. Heidelberg School artists were internationally renowned for their bush painting along the Yarra River at sites such as Warrandyte and Templestowe.

The modernist movement of the mid-20th century was heralded with the establishment of Heide Museum of Modern Art. Heide forged new ground as a place for artists and intellectuals to debate and create.

While Heide established Manningham's reputation for the avant-garde and modernism, Potters Cottage in Warrandyte was particularly instrumental in establishing Manningham's identity with contemporary ceramics. Throughout the mid-late 20th century, Potters Cottage pushed the boundaries of ceramics and gave new meaning to that arts practice.

The respective legacies of the Heidelberg School Heide and the Potters Cottage continue to influence the cultural identity of Victorians more broadly, in the context of contemporary arts – forging new ground, innovation and experimentation. That cultural identity is expressed through the contemporary visual artworks and public artworks housed within the Manningham Art Collection ("the collection").

The Manningham Art Collection was established in 1994, evolving from the art collection of the former City of Doncaster & Templestowe. The collection at this time consisted of a diverse array of locally significant artworks that represented the cultural fabric of the region's community.

Since then, Manningham Council's commissioning of outdoor sculptures has seen some stunning public art installed throughout the city. The sculptures feature prominently across Manningham and have become landmarks at the boundaries of the city and around Council's parks and municipal offices. In particular, the Gateways Project saw the development of three major works: *Sentinel* by Inge King; *River Peel* by Catriona McLeod and Michael Bellemo and *helmet* by Tanya Court and Cassandra Chilton.

In 2009 Manningham Council established the Manningham Victorian Ceramic Art Award. The biennial acquisitive award celebrates the importance of ceramics to the

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region and acquisitions from the award enhance Manningham's collection of contemporary Victorian ceramics. Award winning pieces include *Bear Family* by Michael Doolan, *Forgotten Worlds* by Christopher Headley and *L. N. Fowler* by Paul Wood. The Award has enabled the collection to develop a specific stream reflecting a particular point in time in Manningham's cultural history, showcasing a decade of contemporary ceramic arts practice.

The Manningham Art Collection Policy was reviewed in 2010 and paved the way for Manningham Art Gallery's endorsement by the Australian Taxation Office as a Deductible Gift Recipient. With that endorsement, the collection and Manningham Art Gallery are recognised nationally as a participating institution of the federal Cultural Gifts Program, with the expectation that the collection is available to the public. This has enabled significant donations in recent years through the Australian Government's Cultural Gift Program. Notable donations include the Walker Ceramic Collection, donated by David Walker of Walker Ceramics; and the Sylvia Halpern and Artur Halpern Collection, generously gifted by Deborah Halpern.

Acquisitions through the Gallery's exhibition program have further enriched the Manningham Art Collection, with works by highly respected Indigenous artist Marlene Gilson.

However, all arts awards have a natural life-cycle. After ten successful years the sunset of the acquisitive Manningham Victorian Ceramic Art Award enables the Manningham Art Collection to shift its focus. Collection management is a nuanced practice and from time to time requires redirection in order to maintain relevancy.

In order to support Manningham Council's long-term place-making priorities, the Manningham Art Collection will redirect its focus on place through acquisitions that reflect local culture. This will predominantly include outdoor contemporary public art commissions, and specially identified indoor contemporary artworks acquired either through special commission or donations through the Cultural Gifts Program. Temporary loans from collecting institutions or established artists will relate to curated exhibitions.

COLLECTION CATEGORIES

- **Contemporary indoor visual art collection**
Contemporary indoor artworks of excellence, resonating local culture, by emerging or established professional visual artists with a strong connection to Manningham, that meet the acquisition criteria as set out in the Manningham Art Collection Guidelines.
- **Contemporary permanent public art collection**
Permanent contemporary public artworks of excellence, by emerging or established professional public artists, resonating local culture, that meet the commissioning criteria as set out in the Manningham Public Art Guidelines and the acquisition criteria as set out in the Manningham Art Collection Guidelines.

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ACQUISITION CRITERIA

The Manningham Art Collection is a council asset. In order to maintain its value and scarcity, a strict acquisition criteria is applied.

Criteria:

- Represent an excellent example of contemporary arts practice.
- Demonstrate connection or relevance to Manningham and/or be representative of the local culture and artistic heritage, including Wurundjeri Woi Wurrung cultural heritage.
- Contribute to, encourage and/or extend dialogue in Manningham's community about local culture and artistic heritage, as well as broader issues including, but not limited to, cultural, social and environmental contexts.
- Confirmed as an original artwork or a representative of a unique limited edition.
- Demonstrate uncontested provenance.
- Evidence good to excellent durable condition.
- Be of a manageable size and easily displayed, stored and handled within Council's operational resources.

EXCLUSIONS

The following artworks are ineligible for acquisition consideration:

- Artworks that breach principles and/or legislation that protect Indigenous cultural heritage and/or other national and international agreements, specifically those referred to in the Australian Best Practice Guide for Collecting Cultural Material.
- Artworks that knowingly breach an artist or artists' moral rights.
- Artworks that are not durable, are in a rapid state of decay or that will present significant conservation and/or storage costs.
- Artworks that are excessively large, difficult to display, handle and store in their current form.
- Artworks whose materials or construction present a physical hazard to staff and public.
- Artworks that are encumbered or restricted in any way, including in relation to copyright and moral rights, or display requirements.
- Reproductions.
- Artworks that would duplicate similar artworks already housed in the collection.
- Monuments, memorials and memorabilia.
- Community art and or temporary (ephemeral) public art.
- Ad-hoc donations of artworks unrelated to the acquisition criteria.
- Long-term loans for purposes unrelated to the curation of an exhibition.
- Artworks offered for acquisition by councilors, staff, Arts Advisory Committee members, and volunteers of Manningham Council.

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ACQUISITION PROCESS

Acquisition methods

In accordance with Council's Art Collection Policy and Procurement Policy, the Manningham Art Collection will acquire works via:

- Commissioning of major permanent contemporary public artworks.
- Donations via the Australian Government's Cultural Gifts Program from galleries, established artists, private collections or other collecting institutions.
- Special acquisitions professionally identified through the curator's expertise to augment the existing collection either from:
 - significant exhibitions held at Manningham Art Gallery; or
 - opportunities presented from other galleries, professional artists, private collections or other collecting institutions.

Acquisition assessment

When an acquisition is proposed, the curator will prepare an Acquisition Assessment Report (Attachment 1) to record all relevant known information about the artwork and assess it against the Acquisition Criteria. This report will then be submitted to the sitting Arts Advisory Committee (AAC) for consideration and recommendation. The AAC recommendations will be recorded via meeting minutes.

Independent valuations shall be obtained by the curator for acquisitions valued of \$10,000 or greater.

Acquisition approval

All acquisitions will be undertaken in accordance with Procurement Policy and approved by the appropriate senior officer according to delegated authority.

Formal acknowledgement of the acquisition will be provided to the relevant parties via an Acquisition Contract and Acknowledgement Form (Attachment 2) in accordance with Council's procurement policy and any other relevant policies or legislation.

The Acquisition Contract will specify that images of the work may be used for record keeping, the promotion of the Collection and/or associated displays and exhibitions, unless there are reasonable circumstances that prevent this or justifications for this not being allowed.

Donations through the Australian Government's Cultural Gifts Program must have all relevant documentation completed and submitted to the appropriate federal department.

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COLLECTION MANAGEMENT

Budget

The Manningham Art Collection is resourced through Council's capital works budget, which includes all maintenance and conservation.

Copyright and moral rights

All artworks housed in the Manningham Art Collection are the unencumbered property of Manningham Council and can be displayed at the discretion of the curator. The curator will display the artwork in the context that the artwork was intended. The curator will also ensure display of the artworks do not breach moral rights or copyright.

After acquisition, the artist retains copyright of their artwork, unless copyright has been transferred or licensed to a third party under a separate agreement. An agreement for promotional usage of images, within the moral rights of the Copyright Act 1968, will be entered into with the artist (or their estate). This agreement, incorporated in the Acquisition Contract, specifies that the display, reproduction, duplication or other utilisation of items from the collection shall not contravene any laws including those governing copyright, intellectual property or moral rights, nor shall the use of the artwork conflict with any commitments made by the Council in agreements with artists or donors.

The Acquisition Contract will confirm images of the artwork that may be used for record keeping and the promotion of the Collection and/or associated displays and exhibitions, unless there are reasonable circumstances that prevent this or justifications for this not being allowed.

Cataloguing

All artworks housed in the Manningham Art Collection will be photographed and catalogued through the industry standard, Victoria Collections, together with Council's asset management system.

The catalogue should record as much key information as is known about an artwork at the time of acquisition and be subsequently updated whenever new information about the artwork or artist comes to light (eg. exhibition/display history, upon the death of an artist, additional provenance details) or where details are superseded (eg. insurance value).

All updates should be logged against old information rather than replace it.

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Valuation

The Collection should be valued every three to five years by an independent valuer, specialising in contemporary artworks.

As mentioned above, for acquisitions valued of \$10,000 or greater, independent valuations shall be sourced by the curator prior to acquisition.

Insurance

All artworks housed in the Manningham Art Collection are insured as assets under Council's insurance. The curator, in collaboration with the Asset unit, will arrange re-valuation of the Collection every three to five years. Insurance values are to be updated in Council's asset management system immediately after each valuation.

Other Documentation

All other documentation relating to an acquisition, including but not limited to Acquisition Assessment Reports, Acquisition Acknowledgement Forms, Cultural Gifts Program documentation, correspondence between Council and relevant parties, should be filed in Council's records management system.

LOANS

Inward Loans

The curator may identify opportunities of short-term loans of artworks from established collecting institutions, collectors and artists, for the specific purposes of augmenting a collection exhibition. No other inward loan arrangements will be considered.

The curator, in collaboration with the Asset unit, will arrange all necessary insurance for the inward loan.

The curator will also arrange all necessary transport costs with an industry standard provider.

An Inward Loan Agreement (Attachment 4) will be completed by the curator and the lending institution/body. The inward loan agreement will stipulate the loan period; valuation of the artwork and insurance details; and, specific requirements for the safe transportation, handling, storage and display of the artwork while on loan.

Upon receipt of the loaned artwork, the curator will prepare and record a Condition Report (Attachment 5), which will be provided to the lending institution or body. The curator will ensure the artwork is handled, stored and displayed according to the conditions stipulated in the loan agreement.

Outward Loans

Other public collecting institutions (such as Whitehorse Manningham Regional Library Corporation or public galleries) may borrow artworks from the Manningham Art Collection for display in exhibitions. Each request will be assessed on its merits

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and in relation to criteria including the length of the loan, the risk presented to the relevant artwork by handling, transport and display conditions, and the overall perceived benefit to the artwork and to the Manningham Art Collection of lending the artwork for the stated purpose.

The borrowing institution/body, will arrange all necessary insurance for the inward loan and all necessary transport costs with an industry standard provider.

An Outward Loan Agreement (Attachment 6) will be completed by the curator and the borrowing lending institution. The outward loan agreement will stipulate the loan period; valuation of the artwork and insurance details as arranged; and, specific requirements for the safe transportation, handling, storage and display of the artwork while on loan.

The curator will prepare and record a Condition Report (Attachment 5) prior to release of the artwork, which will be provided to the borrowing institution or body to cross-check upon receipt.

DISPLAY

The Manningham Art Collection and Manningham Art Gallery is formally endorsed as a Deductible Gift Recipient by the Australian Taxation Officer under subdivision 30-A of the Income Tax Assessment Act 1997. As such, the collection and Manningham Art Gallery are recognised nationally as a participating institution of the Cultural Gifts Program, with the expectation that the collection is available to the public.

Manningham Art Gallery

Curated exhibitions should include up to five artworks from the collection. As the collection grows, it is intended that the Manningham Art Gallery will house a semi-permanent curated collection exhibition.

MC2

A semi-permanent display of is accessible throughout MC2, with two-dimensional works and display cabinets housing three-dimensional works. A six-monthly rotation of works will be undertaken. The curator will arrange rotation of artworks in collaboration with Building Management and any relevant external stakeholders, in compliance with all relevant safe work instructions occupational health and safety requirements. .

Civic Office

A semi-permanent display is available in the Civic Office foyer and meeting rooms. A six-monthly rotation of works will be undertaken. The curator will arrange rotation of works in collaboration with the Citizen Connect unit in compliance with all relevant safe work instructions and occupational health and safety requirements.

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Artworks will also be displayed in mayoral, councilor and executive offices. A six-monthly rotation of works will be undertaken. The curator will arrange rotation of artworks on commencement of mayor, councilors and executives to their positions. The curator will arrange rotation of works with relevant executive assistants in compliance with all relevant safe work instructions and health and safety requirements.

Permanent public artworks

Some 15 permanent public artworks are installed at the following sites throughout Manningham. The intention of the Art Collection Policy and Public Art Policy is to shift the focus of the collection to support place-making initiatives through public art.

Victoria Collections

Victoria Collections is adopted as an industry standard collection management system. Through Victoria Collections, the Manningham Art Collection (both indoor and outdoor collections) will be publically available for online browsing.

Manningham Council webpage

Opportunities for showcasing a rolling program of artworks via the Manningham Council corporate webpage are to be developed.

Lighting

Where possible, lighting of all collection items on display will follow museum standard guidelines.

- The industry accepted 50 lux is the maximum recommended level for very sensitive items, such as costumes and other textiles, fur and feathers, dyed leather, prints, drawings, watercolours, stamps, manuscripts, coloured and many types of old photographs, miniatures, transparencies, and un-primed thinly coloured paintings on canvas.
- For items that are moderately sensitive, such as oil and tempera paintings, lacquer ware, plastics, wood, furniture, horn, bone, ivory, undyed leather and minerals, the maximum recommended level is 200 lux.
- Stone, ceramic, glass, and metal are insensitive to light, but it is recommended that 300 lux not be exceeded, as it will become more difficult for the human eye to adapt when there are large differences between light levels from one space to another.

Title and didactic information

Artworks must be accompanied by key information that at a minimum includes (if known) the artist/s' name, the artwork title, year of production, materials and dimensions.

The style guide for title text is as follows:

Title of the artwork, Artist Name, year
Medium
Dimensions
Acquisition/donation details

Art Collection Guidelines - Draft - 20200624



Copyright
Collection catalogue number

CONSERVATION

Resting artworks

Artworks should be rested at regular periods, relative to their material and in accordance with conservation recommendations. The rotation of semi-permanent displays will be informed by rest requirements.

Storage Conditions

When not on display, all artworks in the Collection should be securely stored in Council's purpose-built, climate controlled collection store. If the size or other restrictions do not permit an artwork to be stored in the collection store, industry-standard off-site storage will be arranged.

Wherever possible, Collection artworks should be displayed in environments that meet standards set out by the Australian Institute for the Conservation of Cultural Material in *AICCM Environmental Guidelines for Australian Cultural Heritage Collections* (2018) and *A Practical Guide for Sustainable Climate Control and Lighting in Museums and Galleries*. Where they do not, the decision to display an artwork needs to be assessed against criteria including the length of display, the risk presented to the relevant artwork by humidity, heat, exposure to sunlight and human, animal or microbial activity, the relative durability of the artwork's materials/components and the overall perceived benefit to the artwork and to the Manningham Art Collection of the display.

Handling

Artworks from the Collection should only be handled, installed and de-installed by the curator and appropriately trained gallery staff in accordance with standard industry practices, all relevant safe work instructions and occupational health and safety guidelines.

Condition reporting

In addition to any completed when touring or displaying Collection artworks, Condition reports should be completed for the indoor collection every three years and annually for outdoor public artworks. Artworks that are identified as being at a higher risk of decay or damage may require more regular assessing, as determined on a case by case basis.

Maintenance and conservation

The curator will undertake annual regimes of condition reporting and undertake maintenance and conservation as required within budget parameters. An industry standard conservator will be engaged in accordance with Procurement Policy.

Environmental Impact Statement

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Wherever possible, Collection processes should limit impact on the environment. This can include using sustainably sourced, re-usable packing material in place of bubble wrap.

DEACCESSIONING

With finite resources for housing and maintaining the collection, best practice in collection management requires a routine of de-accessioning.

Deaccessioning criteria:

- Damaged beyond repair.
- Conservation costs outweigh the value of the artwork.
- The lifetime of the artwork has expired.
- The artwork does not meet the collection acquisition criteria.
- The artwork duplicates other artworks in the collection of greater merit and quality;
- The artist makes a well-substantiated request for the return or repatriation of the artwork.

Where an artwork is identified for deaccession, a Deaccession Assessment Report (Attachment 7) will be prepared by the curator and submitted to the sitting AAC for consideration and recommendation.

The deaccessioning will be approved by the appropriate senior officer according to delegated authority.

Once approved, deaccessioned artworks must first be offered to the artist or their family or estate. If no party wishes to accept the artwork, it may then be offered for general sale or disposed of.

Dissolution of Manningham Council

In the event that Manningham as a municipal authority is dissolved or merged with another authority, the entire Collection will become the property of the new local government authority.

DEFINITIONS

Acquisition:	The purchase of an artwork as created by an artist.
Civic memorabilia:	Objects that reflect municipal social and political history.
Commission:	The purchase of an artwork created to meet a purchaser's specific brief.
Cultural Gifts Program:	Commonwealth Government program offering tax incentives on donation of cultural items to public collections.

Art Collection Guidelines - Draft - 20200624



Community arts:	Community-led arts process facilitated by a professional community artist, with creative outputs that range from indoor-based to the outdoor public realm.
Conservation:	Preservation of artwork.
Contemporary art:	Artworks by a professional artist, reflecting the present day, recent past or historical (which at that time was contemporary), of an innovative or avant-garde nature, challenges conventions and provides a sophisticated social and/or cultural commentary, and can comprise visual arts, sound, digital and film.
Contemporary public art:	Artworks by a professional public artist, designed for the public realm reflecting the present day, recent past or historical (which at that time was contemporary), of an innovative or avant-garde nature, challenges conventions and provides a sophisticated social and/or cultural commentary, and can comprise visual arts, sound, digital and film. Public art ranges on a spectrum from ephemeral to permanent.
Conservation:	Preservation of artwork.
Creative industries:	Industries that originate from imagination and creativity, such as the arts.
Curator:	A qualified arts expert with university qualifications specialising in art history and curatorial studies, whose role is responsible for art (or museum) collection management.
Deaccession:	Process of removing an artwork from a collection.
Ephemeral public art:	Temporary public artwork by a professional public artist, designed for the public realm with a lifespan from momentary to 5 years.
Excellence:	Evidencing technical mastery of an art form, with an ability to engage an audience.
Permanent public art:	Permanent public artwork by a professional public artist, designed for the public realm with a lifespan from 5 to 25 years.
Public art:	Art in public places, funded by public money (be it Council, state or federal funds), and installed on public land, namely property owned or managed by Council.
Public collection:	Collections held by public institution, such as galleries, museums, libraries.
Contemporary artist:	A professional artist with university qualifications, specialising in contemporary art practice, and/or strong professional contemporary art practice evidenced

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through exhibitions, collection acquisitions, and/or commissions.

Draft - not approved

Art Collection Guidelines - Draft - 20200624



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Museums & Galleries Queensland in partnership with Museums & Galleries of NSW, Regional and Public Galleries Association of NSW and Regional Galleries Association of Queensland, **A Practical Guide for Sustainable Climate Control and Lighting in Museums and Galleries** (2014),
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Art Collection Guidelines - Draft - 20200624



ANNEXURES

Draft - not approved

Art Collection Guidelines - Draft - 20200624



DOCUMENT HISTORY

Policy Title:	Draft Manningham Art Collection Guidelines
Responsible Officer:	Michelle Zemancheff
Resp. Officer Position:	Arts & Culture Lead
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Last Updated	Meeting type? - Council or EMT	Meeting Date	Item N°
24/06/20 Draft	EMT	22.07.20	
	SBS	11.08.20	
03.02.20 Draft	EMT	11.02.21	

Draft not approved

Policy Register

Manningham Public Art Policy 2021-2024

Draft - not approved

Policy Classification	-
Policy N°	- D21/9402
Policy Status	-
Responsible Service Unit	- Arts and Cultural Services
Authorised by	- TBA
Date Adopted	- TBA
Next Review Date	- TBA

This policy is part of a suite of policies adopted by Council or the Executive Management Team (EMT).

New or replacement policies can be created and developed within Service Units but can only be added to Council's Policy Register by Governance Services following the approval of the policy by Council or the EMT.

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Policy Register
Manningham Public Art Policy
2021-2024



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POLICY PURPOSE

The Manningham Public Art Policy 2021-2024 confirms Council's commitment to the arts by commissioning contemporary public artworks of excellence, as a public celebration of Manningham's cultural heritage.

This policy replaces the Manningham Art Collection Management Policy 2013-17.

POLICY STATEMENT

Manningham Council enjoys a strong and long-standing relationship with contemporary arts and values its evolving culture. The Manningham Art Collection, which houses significant public artworks, is endorsed through the Australian Government's Cultural Gifts Program, providing Manningham Council with deductible gift recipient (DGR) status.

Manningham recognises the positive impact the arts make to our health and wellbeing, together with the local economy. As such Manningham Council actively commissions permanent and temporary contemporary public artworks of excellence, across the spectrum of public art practice that:

- Respect the culture of traditional land-owners, Wurundjeri Woi Wurrung;
- Reflect local identity;
- Are site specific and enhance public places;
- Connect with community by stimulating reflection and imagination; and
- Contribute to contemporary art practice.

POLICY SCOPE

Public art is defined as art in public places, funded by public money (be it Council, state or federal funds), and installed on public land, namely property owned or managed by Council.

Manningham Council will commission:

- Permanent contemporary major public sculpture of excellence by a professional public artist, for installation on property owned or managed by Council, meeting the Manningham Public Art Guidelines criteria, and commissioned through:
 - Operational public art programs;
 - Public Art initiatives contained in Council's capital works program
 - A public art contribution representing 1% of the budget for community infrastructure projects whose project cost exceeds \$2million; or
 - Cultural Gifts Program.
- Temporary (ephemeral) contemporary public artworks of excellence by a professional public or professional community artist, for installation on

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property owned or managed by Council, meeting the Manningham Public Art Guidelines criteria, and commissioned through:

- Operational public art programs; or
- Operational public community arts projects.

RESPONSIBILITY

The public art program is facilitated by Manningham Council's Arts and Culture unit, in consultation with the Manningham's Arts Advisory Committee. It follows industry best practice, as set by peak industry body, National Association for the Visual Arts.

All commissions will be undertaken in accordance with Council's Procurement Policy, and approved in accordance with delegated authority. The Arts Advisory Committee will act as the reference group for the project management of public art commissions. The development of all permanent major public sculpture will be reported to Council.

Permanent major public sculpture will be commissioned for the purpose of acquisition into the Manningham Art Collection, with maintenance in accordance with the Manningham Public Art Guidelines and Manningham Art Collection Guidelines, and Procurement Policy.

Responsibility for maintenance and de-installation of temporary public artworks will be outlined in each commissioning contract specific to each installation.

STRATEGIC ALIGNMENT

Council Plan 2017-21 goal 1.12 provides for a connected and inclusive community, with a priority action to deliver an arts and cultural program that creates opportunities for participation and development.

Council's Healthy City strategy 2017-21 provides a goal of a connected community where people feel valued, involved and have a sense of belonging, with a priority actions that:

- Embrace arts and culture, by enhancing opportunities for the community to value arts and culture;
- Grow tourism, by harnessing new opportunities for local tourism through the arts; and
- Strengthen creative industries, by promoting the economic and social benefits of the arts.

Policy Register Manningham Public Art Policy 2021-2024



SUPPORTING PROCEDURES

- Arts Advisory Committee Terms of Reference.
- Manningham Public Art Guidelines.
- Manningham Art Collection Guidelines.
- Manningham Reconciliation Action Plan (in development).
- Doncaster Hill Strategy (revised) 2004.
- Doncaster Hill Development Contributions Plan.
- Manningham Liveable City Strategy (in development).
- Manningham Municipal Development Contributions Plan (in development).
- Manningham Community Infrastructure Strategy (in development).
- Procurement Policy.

ACTION PLANS

The permanent major public sculpture commissioning program will be informed by the capital works program, Manningham's Liveable City Strategy and incorporated into masterplans and streetscape planning, including (but not limited to) marquee projects such as:

- Doncaster Hill Public Art Master Plan;
- Hepburn Reserve Master Plan; and
- Ruffy Lake Master Plan.

The temporary public art program will be informed by the Arts and Culture operational program, via:

- Complementing the Manningham Art Gallery exhibition program;
- Discrete Arts and Culture temporary public art program initiatives;
- Cross-functional place-making and place-activation initiatives; and
- Community arts initiatives via Manningham's Community Grants program.

SUPPORTING POLICIES AND GUIDELINES

This policy should be read in conjunction with:

- Manningham Public Art Guidelines;
- Manningham Art Collection Policy;
- Manningham Art Collection Guidelines; and
- Manningham Liveable City Strategy (in development).

RELATED LEGISLATION

The Manningham Art Collection and Manningham Art Gallery is formally endorsed as a Deductible Gift Recipient by the Australian Taxation Officer under subdivision 30-A of the Income Tax Assessment Act 1997.

Policy Register
Manningham Public Art Policy
2021-2024



DOCUMENT HISTORY

Policy Title:	Draft Manningham Public Art Policy
Responsible Officer:	Michelle Zemancheff
Resp. Officer Position:	Arts & Culture Lead
Next Review Date:	
To be included on website?	

Last Updated	Meeting type? - Council or EMT	Meeting Date	Item N°
24/06/20 Draft	EMT	22.07.20	
	SBS	11.08.20	
03.02.20 Draft	EMT	11.02.21	

Policy Register

Manningham Public Art Guidelines 2021-2024

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Policy Classification	-
Policy N°	- D21/9401
Policy Status	-
Responsible Service Unit	-
Authorised by	- TBA
Date Adopted	- TBA
Next Review Date	- TBA

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New or replacement policies can be created and developed within Service Units but can only be added to Council's Policy Register by Governance Services following the approval of the policy by Council or the EMT.

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GUIDELINES PURPOSE

The Manningham Public Art Guidelines 2020-2024 (“the guidelines”) outline the core processes and principles in implementing Manningham Council’s public art program.

The guidelines are based on industry best practice and will refer to relevant external industry standard practices, principles and guidelines.

The guidelines should be read in conjunction with:

- Manningham Public Art Policy 2021-2024;
- Manningham Art Collection Policy 2021-2024;
- Manningham Art Collection Guidelines 2021-2024;
- Manningham Liveable City Strategy (in development).

GUIDELINES SCOPE

Public art is defined as art in public places, funded by public money (be it Council, state or federal funds), and installed on public land, namely property owned or managed by Council.

Manningham Council will commission:

- Permanent contemporary major public sculpture of excellence by a professional public artist, for installation on property owned or managed by Council, meeting the Manningham Public Art Guidelines criteria, and commissioned through:
 - Operational public art programs;
 - Public Art initiatives contained in Council’s capital works program
 - A public art contribution representing 1% of the budget for community infrastructure projects whose project cost exceeds \$2million; or
 - Cultural Gifts Program.
- Temporary (ephemeral) contemporary public artworks of excellence by a professional public or professional community artist, for installation on property owned or managed by Council, meeting the Manningham Public Art Guidelines criteria, via:
 - Complementing the Manningham Art Gallery exhibition program;
 - Discrete Arts and Culture temporary public art program initiatives;
 - Cross-functional place-making and place-activation initiatives; and
 - Community arts initiatives via Manningham’s Community Grants program.

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STRATEGIC ALIGNMENT

Council Plan 2017-21 goal 1.12 provides for a connected and inclusive community, with a priority action to deliver an arts and cultural program that creates opportunities for participation and development.

Council's Healthy City strategy 2017-21 provides a goal of a connected community where people feel valued, involved and have a sense of belonging, with a priority actions that:

- Embrace arts and culture, by enhancing opportunities for the community to value arts and culture;
- Grow tourism, by harnessing new opportunities for local tourism through the arts; and
- Strengthen creative industries, by promoting the economic and social benefits of the arts.

The permanent major public sculpture commissioning program will be informed by the capital works program, Manningham's Liveable City Strategy and incorporated into masterplans and streetscape planning, including (but not limited to) marquee projects such as:

- Doncaster Hill Public Art Master Plan;
- Hepburn Reserve Master Plan; and
- Ruffy Lake Master Plan.

SUPPORTING POLICIES AND GUIDELINES

This policy should be read in conjunction with:

- Arts Advisory Committee Terms of Reference.
- Manningham Public Art Policy 2020-2024.
- Manningham Art Collection Policy 2020-2024.
- Manningham Art Collection Guidelines 2020-2024.
- Manningham Reconciliation Action Plan (in development).
- Doncaster Hill Strategy (revised) 2004.
- Doncaster Hill Development Contributions Plan.
- Manningham Liveable City Strategy (in development).
- Manningham Municipal Development Contributions Plan (in development).
- Manningham Community Infrastructure Strategy (in development).
- Procurement Policy.

ARTS MANNINGHAM

Manningham Council acknowledges the Wurundjeri Woi Wurrung people as the traditional custodians of the land and waterways we now know as Manningham. We pay our respects to Elders past, present and emerging and value the ongoing contribution to the cultural heritage of Manningham.

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Manningham's creative roots are founded in contemporary arts, commencing with Indigenous practice. Today, the Manningham Art Collection proudly houses a number of artworks by contemporary Indigenous Victorian artists.

Manningham enjoys a rich legacy through the Australian impressionism movement and the Heidelberg School of the late 19th century. Heidelberg School artists were internationally renowned for their bush painting along the Yarra River at sites such as Warrandyte and Templestowe.

The modernist movement of the mid-20th century was heralded with the establishment of Heide Museum of Modern Art. Heide forged new ground as a place for artists and intellectuals to debate and create.

While Heide established Manningham's reputation for the avant-garde and modernism, Potters Cottage in Warrandyte was particularly instrumental in establishing Manningham's identity with contemporary ceramics. Throughout the mid-late 20th century, Potters Cottage pushed the boundaries of ceramics and gave new meaning to that arts practice.

The respective legacies of the Heidelberg School Heide and the Potters Cottage continue to influence the cultural identity of Victorians more broadly, in the context of contemporary arts – forging new ground, innovation and experimentation. That cultural identity is expressed through the contemporary visual artworks and public artworks housed within the Manningham Art Collection ("the collection").

The Manningham Art Collection was established in 1994, evolving from the art collection of the former City of Doncaster & Templestowe boundaries. The collection at this time consisted of a diverse array of locally significant artworks that represented the cultural fabric of the region's community. The Manningham Art Collection, which houses significant public artworks, is endorsed through the Australian Government's Cultural Gifts Program, providing Manningham Council with deductible gift recipient (DGR) status.

Manningham Council has commissioned major public sculptures as a second stream to the Manningham Art Collection, which has seen some stunning public art installed throughout the municipality. The sculptures feature prominently across Manningham and have become landmarks at the boundaries providing a sense of arrival, and around Council's parks and municipal offices. In particular, the Gateways Project saw the development of three major works: *Sentinel* by Inge King; *River Peel* by Catriona McLeod and Michael Bellemo and *helmet* by Tanya Court and Cassandra Chilton.

In 2009 Manningham Council established the Manningham Victorian Ceramic Art Award. The Award has enabled the collection to develop a specific stream reflecting a particular point in time in Manningham's cultural history, showcasing a decade of contemporary ceramic arts practice. However, all arts awards have a natural life-cycle. After ten successful years the sunset of the acquisitive Manningham

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Victorian Ceramic Art Award enables the Manningham Art Collection to shift its focus to public art.

In order to support Manningham Council's long-term place-making priorities, the Manningham Art Collection will redirect its focus on place through acquisitions that resonate local culture. This will predominantly include outdoor contemporary public art commissions, and specially identified indoor contemporary artworks acquired either through special commission or donations through the Cultural Gifts Program. Temporary loans from collecting institutions or established artists will relate to curated exhibitions.

MANNINGHAM'S PUBLIC ART PURPOSE

Manningham recognises the positive impact the arts make to our health and wellbeing, together with the local economy. As such Manningham actively commissions permanent and temporary contemporary public artworks of excellence, across the spectrum of public art practice that:

- Respect the culture of traditional land-owners, Wurundjeri Woi Wurrung;
- Reflect local identity;
- Are site specific and enhance public places;
- Connect with community by stimulating reflection and imagination; and
- Contribute to contemporary art practice.

PUBLIC ART CATEGORIES

Best practice in both temporary and permanent public art engages community in its development from the outset of the project.

Contemporary public artworks can be two-dimensional, three-dimensional or performance-based. Public art disciplines include (but are not limited to):

- Digital arts;
- Literary arts,
- Participatory arts (requiring members of the public to activate the artwork);
- Sound installations; and
- Visual arts.

Permanent major sculpture and installations

Permanent contemporary public artworks of excellence by a professional public artist, resonating local culture, and meeting the Public Art Guidelines criteria, with the intention of acquisition into the Manningham Art Collection. These can range from place-making and streetscape initiatives to major public sculpture.

- **Integrated**
Public art installation integral to the structural design of a building or site, whereby the public artist is commissioned from the earliest stage of a given

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project to develop a public artwork in collaboration with architects, landscape architects and planners.

- **Stand-alone**
Public art installation is a separate entity to the space in which it sits.

Ephemeral (temporary) installations

- **Community engaged public artworks**
Temporary contemporary public artworks of excellence by a professional public artist, developed as artist-led initiatives, on property owned or managed by Council, meeting the Manningham Public Art Guidelines criteria, with a life-span from momentary up to five years.
 - Performance art.
 - Sanctioned street art and murals.
 - Digital art and projections.
- **Community-driven public art (community arts)**
Temporary community artworks of excellence intended as a community-led/owned initiative for the public domain, facilitated by a professional community artist or where the community participation is integral to the design and fabrication of project, on property owned or managed by Council, meeting the Manningham Public Art Guidelines criteria, with a life-span from momentary up to five years.

EXCLUSIONS

Central to a public artwork, is the commissioning of a public artist. As such, the following are not public art:

- Advertising.
- Civic architectural design installations and township decorations.
- Interpretive signage and wayfinding.
- Memorials and monuments.
- Non-sanctioned street art.

RESPONSIBILITY

The public art program is facilitated by Manningham Council's Arts and Culture unit, in consultation with the Manningham's Arts Advisory Committee and follows industry best practice, as set by peak industry body, National Association for the Visual Arts.

The Arts and Culture unit will be responsible for all commissions, which will be undertaken in accordance with Procurement Policy.

The development of all permanent major public sculpture will be reported to Council prior to commissioning. The scale of major public sculpture may necessitate a

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tender process. As such, the recommendations of the Arts Advisory Committee will be referred to Council to assist in determining the tender.

The Arts and Culture unit will be engaged in relevant cross-functional project teams from the outset of master planning and capital works programs that involve public art installations. The Arts Advisory Committee will act as the reference group for the project management of public art commissions.

Permanent major public sculpture will be commissioned for the purpose of acquisition into the Manningham Art Collection, with annual condition reporting, maintenance and deaccessioning regimes in accordance with the Manningham Public Art Guidelines and Manningham Art Collection Guidelines.

Responsibility for maintenance and de-installation of temporary public artworks will be outlined in each commissioning contract specific to each installation. Best practice for street art and murals will incorporate strong stakeholder management, particularly if proposed sites are affected by sub-cultural influences and anti-social behaviour. In these instances the public art practice should take a harm-minimisation lens.

COMMISSIONING CRITERIA

Permanent major sculpture and installations:

- Respect the culture of traditional land-owners, Wurundjeri Woi Wurrung.
- Reflect local identity.
- Are site specific and enhance public places.
- Connect with community by stimulating reflection and imagination.
- Contribute to contemporary art practice as an excellent example.
- Created by a professional public artist.
- Developed through engagement with community, including Wurundjeri Woi-Wurrung community.
- Confirmed as an original artwork.
- Ongoing maintenance requirements fit within Council's operational resources.
- Be commissioned with the intent of acquisition into the Manningham Art Collection.

Ephemeral (temporary) installations:

- **Community engaged public artworks**
 - Respect the culture of traditional land-owners, Wurundjeri Woi Wurrung.
 - Reflect local identity.
 - Site specific and enhance public place.
 - Connect with community by stimulating reflection and imagination.
 - Contribute to contemporary art practice as an excellent example.
 - Meet objectives of Manningham's Healthy City Strategy.

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- Created by a professional public artist as an artist-led initiative.
- Developed through engagement with community, including Wurundjeri Woi-Wurrung community.
- Confirmed as an original artwork.
- **Community-driven/owned public artworks (community art)**
 - Respect the culture of traditional land-owners, Wurundjeri Woi Wurrung.
 - Reflect local identity.
 - Site specific and enhance public place.
 - Connect with community by stimulating reflection and imagination.
 - Contribute to contemporary art practice as an excellent example.
 - Meet objectives of Manningham's Healthy City Strategy.
 - Facilitated by a professional community artist as a community-led initiative, with community's participation integral to the development of the artwork.

BEST PRACTICE

National Association for Visual Arts best practice principles:

- **First Nations first.**
Consideration is given to Indigenous protocols through consultation with Wurundjeri Council, and in accordance with Council's Reconciliation Action Plan, at all stages of the commissioning process, as well as access to, participation in and representation within public processes.
- **Respect**
Respect the expertise and rights of artists. Artists' intellectual property and moral rights are protected in all processes. Indigenous peoples' rights to their cultural heritage, traditional knowledge and traditional cultural expressions are respected and protected.
- **Transparency**
Ensure transparency of expectations and decision making. There is clarity regarding the project brief, processes, budgets, fees and timelines, and the roles and responsibilities of all parties. The selection process should incorporate a clear timeline for the acceptance or rejection of submissions.
- **Fairness.**
Concept design fees are paid to EOI-shortlisted and/or commissioned artist in accordance with the National Association for Visual Arts.

Community arts

Community initiated public community arts projects should follow the following best practice guidelines:

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- Occupational health and safety, public liability insurance and traffic management safety standards are met.
- All necessary planning and/or building permits are obtained by the applicant from Council.
- All necessary permissions are obtained from the landholder (statutory body or private), and undertaken in the knowledge that arrangements for liability, maintenance and decommissioning will be the responsibility of the applicant and the landholder.
- The engagement of a professional public artist or professional community artist, with expertise in the given discipline, and remunerated in accordance with the rates set by the National Association for the Visual Arts (NAVA).
- The public artwork contributes to contemporary arts practice and theory as appropriate to the project.
- The public artwork contributes to the unique cultural identity of Manningham.
- The public artwork is site specific and creates a sense of place within the site in which the project is located
- The public artwork enhances and enriches the public spaces and its natural environment.
- The public artwork proposal is accompanied by a maintenance and decommissioning plan, together with an undertaking by the applicant to maintain the artwork and decommission the artwork according to the plan at no cost to Council.
- Council does not manage ongoing maintenance of the community-commissioned mural, which rests with the commissioning community organisation or group, with a memorandum of understanding confirming ongoing maintenance and decommissioning responsibilities.
- The public community art installation will not be acquired into the Manningham Art Collection.

Ineligibility

Permanent or temporary artworks that breach the following best practice are ineligible for commissioning:

- Artworks that breach principles and/or legislation that protect Indigenous cultural heritage and/or other national and international agreements, specifically those referred to in the Australian Best Practice Guide for Collecting Cultural Material.
- Artworks that knowingly breach an artist or artists' moral rights.
- Artworks that are not durable or will present significant maintenance costs.
- Artworks whose materials or construction present a physical hazards.
- Artworks that are encumbered or restricted in any way.
- Reproductions.
- Artworks that would duplicate similar permanent public artworks already housed in the Manningham Art Collection.
- Private commissions.

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COMMISSIONING PROCESS

All public art commissions (whether temporary public art or permanent major public sculpture) will adhere to Procurement Policy.

Local and Wurundjeri Woi Wurrung qualified public artists should be considered for all commissions, and included in the request for quote or formal expression of interest.

For capital works projects relating to significant community infrastructure or renewal projects valued in excess of \$2million, the equivalent of 1% of the total project budget should be allocated to incorporate a permanent major public sculpture as an integral feature, in accordance with industry standards. This includes projects funded by sources other than Council's capital works budget, including but not limited to state and federal funded projects.

Permanent major public sculpture would form a key component to the master plan and capital works project management plan. The Liveable City Strategy and capital works program will prioritise locations for public art projects.

Council will be informed by way of a Special Briefing Session, as to any forthcoming call for expressions of interest for any public art commissions, from temporary public to permanent major public sculpture.

Local and Wurundjeri Woi Wurrung qualified public artists will be included in the call for expressions of interest for major public sculpture. Where the artwork is intended to convey Indigenous culture, or represent traditional motifs an Indigenous qualified public artist (preferably from Wurundjeri Woi Wurrung country) must lead the artistic process.

Expressions of interest for permanent major public sculpture will be considered by the Arts Advisory Committee who will form the reference group and provide recommendations as to shortlisting.

Shortlisted artists of major public sculpture will be invited to submit a concept plan and marquette, and remunerated for same in accordance with rates in the National Association of Visual Arts (NAVA).

Shortlisted concepts of permanent major public sculpture will be considered by the Arts Advisory Committee who will make recommendations for Council's final approval, in accordance with tender processes.

In the case of temporary public art, approval will be in accordance with delegated authority and Council will be informed by way of a further Special Briefing Session.

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The appointed qualified public artist will be commissioned in accordance with the National Association of Visual Arts (NAVA) standard practice, with a formal service agreement entered into.

Major public artwork will be ultimately housed within the Manningham Art Collection and as such will meet the criteria and processes of the Manningham Art Collection Policy. A formal commissioning contract will also be entered into.

MAINTENANCE

Condition reporting

The curator will undertake condition reports annually for each public artworks. Artworks that are identified as being at a higher risk of decay or damage may require more regular assessing, as determined on a case by case basis.

Maintenance and conservation

The curator will undertake annual regimes of condition reporting and undertake maintenance and conservation as required within budget parameters. An industry standard conservator will be engaged in accordance with Procurement Policy.

Environmental Impact Statement

Wherever possible, public art processes should limit impact on the environment.

DEACCESSIONING

All public art has a finite lifetime. Temporary public art has a lifespan from momentarily to five years. Permanent public art has a lifespan from five to 25 years. All public artworks will have a deaccessioning plan.

Deaccessioning criteria:

- The lifetime of the public artwork has expired.
- Damaged beyond repair.
- Conservation costs outweigh the value of the public artwork.
- The public artwork does not meet the Manningham Art Collection criteria.
- The artist makes a well-substantiated request for the return or repatriation of the artwork.

Where a permanent artwork is identified for deaccession, a Deaccession Assessment Report will be prepared by the curator and submitted to the sitting AAC for consideration and recommendation in accordance with the Manningham Art Collection Guidelines.

The deaccessioning will be approved by the appropriate senior officer according to delegated authority.

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Once approved, deaccessioned artworks must first be offered to the artist or their family or estate. If no party wishes to accept the artwork, it may then be offered for general sale or disposed of.

Dissolution of Manningham Council

In the event that Manningham as a municipal authority is dissolved or merged with another authority, the entire Collection will become the property of the new local government authority.

PRIVATE COMMISSIONS

The scope of the Manningham Public Art Policy and Manningham Public Art Guidelines relates to public art, funded by through public money, for installation on property owned or managed by Council. Therefore, private commissions and commissions for private property are out of scope.

However, the following best practice considerations should be met for all private commissions:

- Written permission from the landowner.
- Consideration given to Indigenous cultural heritage.
- Consideration given to other heritage and overlays applicable to the site.
- Commissioning of a professional public artist with expertise in the given discipline, with payment in according to the rates of the National Association for the Visual Arts (NAVA).
- Occupational health and safety, public liability insurance and traffic management safety standards are met.
- All necessary planning and/or building permits are obtained by the applicant from Council.
- All necessary permissions are obtained from the landholder (statutory body or private), and undertaken in the knowledge that arrangements for liability, maintenance and decommissioning will be the responsibility of the applicant and the landholder.
- The engagement of a professional public artist or community artist, with expertise in the given field, and remunerated in accordance with the rates set by the National Association for the Visual Arts (NAVA).
- The public artwork contributes to contemporary arts practice and theory as appropriate to the project.
- The public artwork contributes to the unique cultural identity of Manningham.
- The public artwork is site specific and creates a sense of place within the site in which the project is located
- The public artwork enhances and enriches the public spaces and its natural environment.
- The public artwork proposal is treated with anti-graffiti coating and accompanied by a maintenance and decommissioning plan, together with an undertaking by the commissioning body to maintain the artwork and decommission the artwork according to the plan at no cost to Council.

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Council is not responsible for costs or the commissioning process. Council does not manage ongoing maintenance of the privately-commissioned public artwork, which rests with the commissioning land-owner. Nor will the installation be acquired into the Manningham Art Collection.

DEFINITIONS

Acquisition:	The purchase of an artwork as created by an artist.
Civic memorabilia:	Objects that reflect municipal social and political history.
Commission:	The purchase of an artwork created to meet a purchaser's specific brief.
Cultural Gifts Program:	Commonwealth Government program offering tax incentives on donation of cultural items to public collections.
Community arts:	Community-led arts process facilitated by a professional community artist, with creative outputs that range from indoor-based to the outdoor public realm.
Conservation:	Preservation of artwork.
Contemporary art:	Artworks by a professional artist, reflecting the present day, recent past or historical (which at that time was contemporary), of an innovative or avant-garde nature, challenges conventions and provides a sophisticated social and/or cultural commentary, and can comprise visual arts, sound, digital and film.
Contemporary public art:	Artworks designed for the public realm reflecting the present day, recent past or historical (which at that time was contemporary), of an innovative or avant-garde nature, challenges conventions and provides a sophisticated social and/or cultural commentary, and can comprise visual arts, sound, digital and film. Public art ranges on a spectrum from ephemeral to permanent.
Conservation:	Preservation of artwork.
Creative industries:	Industries that originate from imagination and creativity, such as the arts.
Curator:	A qualified arts expert with university qualifications specialising in art history and curatorial studies, whose role is responsible for art (or museum) collection management.
Deaccession:	Process of removing an artwork from a collection.

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Ephemeral public art:	Temporary public artwork by a professional public artist designed for the public realm with a lifespan from momentary to 5 years.
Excellence:	Evidencing technical mastery of an art form, with an ability to engage an audience.
Permanent public art:	Permanent public artwork by a professional public artist, designed for the public realm with a lifespan from 5 to 25 years.
Public art:	Art in public places, funded by public money (be it Council, state or federal funds), and installed on public land, namely property owned or managed by Council.
Public collection:	Collections held by public institution, such as galleries, museums, libraries.
Contemporary artist:	A professional artist with university qualifications, specialising in contemporary art practice, and/or strong professional contemporary art practice evidenced through exhibitions, collection acquisitions, and/or commissions.

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Australian Government, Office for the Arts, **Cultural Gifts Program**, <https://www.arts.gov.au/funding-and-support/cultural-gifts-program>

Arts Law Centre of Australia, **Public Art Guidelines for Artists and Commissioners** (2001), <https://www.artslaw.com.au/article/public-art-guidelines-for-artists-and-commissioners/>

National Association for the Visual Arts, **Best Practice: Commissioning Art In Public Space** (2019), <https://visualarts.net.au/news-opinion/2019/best-practice-commissioning-art-public-space/>

DOCUMENT HISTORY

Policy Title:	Draft Manningham Art Collection Guidelines
Responsible Officer:	Michelle Zemancheff
Resp. Officer Position:	Arts & Culture Lead
Next Review Date:	
To be included on website?	

Public Art Guidelines - Draft V2 - 20210203



Last Updated	Meeting type? - Council or EMT	Meeting Date	Item N°
24/06/20 Draft	EMT	22.07.20	
	SBS	11.08.20	
03.02.20 Draft	EMT	11.02.21	

Draft - not approved

10.4 Endorsement of Library Local Laws

File Number: IN21/205
Responsible Director: Director City Planning and Community
Attachments: 1 Library Local Law No 3 [↓](#)
2 Library Local law No 4 [↓](#)

EXECUTIVE SUMMARY

The Whitehorse Manningham Regional Library Corporation operates under the Local Government Act 1989 which requires that the Corporation regularly reviews its Local Laws which govern meeting procedures and operation of library services.

The Local Laws were updated to reflect various updates in legislative requirements, terminology and other minor changes. Local Law No.3 and Local Law No.4 were accordingly reviewed and advertised for public comment. They were subsequently adopted by the Board of the Library Corporation on 10 March 2021. Endorsement from the member Councils is now required prior to finalising the process.

COUNCIL RESOLUTION

MOVED: CR MICHELLE KLEINERT
SECONDED: CR STEPHEN MAYNE

That Council:

- A. Endorse Whitehorse Manningham Regional Library Corporation Local Law No.3 Meeting Procedures and Use of the Common Seal and Local Law No. 4 Library Services Local law.**
- B. Inform the Whitehorse Manningham Regional Library Corporation of this decision.**

CARRIED

2. BACKGROUND

- 2.1 Council is required by the Regional Library Agreement and the Local Government Act 1989 to endorse any amended Local Laws made by the Whitehorse Manningham Regional Library Corporation.
- 2.2 The local laws were amended to include updated terminology and legislative requirements. These are minor modifications and there is no material change to the intent of the Local Laws, however any change necessitates a process of advertising and adoption by the member Councils.

3. DISCUSSION

- 3.1 The purpose of the proposed Meeting Procedures and Use of the Common Seal **Local Law No 3 2020** is to:

- provide for the administration of the Library's powers and functions;
 - regulate and control the use of the Common Seal of the Library;
 - regulate and control the election of the Chairperson and Deputy Chairperson;
 - regulate and control the conduct of meetings of the Library; and
 - create offences arising out of disorderly conduct at a meeting or the unauthorised use of the Common Seal.
- 3.2 The purpose of the proposed Library Services **Local Law No 4** 2020 is to:
- regulate the administration of the public library services provided by the Library;
 - govern the membership of the public library services provided by the Library;
 - regulate the conduct of persons attending Library premises; and
 - regulate the borrowing and return of items.
- 3.3 The endorsement of these Local Laws will ensure that the WMRLC is operating within the confines of the Local Government Act.
- 3.4 For clarity it should be noted that the impact of s330 of the *Local Government Act* 2020 is that those sections of the *Local Government Act* 1989 that were applicable to an existing regional library corporation, continue to apply to that library as if all of those sections had not been repealed until 2031.
- 3.5 As we move forward with the Library Review and implement the changes as required under the new Local Government Act, processes such as the endorsement of Local Laws like this will no longer be required in the future. At present however, this step is required to meet our obligations.

4. COUNCIL PLAN / STRATEGY

- 4.1 Theme 5. Well Governed Council; Goal: 5.2 A Council that values citizens in all that we do

5. IMPLEMENTATION

5.1 Finance / Resource Implications

- There are no implications to Council.

5.2 Communication and Engagement

- Consultation has involved discussion and input from Library Board members, Library officers and legal advisors. Public comment has been sought, after advertisement, and no responses received. All statutory requirements have been met.

6. DECLARATIONS OF CONFLICT OF INTEREST

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



**WHITEHORSE MANNINGHAM
REGIONAL LIBRARY CORPORATION**

LOCAL LAW NO 4

LIBRARY SERVICES LOCAL LAW

LIBRARY SERVICES LOCAL LAW
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PART I
PRELIMINARY

1.1 TITLE

- 1.1.1 This Local Law will be known as the Whitehorse Manningham Regional Library Corporation Library Services Local Law No. 4 and referred to below as this Local Law.

1.2 OBJECTIVES OF THIS LOCAL LAW

- 1.2.1 To regulate the management and control of library services provided by the Whitehorse Manningham Regional Library Corporation.

1.3 POWER TO MAKE THIS LOCAL LAW

- 1.3.1 The power to make this Local Law is contained in sections 111 and 197F of the *Local Government Act 1989*.

1.4 OPERATIONAL DATE OF THIS LOCAL LAW

- 1.4.1 This Local Law operates from the day following publication in the Victoria Government Gazette.

1.5 DATE THIS LOCAL LAW CEASES OPERATION

- 1.5.1 Unless this Local Law is revoked sooner, its operation will cease ten years after it became operative.

1.6 SCOPE OF THIS LOCAL LAW

- 1.6.1 This Local Law shall apply to and have operation throughout the library services operated by the Corporation and within the municipal districts of the Cities of Whitehorse and Manningham.

1.7 DEFINITIONS

1.7.1 In this Local Law, the words listed below have the meaning indicated:

Words	Meaning
Act	The <i>Local Government Act</i> 1989.
Applicant	Any person applying to become a Member.
Assistance Dog	Has the same meaning as in the <i>Equal Opportunity Act</i> 2010.
Authorised Officer	A person appointed by the Corporation as an authorised officer under section 224 of the Act.
Board	The governing body of the Whitehorse Manningham Regional Library Corporation.
CEO	The person appointed by the Corporation as Chief Executive Officer and includes a person acting in that position.
Corporation	The Whitehorse Manningham Regional Library Corporation.
Electronic Device	A device that enables access to or use of an electronic communication service, remote computing service, or location information service
Item	Includes any and every book, magazine, newspaper, pamphlet, video recording, digital video recording, music score, picture, print, map, chart, manuscript, toy, reading or listening equipment, electronic resource, compact disk, audio tape recording, software program or any other article forming part of the contents of the Library available for borrowing, reference or perusal whether or not the property of the Corporation.
Library	All the library facilities, resources and activities provided by or under the management or control of the Corporation.
Library Service	All or any Library outlet under the management and control of the Corporation, and includes without limiting the generality of the foregoing, all buildings or portions thereof, mobile libraries and other areas, facilities and vehicles used in connection with the provision of the library service.
Library Service Area	The whole of the municipal districts of Whitehorse and Manningham City

	Councils.
Member	A person, school or institution holding a current and valid membership card issued in accordance with this Local Law.
Membership Card	A current and valid card issued to a Member by the Library in either physical or electronic form in accordance with this Local Law as an authority to borrow items.
Officer	Any employee of the Corporation.
Patron	Any person making use of the Library Service.

PART 2**ADMINISTRATION OF THIS LOCAL LAW****2.1 EXERCISE OF DISCRETIONS**

- 2.1.1 In exercising any discretion contained in this Local Law the Corporation must have regard to:
- a. the objectives of this Local Law; and
 - b. any guidelines or policies made by the Corporation from time to time.
- 2.1.2 The Corporation may from time to time make guidelines for use by the Corporation, its Officers and other persons for the purposes of this Local Law.
- 2.1.3 Guidelines made by the Corporation must not be inconsistent with the objectives of this Local Law.

2.2 POWER OF THE CEO

- 2.2.1 Any person using the Library Service shall obey the lawful directions of the CEO or an Authorised Officer in charge of the Library Service generally or any branch, section or portion thereof.

2.3 APPEALS

- 2.3.1 Any person who is aggrieved by any decision made under this Local Law may apply to the Corporation to be heard and may make a written submission for consideration by the Corporation, but this right will not in any way remove that person's obligation to act in accordance with any directions or notices which are applicable under this Local Law.

PART 3
MEMBERSHIP

3.1 ELIGIBILITY

- 3.1.1 Subject to the approval of the CEO or an Authorised Officer, the following persons shall be eligible to become Members:
- a. any ratepayer of the Whitehorse City Council or Manningham City Council;
 - b. any resident of Whitehorse City Council or Manningham City Council;
 - c. any person enrolled to vote at the most recent general election for the Manningham City Council or the Whitehorse City Council;
 - d. any person eligible to join another Victorian Government subsidised public library;
 - e. any temporary visitor to the Library Service Area provided that they comply with Part 4; and
 - f. any other person or class of persons as the Corporation may determine from time to time.
- 3.1.2 All persons in the categories listed in Clause 3.1.1 of this Local Law shall provide such proof of eligibility as may be required by the CEO or Authorised Officer determining their eligibility for membership.

3.2 INSTITUTIONAL MEMBERSHIP

- 3.2.1 Institutional membership may be extended to any association, society, school, institution, business or agency at the discretion of the CEO or an Authorised Officer.

3.3 APPLICATION

- 3.3.1 Persons wishing to borrow Items or use other designated services shall:
- a. complete and sign the appropriate application form or other such application process, which shall include an undertaking to comply with the provisions of this Local Law and any policy from time to time adopted by the Board or CEO;
 - b. satisfy the CEO or an Authorised Officer that he or she (or guarantor of an applicant under 18 years of age) is eligible for membership, providing proof of name and current address; and
 - c. in the case of persons under the age of 18 years, provide an undertaking duly signed by a parent/legal guardian of the applicant to the effect that he or she will comply with this Local Law and any policies adopted from time to time by the Board or the CEO.

3.4 PERIOD OF MEMBERSHIP

- 3.4.1 Membership shall be current for a period of three (3) years unless suspended or cancelled earlier.
- 3.4.2 Persons whose membership has lapsed may be required by the CEO or Authorised Officer to re-register before borrowing Items or otherwise using the Library Service.

3.5 CESSATION AND CANCELLATION OF MEMBERSHIP

- 3.5.1 A Member will cease to be a Member if:
- a. three (3) years elapse from the date on which his or her application was granted;
 - b. he or she ceases to be eligible for membership; or
 - c. the CEO is satisfied that the Member has contravened, or failed to comply with any provision of this Local Law or a policy adopted by the Board or the CEO and communicated to the Member.

- 3.5.2 The CEO or Authorised Officer may suspend or cancel the membership of any Member who refuses to:
- a. return Items borrowed;
 - b. pay overdue, lost or damaged Item charges; or
 - c. comply with any lawful request or action by the CEO or Authorised Officer under this Local Law.
- 3.5.3 The CEO or Authorised Officer may, when cancelling or suspending a membership under clause 3.5.2, impose such conditions on the reinstatement of that membership as they consider appropriate.

3.6 MEMBERSHIP CARD

- 3.6.1 Every Member on being issued with a membership card shall:
- a. be responsible for the safe custody of the membership card;
 - b. produce the membership card to the CEO or an Authorised Officer whenever requested;
 - c. report the loss, theft or destruction of the membership card to the CEO or an Authorised Officer immediately such loss is discovered;
 - d. notify any change of address to the CEO or an Authorised Officer; and
 - e. surrender the membership card to the CEO or an Authorised Officer on ceasing to be eligible for membership.
- 3.6.2 Membership cards are not transferable.
- 3.6.3 A Member is responsible for the safe care of every Item borrowed on his or her membership card.
- 3.6.4 If a membership card is lost or destroyed, the CEO may issue to the Member a replacement card upon their reporting of the loss, theft or destruction and payment of any fee fixed by resolution of the Board as being payable in the event of a replacement membership card being issued.

PART 4
BORROWING AND SERVICES

4.1 ACCESS AND CONDUCT

- 4.1.1 Subject to the provisions of this Local Law, any person shall have access to the Library to use all Library Services, resources and facilities provided for public use.
- 4.1.2 Persons shall enter only those parts of the Library open for public use and during the hours of opening fixed by the Board, except with the permission of the CEO or an Authorised Officer.
- 4.1.3 Every person shall leave the Library at the times fixed for closing the Library or at the request of the CEO or an Authorised Officer.
- 4.1.4 All users shall have access to all Items in the Library for consultation on the premises, with the exception of Items determined by the CEO or an Authorised Officer to be unavailable for lending or on restricted access.
- 4.1.5 The Library shall not, subject to clause 3.3.1(c), prevent a person who is under the age of 18 from borrowing any Items unless persons under the age of 18 years are prohibited by legislation from doing so.
- 4.1.6 Patrons shall not behave in a manner that unreasonably interferes with any other person's use and enjoyment of the Library.
- 4.1.7 Patrons shall not eat or drink whilst in the Library unless in a specially designated area or otherwise with the consent of the CEO or an Authorised Officer.
- 4.1.8 The CEO or an Authorised Officer may request a person to leave the Library if that person commits an offence against this Local Law.
- 4.1.9 The CEO or an Authorised Officer may refuse any person, including a Member, admission to the Library if:
- a. that person appears to be in a drunken or intoxicated condition, or under the influence of any prohibited drug;
 - b. that person is accompanied by an animal, mammal, bird or reptile; (except an Assistance Dog);
 - c. that person is carrying a firearm or other offensive weapon;
 - d. that person is not decently attired; or
 - e. that person is under the age of 10 years and is not in the apparent care of a responsible person.

- 4.1.10 A person must not, without the authority of the Board or the CEO:
- a. consume any intoxicating liquor, or supply or sell any intoxicating liquor to any person or persons, within the Library;
 - b. consume any drugs, or supply or sell any drugs to any person or persons, within the Library;
 - c. smoke in any area of the Library or within five metres of an external entrance, window or airlock;
 - d. erect, fix or place any advertisements or notices within the Library;
 - e. distribute any handbills, pamphlets, advertisements or notices within the Library or give a public address;
 - f. organise, hold or attend any rally, procession, demonstration or other public gathering within the Library;
 - g. sell or expose or offer for sale within the Library any food, drink or other article;
 - h. conduct any commercial activity within the Library;
 - i. make a collection of money within the Library;
 - j. permit any animal owned by him or her or of which he or she is in charge to be within the Library (except an Assistance Dog);
 - k. ride any skateboard, bicycle or other recreational vehicle into or within the Library;
 - l. enter any area of the Library which is designated or set aside for the exclusive use of the Board members, the CEO or other Officers; or
 - m. enter or use any room which has been designated or set aside for persons of the opposite sex unless that person is a child under the age of six (6) years who is in the care of a responsible person.
- 4.1.11 A person must not:
- a. behave in a disorderly manner while within the Library;
 - b. create or take part in a fight, act of violence or act of disturbance within the Library;

- c. use any offensive, indecent or abusive language while within the Library;
- d. offend against decency while within the Library, whether by reason of dress or conduct or by their use of information technology, Electronic Devices or Internet access;
- e. emit or cause to be emitted such a volume of noise as to interfere with the use and enjoyment of the Library by other persons;
- f. endanger any other person or persons within the Library;
- g. destroy, deface, defile or damage, remove or interfere with any Library materials, notice, equipment, furniture, fixture, fitting, carpet, ceiling, wall or plant within the Library;
- h. leave within the Library any litter, other than in a bin or receptacle provided for such purpose;
- i. engage in any unlawful activity; or
- j. remain within the Library after having been directed to leave by the CEO, an Authorised Officer or a member of the Victoria Police.

4.2 BORROWING

- 4.2.1 Members shall be entitled to borrow Items from the Library subject to the provisions of this Local Law.

4.3 MAXIMUM NUMBER OF ITEMS BORROWED

- 4.3.1 The CEO or an Authorised Officer shall make rules from time to time stating the maximum number of Items which may be borrowed at any one time.

4.4 GUARANTEE

- 4.4.1 Persons under the age of 18 may be required by the CEO or an Authorised Officer to have a guarantee to make good the loss of or damage to any Item whilst in the Member's use or possession signed by an adult.

4.5 PERSONAL DETAILS

- 4.5.1 Personal details of Members including information held in files outside the Library and in computer files, required for membership registration purposes, shall be managed in accordance with the Information Privacy Policy of the Library, the *Privacy and Data Protection Act 2014* and the *Health Records Act 2001*.
- 4.5.2 Membership and circulation statistics shall be produced by the Library in a de-identified form so that individual Members cannot be identified from those statistics.

4.6 PERSONAL ITEMS

- 4.6.1 Patrons may, with the consent of the Chief Executive Officer or an Authorised Officer, bring into the Library reading or writing materials, bags, parcels or other articles. Large bags and trolleys shall be left in designated areas while their owners are using the Library.
- 4.6.2 Any container or receptacle brought into the Library may be opened for inspection on the request of the CEO or Authorised Officer as the user leaves the Library.

4.7 USE OF FACILITIES AND EQUIPMENT

- 4.7.1 Patrons may use equipment and facilities provided for public use.
- 4.7.2 The CEO or Authorised Officer may determine procedures or guidelines for the use of facilities and equipment by patrons

4.8 UNATTENDED CHILDREN

For the safety and comfort of children under the age of 10 years:

- 4.8.1 A responsible parent / carer:
- a. must accompany a child while they are using the Library Services;
and
 - b. is responsible for the child's welfare and for monitoring and regulating their behaviour.

**PART 5
RETURN OF ITEMS**

5.1 DATE OF RETURN

- 5.1.1 The time allowed for retaining an Item and the date for return shall be clearly indicated to the Member at the time of borrowing.
- 5.1.2 A Member may apply by telephone, webform or in person for extension of the time allowed for retaining an Item and, where the request has been received prior to the date the Item is to be returned to the Library, such extension will, subject to clause 5.1.3, be granted if the Item has not been reserved by another Member.
- 5.1.3 The Corporation may grant an extension of the time allowed for retaining an Item without application under clause 5.1.2, if the CEO or an Authorised Officer considers that it is appropriate to do so.

5.2 RETURNS

- 5.2.1 No Item shall be deemed to have been returned to the Library unless it has been:
- a. handed to the CEO or an Authorised Officer;
 - b. left in a place or receptacle designated for the return of Items; or
 - c. dispatched to the Library by a means previously approved by the CEO or an Authorised Officer.

5.3 REPLACEMENT CHARGES

- 5.3.1 Items stolen or lost shall remain the property of the Corporation until the replacement charge is paid by the responsible Member.
- 5.3.2 Upon payment of a replacement charge ownership of the Item will transfer to the Member.
- 5.3.3 No refund of the replacement charge will be payable, including in the event that the Item in respect of which the replacement charge is paid is recovered.

5.4 ITEMS DAMAGED OR NOT RETURNED

- 5.4.1 A Member is responsible for reporting to the CEO or an Authorised Officer any damage discovered in any Item on loan to him or her, either at the time of borrowing or immediately on return.
- 5.4.2 If an Item is:
- a. not returned;

- b. returned with damage necessitating withdrawal of the Item from the collection;
- c. returned with partial damage which requires repair but does not necessitate withdrawal of the Item from the collection; or
- d. stolen from a Member,

the Member shall pay to the Corporation the:

- e. full replacement value of the Item; or
- f. reasonable cost of repairing the Item; and
- g. administration costs associated with replacement or repair of the Item,

as directed by the CEO, in his or her absolute discretion.

- 5.4.3 The CEO or an Authorised Officer may take such action as deemed necessary for the recovery of an Item or the value thereof at any time after the Item becomes overdue and all or any costs associated with such recovery will be charged to the Member.

PART 6

FEEES AND CHARGES

6.1 SETTING FEES AND CHARGES

6.1.1 The Corporation may fix and levy such fees and charges for use of the Library Service as it determines from time to time.

6.2 WAIVER OR ALTERATION TO FEES AND CHARGES

6.2.1 The Corporation may waive, reduce or alter any fee or charge with or without conditions.

This Local Law was made by resolution of the Whitehorse Manningham Regional Library Corporation on 10 March 2021.

THE COMMON SEAL of the)
WHITEHORSE)
MANNINGHAM)
REGIONAL LIBRARY)
CORPORATION)
was affixed hereto in the)
presence of:)
)

_____Chairperson

_____Chief Executive Officer

The Board resolved to give notice of its intention to make this Local Law at its meeting held on 16 December 2020 and this was duly advertised in the Victoria Government Gazette on (14 January 2021 and The Age of 8 January 2021.

The Board resolved to adopt this Local Law at its meeting held on 10 March 2021.

In accordance with section 197F of the Act, this Local Law was ratified by the Manningham City Council on (# Date #)and the Whitehorse City Council on (# Date #).

The making of this Local Law was duly advertised in the Victoria Government Gazette on (# Date #)and The Age on (# Date #).



LOCAL LAW NO 3

MEETING PROCEDURES AND USE OF THE COMMON SEAL

**WHITEHORSE MANNINGHAM REGIONAL LIBRARY CORPORATION
MEETING PROCEDURES AND USE OF THE COMMON SEAL
LOCAL LAW No. 3 - 2020**

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WHITEHORSE MANNINGHAM REGIONAL LIBRARY CORPORATION
LOCAL LAW NO. 3
MEETING PROCEDURES
AND
USE OF THE COMMON SEAL LOCAL LAW

PART A
PRELIMINARY

1. TITLE

1.1 This Local Law is the Whitehorse Manningham Regional Library Corporation Meeting Procedures and Use of the Common Seal Local Law No. 3 and is referred to below as 'this Local Law'.

2. OBJECTIVES OF THIS LOCAL LAW

2.1 The objectives of this Local Law are:

- a. to provide for the administration of the Corporation's powers and functions;
- b. to regulate and control the use of the Common Seal of the Corporation;
- c. to regulate and control the election of the Chairperson and Deputy Chairperson;
and
- d. to regulate and control the procedures of meetings of the Corporation.

3. POWER TO MAKE THIS LOCAL LAW

3.1 This Local Law is made under the provisions of Part 5 and section 197F of the *Local Government Act* 1989 and section 14 of the *Local Government Act* 2020.

4. OPERATIONAL DATE OF THIS LOCAL LAW

4.1 This Local Law operates from the day following publication in the Victoria Government Gazette.

5. **DATE THIS LOCAL LAW CEASES OPERATION**

- 5.1 Unless this Local Law is revoked sooner, its operation will cease ten years after it became operative.

6. **DEFINITIONS**

- 6.1 In this Local Law, the words listed below have the meaning indicated:

Words	Meaning
Absolute Majority	The number of Members which is greater than half the total number of Members of the Board.
Act	The <i>Local Government Act 1989</i> .
Agenda	The notice of a meeting setting out the business to be transacted at the meeting.
Agreement	The agreement to form the Whitehorse Manningham Regional Library Corporation or any Supplementary Agreement entered into under section 196 of the Act.
Authorised Officer	A person appointed by the Corporation as an authorised officer under section 224 of the Act.
Board	Pursuant to section 196(7) of the Act, the governing body of the Corporation.
Board Member	Any person appointed to the Board in accordance with the Agreement.
Business Day	A day which is not a Saturday, Sunday or public holiday.
CEO	The person appointed by the Corporation as Chief Executive Officer and includes a person acting that position.
Chairperson	The Chairperson of the Board and includes the Deputy Chairperson or an Acting Chairperson.
Clause	A clause of this Local Law.
Committee	A committee appointed by the Board.
Common Seal	The Common Seal of the Corporation.
Corporation	The Whitehorse Manningham Regional Library Corporation.
Councillor	A Councillor of a Council being a party to the Agreement.

Deliver	Includes transmission by facsimile or electronic mail.
Formal motion	A motion related to a formal procedure and includes the following: <ul style="list-style-type: none"> a. that the motion be put; b. that the question lay on the table; c. that the meeting proceeds to the next business; d. that the question be not now put; e. that the motion or amendment now before the meeting be adjourned; and f. that the meeting be adjourned.
Meeting	A meeting of the Board and includes a meeting at which the Chairperson is elected, an Ordinary Meeting and a Special Meeting.
Member	A member of the Board.
Offence	An offence against this Local Law.
Officer	Any employee of the Corporation.
Ordinary Meeting	An Ordinary Meeting of the Board.
Part	A Part of this Local Law.
Party	A signatory to the Agreement or any Supplementary Agreement.
Penalty Unit	A Penalty Unit as defined in Section 110(2) of the <i>Sentencing Act</i> 1991.
Present at a Meeting	Any Member who: <ul style="list-style-type: none"> - physically attends a Meeting; or - participates in a Meeting by electronic means of communication in accordance with Clause 15.
Special Meeting	A Meeting convened pursuant to Clause 26.
Urgent Business	A matter that has: <ul style="list-style-type: none"> - arisen since distribution of the Agenda; - cannot be deferred until the next Meeting without having a negative impact on the Corporation; and - cannot be addressed through the operational service request process.

PART B**USE OF THE COMMON SEAL****7. PURPOSE**

- 7.1 The purpose of this Part is to regulate the use of the Common Seal and to prohibit unauthorised use of the Common Seal or any device resembling the Common Seal.

8. USE OF THE COMMON SEAL

- 8.1 The Common Seal of the Corporation must be used only by resolution of the Board.

9. SIGNATURE TO ACCOMPANY THE COMMON SEAL

- 9.1 Every document to which the Common Seal is affixed must be signed by:
- a. the Chairperson (or in the absence of the Chairperson, the Deputy Chairperson or any other Member) and the CEO; or
 - b. in the case of a document in which the CEO has an interest, the Chairperson and the Deputy Chairperson or any other Member.

10. UNAUTHORISED USE OF THE COMMON SEAL

- 10.1 It is an offence for a person to use the Common Seal or any device or representation resembling the Common Seal without authority given by resolution of the Board.

Penalty: Ten (10) penalty units.

11. SECURITY OF THE COMMON SEAL

- 11.1 The CEO must keep the Common Seal in safe custody.

PART C**ELECTION OF THE CHAIRPERSON AND DEPUTY CHAIRPERSON****12. PURPOSE**

- 12.1 The purpose of this Part is to regulate the proceedings for the election of the Chairperson and Deputy Chairperson.
- 12.2 Only a Member who is a Councillor shall be eligible to be elected as the Chairperson or Deputy Chairperson.

13. CHAIRPERSON

- 13.1 The CEO must open the Meeting to elect the Chairperson and preside until the Chairperson is elected.
- 13.2 The CEO shall call for nominations for Chairperson.
- 13.3 The Member who receives an Absolute Majority of votes must be declared elected.
- 13.4 For the purpose of sub-clause 13.3, the following process will apply:
 - a. where only one nomination is received, that Member must be declared elected;
 - b. where more than one nomination is received, a vote of the Members present at the Meeting will be held;
 - c. in the event of a candidate receiving an Absolute Majority of votes, that candidate must be declared elected;
 - d. in the event that no candidate receives an Absolute Majority of the votes, the candidate with the fewest number of votes must be eliminated and a further vote of the Members for the remaining candidates will be held;
 - e. if one of the remaining candidates receives an Absolute Majority of the votes, that candidate must be declared elected but, if none of the remaining candidates receives an Absolute Majority of the votes, the process of declaring the candidate with the fewest number of votes eliminated and voting for the remaining candidates must be repeated until one of the candidates receives an Absolute Majority of the votes, that candidate must then be declared elected;
 - f. in the event of two or more candidates having an equality of votes and one of them having to be declared a defeated candidate, the declaration will be determined by lot;
 - g. if a lot is conducted, the CEO will have the conduct of the lot and the following provisions will apply:

- i. each candidate will draw one lot
 - ii. the order of drawing lots will be determined by the alphabetical order of the surnames of the Members who received an equal number of votes except that if two or more such Members' surnames are identical, the order will be determined by the alphabetical order of the Members' first names;
 - iii. as many identical pieces of paper as there are Members who received an equal number of votes must be placed in a receptacle and the word "Eliminated" shall be written on one of the pieces of paper; and
 - iv. the Member who draws the paper with the word "Eliminated" written on it must be declared eliminated (in which event a further vote must be taken on the remaining candidates); and
- h. the process under Clause 13.4(g) will be repeated until there are no more than two candidates left, in which case, if there is an equality of votes, the word "Elected" will be written on one of the pieces of paper and the candidate who draws that piece of paper must be declared elected.
- 13.5 Upon election, the Chairperson shall take the Chair.
- 13.6 If the Board resolves to appoint a Deputy Chairperson the provisions contained in this Part for the election of the Chairperson will apply to the election of the Deputy Chairperson.
- 13.7 The Chairperson is not eligible to be elected to the office of Deputy Chairperson.

PART D**PROCEDURE AT MEETINGS****14. PURPOSE**

14.1 The purpose of this Part is to regulate proceedings at all Meetings.

15. QUORUM

15.1 A quorum is formed when an Absolute Majority of the Members are present at a Meeting.

15.2 Subject to this Clause 15, a Member will be taken to be present at a Meeting where the Member is:

- a. physically present in the room in which the Meeting is being held; or
- b. present by electronic means of communication provided that:
 - i. the Board has resolved; or
 - ii. in an emergency the Chief Executive Officer has determined, that a Meeting or Meetings may or will be conducted by electronic means of communication.

15.3 Where participation in a Meeting by electronic means is permitted under Clause 15.2b:

- a. all Members must attend the Meeting by electronic means of communication; and
- b. the requirements of the Act in relation to handling of conflicts of interest and confidentiality will apply and be adapted as necessary.

16. AGENDA

16.1 The CEO must deliver to each Member a copy of the Agenda for a Meeting not less than 48 hours before the Meeting is to be held, unless it is impracticable to do so, in which case the Agenda will be delivered as far as practicable ahead of the Meeting.

17. ORDER OF BUSINESS

17.1 The order of business for a Meeting will be determined by the CEO to facilitate and maintain open, efficient and effective processes.

18. RECORDING OF PROCEEDINGS

- 18.1 The CEO or another Officer authorised by the CEO shall record in the minutes of each Meeting:
- a. the place, date and time of the Meeting;
 - b. the names of all Members present;
 - c. the names of all Members to whom leave of absence was granted;
 - d. arrivals and departures, including temporary departures, of Members during the course of the Meeting;
 - e. all declarations of conflict of interest by Members;
 - f. each motion and amendment moved, including motions and amendments withdrawn by consent of the Board or which lapse for want of a seconder;
 - g. each motion put to the vote;
 - h. the vote cast by each Member on each division called; and
 - i. the failure of a quorum.

19. CONFIRMATION OF MINUTES

- 19.1 At each Ordinary Meeting, the Board must:
- a. pass a motion to confirm the minutes of each Meeting held since the previous Ordinary Meeting, if a copy has been posted or delivered to each Member not less than 48 hours before the meeting; or
 - b. require the minutes to be read prior to the passing of a motion to confirm them, if a copy has not been posted or delivered to each Member not less than 48 hours before the meeting.
- 19.2 The Board must not discuss the contents of the minutes except as to their accuracy as a record of proceedings.
- 19.3 The Chairperson must sign the minutes when they have been confirmed.

20. MOTIONS

- 20.1 At each Meeting, motions must be:
- a. within the powers and functions of the Board;
 - b. related to an item of business on the Agenda or otherwise before the Meeting; and
 - c. clear and unambiguous and not defamatory or objectionable in content or nature.

- 20.2 The Chairperson must refuse to accept a motion or amendment which conflicts with Clause 20.1.
- 20.3 The Chairperson may require motions to be put in writing.

21. PROCEDURE FOR MOVING MOTIONS AND AMENDMENTS

- 21.1 The mover must state the subject and nature of the motion or amendment.
- 21.2 The Chairperson must call for a seconder.
- 21.3 If there is no seconder to a motion or amendment, the Chairperson must declare the motion or amendment to have lapsed.
- 21.4 The Chairperson must call upon the mover of a motion or amendment to speak to it after it has been seconded.
- 21.5 The Chairperson must call upon the seconder of a motion or amendment to speak to it after the mover has spoken.
- 21.6 The Chairperson must call upon any other Member who may wish to speak against the motion or amendment, to speak to it after the mover and seconder have spoken.
- 21.7 The Chairperson may then, in their discretion:
 - a) put the motion or amendment to the vote; or
 - b) call upon any other Member to speak to the motion or amendment if no Member has indicated an intention to speak against it.
- 21.8 Any Member except the mover or seconder of a motion may move or second an amendment to the motion.
- 21.9 A Member may only speak once to a motion, except if the mover of the motion exercising a right of reply.
- 21.10 The mover of an amendment has no right of reply.
- 21.11 The Chairperson or the Board by resolution may permit a Member
 - a) who has already spoken to a motion or amendment to speak a second time to make a personal explanation or to claim that they have been misrepresented or misunderstood; or
 - b) to ask a question for the purpose only of clarification.
- 21.12 Any Member may call for a point of order during a debate whether or not they have spoken to the motion or amendment. A Member who calls a point of order shall not be taken as speaking to the motion or amendment.
- 21.13 The mover of a motion may withdraw a motion or amendment with the consent of the Meeting.
- 21.14 The Meeting must not consider a second or subsequent amendment until it has dealt with any previous amendment.
- 21.15 The Chairperson must put the motion or amendment to the vote immediately after the mover of the motion has spoken in reply.

- 21.16 A Member must not move a motion to initiate a subject for discussion except by giving notice of motion or unless the Board consents to the introduction and consideration of the subject matter as Urgent Business.

22. FORMAL MOTIONS

- 22.1 Unless otherwise prohibited, a Formal Motion may be moved at any time and, upon being seconded, must be dealt with immediately by the Chairperson.
- 22.2 The mover of a Formal Motion must not have moved or seconded the motion before the Meeting or any amendment of it.
- 22.3 A Formal Motion cannot be moved by the Chairperson.
- 22.4 Unless otherwise provided, debate on a Formal Motion is not permitted and the mover does not have a right of reply.
- 22.5 Other than in relation to the time, date and place of a proposed adjournment, a Formal Motion cannot be amended.

23. GENERAL BUSINESS

- 23.1 Members may raise items of General Business without notice to other Members relating to any matter, provided that the motion moved in relation to the item of General Business only calls to receive information or to seek further information or an Officer report.

24. URGENT BUSINESS

- 24.1 The Meeting may, by resolution, consent to the introduction and consideration of Urgent Business.
- 24.2 A motion moved in relation to an item of Urgent Business is not subject to the same limitations as a motion moved in relation to an item of General Business under Clause 23.1.

25. NOTICES OF MOTION

- 25.1 A Member may include a matter on the Agenda for an Ordinary Meeting by submitting a Notice of Motion setting out the matter and the motion which the Member proposes to move.
- 25.2 A Notice of Motion must be submitted by the Member in writing to the CEO in sufficient time to allow him or her to deliver the Notice of Motion to all Members and in any event no later than 48 hours prior to the Ordinary Meeting at which the Notice of Motion is to be considered.

26. SPECIAL MEETINGS

- 26.1 A Special Meeting must be called by the CEO:
- a. on the request of the Chairperson or any four Members; or
 - b. at their own discretion.
- 26.2 A notice requesting a Special Meeting shall be submitted to the CEO at least seven clear business days before the proposed date of the Special Meeting.
- 26.3 If a Special Meeting is called pursuant to sub Clauses 26.1 and 26.2, the CEO must send a notice of the Special Meeting to each Member at least two clear business days before the Special Meeting.
- 26.4 Despite anything to the contrary in Clauses 26.2 and 26.3, the CEO may:
- a. accept a request under Clause 26.1(a) less than seven days before the proposed date of the Special Meeting; or
 - b. provide less than two days' notice of a Special Meeting under Clause 26.3, if they are satisfied that it is necessary or desirable to call the Special Meeting on shorter notice.

27. REVOCATION OR ALTERATION OF PREVIOUS RESOLUTIONS

- 27.1 A previous resolution of the Board can only be rescinded or amended by way of a Notice of Motion submitted in:
- a. accordance with Clause 25; and
 - b. the form of Appendix A to this Local Law.
- 27.2 The CEO must reject a Notice of Motion proposing the rescission or amendment of a previous resolution of the Board where:
- a. the resolution to be rescinded or amended has been acted upon;
 - b. the Notice of Motion has not been signed by at least two (2) Members; or
 - c. the Notice of Motion is delivered to the CEO more than 72 hours after the Meeting at which the resolution to be rescinded or amended was made.
- 27.3 No action will be taken to implement a resolution in respect of which a Notice of Motion to rescind or amend has been submitted under this Clause 27, unless delaying implementation of the resolution would:
- a. rob it of its efficacy; or
 - b. cause the Corporation to be in contravention of a legal obligation.
- 27.4 In addition to any requirements for a Notice of Motion under Clause 27, Revocation motions are to be lodged in the form of Appendix A.

28. DEBATE

- 28.1 The Member acknowledged by the Chairperson is to speak and must not be interrupted unless:
- a. they are called to order; or
 - b. their speaking time has expired; or
 - c. a point of order is raised; or
 - d. a Formal Motion is moved.
- 28.2 Members must address each other by their official titles during debate and throughout the Meeting.

29. TIME LIMITS

- 29.1 A Member may speak for no longer than the time specified below, unless the Board grants an extension:
- a. the mover of a motion - five minutes;
 - b. the mover of an amendment - three minutes;
 - c. any other speaker - three minutes; and
 - d. the mover of a motion exercising the right of reply - two minutes.

30. VOTING

- 30.1 Members must vote by show of hands when the Chairperson puts a motion to the vote. The Chairperson must declare the result of the vote.
- 30.2 All Members present at a Meeting when a vote is taken may only vote once.
- 30.3 The Chairperson has, subject to the Act, a casting (second) vote if there is an equality of votes recorded on any motion.
- 30.4 The CEO must record in the minutes of the Meeting the name of any Member who requests that his or her vote be recorded against the motion or amendment.

31. DIVISIONS

- 31.1 A Member may call for a division on any motion after the Chairperson has declared the result.
- 31.2 The Chairperson must first call upon Members voting in favour of the motion, then upon Members voting against the motion and then upon Members abstaining from voting when a Member has requested a division.

- 31.3 Members must vote by show of hands and the Chairperson must declare the result of the division.
- 31.4 The CEO must record in the minutes of the Meeting the names of the Members who voted in favour of the motion, the names of the Members who voted against the motion and the names of the Members who abstained from voting and the result of the division.

32. POINT OF ORDER

- 32.1 The Chairperson must decide on all points of order.
- 32.2 A Member may take a point of order on the grounds that a matter is:
 - a. contrary to this Local Law;
 - b. defamatory;
 - c. irrelevant;
 - d. outside the Board's power; or
 - e. improper.

33. ADJOURNMENT

- 33.1 A majority of the Members present, or the CEO if no Members are present, must adjourn a Meeting for the following reasons:
 - a. if there are insufficient Members present to form a quorum within thirty (30) minutes of the time for which the Meeting was called;
 - b. if, during a Meeting, a number of Members leave the Meeting and a quorum cannot be maintained for the remainder of the Meeting; or
 - c. if a Member or other person impedes the conduct of the Meeting.
- 33.2 A Meeting adjourned under Clause 33.1 must be adjourned to a later time on the day for which the Meeting was called or for a period not exceeding fourteen (14) days.
- 33.3 The CEO must deliver written notice of an adjourned Meeting to all Members, except when the Meeting is adjourned to a later time on the same day, in which case the CEO will determine, in their discretion, the form of notice to be given to all Members.
- 33.4 In addition to adjournments under Clause 33.1, the Board may by resolution adjourn any Meeting.
- 33.5 When a motion to adjourn a Meeting under Clause 33.4 is before the Board, the Chairperson must not allow discussion on the motion to adjourn.
- 33.5 If a Meeting fails to pass the motion to adjourn under Clause 33.4, the Chairperson must resume the Meeting from the point at which the motion to adjourn was moved.

34. DISAGREEMENT WITH CHAIRPERSON'S RULING

- 34.1 A Member may move that the Chairperson's ruling be disagreed with.
- 34.2 A motion under this clause:
 - a. shall specify the ruling to be substituted for the Chairperson's ruling;
 - b. shall be considered in priority to any other business; and
 - c. if carried, shall be acted upon instead of the ruling given by the Chairperson.

35. SUSPENSIONS

- 35.1 The Board may suspend from a Meeting and for the balance of the Meeting any Member whose actions have disrupted the business of the Meeting and impeded its orderly conduct.

36. SUSPENSION OF STANDING ORDERS

- 36.1 Standing orders may be suspended by resolution.
- 36.2 The Chairperson must reject any motion moved while standing orders are suspended other than a motion to resume standing orders.

37. PUBLIC PARTICIPATION IN MEETINGS

- 37.1 Although not obliged to do so, the Board may resolve to open Meetings to the public, either generally or in a particular case, by giving notice on the Corporation's website.
- 37.2 If the Board resolves to open a Meeting or Meetings to the public under Clause 37.1, the following procedure applies:
 - a. the Board by resolution, or the CEO by inclusion on the Agenda, may allocate time to enable any member of the public to address the Meeting;
 - b. any member of the public addressing a Meeting must extend due courtesy and respect to the Board and the processes under which it operates and must take direction from the Chairperson whenever called on to do so;
 - c. silence must be preserved by members of the public in the gallery (other than by a person in the gallery who is invited to address the Meeting) at all times during a Meeting;
 - d. members of the public at a Meeting must not interject, take part in the debate or otherwise behave in a disrespectful and inappropriate manner or in a manner that disrupts the Meeting;
 - e. members of the public must not bring any placards, posters or materials other than personal effects to the Meeting unless prior permission has been sought from and granted by the Chairperson;

- f. the Chairperson may cause the removal from a Meeting of any member of the public who disrupts the Meeting or fails to comply with a direction;
- g. any Authorised Officer or member of Victoria Police may remove from a Meeting any person who acts in breach of this Local Law when directed by the Chairperson to do so; and
- h. in addition to any other basis for adjournment of a Meeting provided by this Local Law, the Chairperson may adjourn a disorderly Meeting.

37.3 Where:

- a. attendance at a Meeting or Meetings by electronic means of communication is permitted under Clause 15.2; and
- b. the Board resolves that the Meeting or Meetings will be open to the public under Clause 37.1,

the provisions of Clause 37.2 will apply to that Meeting with any necessary adaptations.

38. REMOVAL FROM MEETING

- 38.1 The Chairperson, the Board in the case of the suspension of a Member or an Authorised Officer on the direction of the Chairperson or the Board, may have any person removed from a Meeting for reasons of disorderly conduct.

39. APPLICATION TO COMMITTEES

- 39.1 The Board will, when establishing a Committee, determine the:

- a. role;
 - b. membership;
 - c. quorum;
 - d. voting rights; and
 - e. meeting procedures,
- applicable to the Committee.

- 39.2 The Board may determine that the meeting procedures applicable to a Committee under Clause 39.1(e) will be those provided in Part D of this Local Law.

PART E**OFFENCES****40. OFFENCES**

40.1 It is an offence for:

- a. a Member to refuse to withdraw an expression considered by the Chairperson to be offensive, and refuse to apologise after having been directed by the Chairperson to do so;

Penalty: Five (5) penalty units.

- b. any person, other than a Member, who is behaving in a disorderly or improper manner, to refuse to leave a Meeting room when directed by the Chairperson or by resolution of the Board to do so;

Penalty: Five (5) penalty units.

- c. any person to fail to obey a direction of the Chairperson in relation to the conduct of a Meeting or the maintenance of order at a Meeting; or

Penalty: Five (5) penalty units.

- d. a Member to refuse to leave a Meeting upon suspension.

Penalty: Five (5) penalty units.

This Local Law was made by resolution of the Whitehorse Manningham Regional Library Corporation on 10 March 2021.

THE COMMON SEAL of the)
WHITEHORSE)
MANNINGHAM)
REGIONAL LIBRARY)
CORPORATION)
was affixed hereto in the)
presence of:)

_____Chairperson

_____Chief Executive Officer

The Board resolved to give notice of its intention to make this Local Law at its meeting held on 16 December 2020 and this was duly advertised in the Victoria Government Gazette on 14 January 2021 and 8 January 2021 in The Age.

The Board resolved to adopt this Local Law at its meeting held on 10 March 2021.

In accordance with section 197F of the Act, this Local Law was ratified by the Manningham City Council on (## Date ##) and the Whitehorse City Council on (## Date ##).

The making of this Local Law was duly advertised in the Victoria Government Gazette on (## Date ##) and (## The Age ##) on (## Date ##).

APPENDIX A

WHITEHORSE MANNINGHAM REGIONAL LIBRARY CORPORATION
MEETING PROCEDURES LOCAL LAW
REVOCATION MOTIONS

Notices of Motion to rescind or amend a previous resolution of the Board must be in the format set out below:

1 It is the intention of _____ (Board Member) to move at the Meeting to be held on
/ / that the resolution of the Board carried on
/ / , viz:

be revoked / amended and subject to that motion being carried, in its place, we propose to move / by adding/removing words as follows:

Signature

Signature

Name

Name

This notice was received by me at _____ am/pm on ____/____/_____

CHIEF EXECUTIVE OFFICER

11 CITY SERVICES

There were no City Services reports.

12 SHARED SERVICES

There were no Shared Services reports.

13 CHIEF EXECUTIVE OFFICER

13.1 Council's response to Community Panel outcomes

File Number: IN21/198
Responsible Director: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

The new Local Government Act 2020 states that Councils must adopt a community engagement policy that includes deliberative engagement to inform the development of major strategic documents (the Community Vision, Council Plan, Asset Plan, and Long-Term Financial Plan).

Council implemented a deliberative engagement process and convened a Community Panel over four sessions between 17 – 28 March 2021. Over the sessions, a representative panel of 40 community members weighed up information, data and evidence, and developed a Community Vision and twelve recommendations to inform Council's major strategic documents. These were informally handed over to Council at the conclusion of the final session and formally received at the 20 April 2021 Council Meeting.

This report contains the response to the Vision and the recommendations to guide the development of Council's strategic documents. One endorsed, in accordance with Council's promise to the Community Panel, the recommendations will be given weight to, and incorporated to the greatest extent possible in our strategic plans. A full report of the recommendations and how they have been addressed in the four strategic plans will be included with adoption of the Plans.

COUNCIL RESOLUTION

MOVED: CR ANDREW CONLON
SECONDED: CR CARLI LANGE

That Council:

- A. Endorse the response to the Community Panel outcomes, including the Community Vision and recommendations.**
- B. Note that in accordance with Council's promise to the Community Panel, that the resulting recommendations will be given weight to, and incorporated to the greatest extent possible in our strategic plans.**
- C. Note that a full report of the recommendations and how they have been addressed in the four strategic plans will be included with adoption of the Plans.**

PROCEDURAL MOTION

MOVED: CR GEOFF GOUGH
SECONDED: CR CARLI LANGE

That Councillor Andrew Conlon be permitted an extension of time to speak in accordance with sub rule 34.6 of the Governance Rules.

CARRIED

THE SUBSTANTIVE MOTION WAS PUT AND CARRIED**2. BACKGROUND**

- 2.1 To meet the requirements of the new *Local Government Act 2020*, a deliberative community engagement process was implemented to inform the development of the Community Vision and recommendations to Council for its major strategic documents (Community Vision, Council Plan, Asset Plan, and Financial Plan).
- 2.2 The organisation commenced stakeholder engagement in August with a municipal wide community survey, followed by a number of targeted conversations with key community groups and staff. This information was the basis of data information packs provided to the panel for insight on the views of the broader municipality, council activity and resourcing, challenges and opportunities.
- 2.3 Four sessions were held with the Community Panel between 17 March and 28 March 2021. In total, 40 Community Panel members participated in the entire process. Independent consultants were engaged to facilitate the Community Panel sessions.
- 2.4 Council's deliberative engagement 'promise' to the Community Panel was developed based on Council's Community Engagement Policy, including its engagement principles, and the IAP2 public participation spectrum: *The Vision you share with us will guide our strategic planning. If we make any changes to your Vision, we will tell you why. Council will give weight to, and incorporate your deliberations to the greatest extent possible in our strategic plans. We will report back to you about the outcome, and where a recommendation is not implemented, we will provide a response and explanation to the panel.*
- 2.5 Following the deliberation process, the Community Panel handed over their Community Vision and recommendations to the Mayor and Councillors present. These were formally received at the 20 April 2021 Council Meeting.

3. DISCUSSION / ISSUE**Community Panel recommendations**

- 3.1 To uphold Council's promise to the Community Panel, and in line with Council's Community Engagement Policy, following the informal receipt of the recommendations and Community Vision on the 28 March, work commenced to consider the Panel's guidance for the 2021-2025 Council Plan and 2040 Community Vision so that officers could progress development.

3.1.1 Community Vision

The 2040 Community Vision is supported without amendment and will now guide strategic planning:
Manningham is a peaceful, inclusive and safe community. We celebrate life with its diverse culture, wildlife and natural environment. We are resilient and value sustainable and healthy living, a sense of belonging, and respect for one another.

3.1.2 Community Panel Recommendations

The response to the recommendations consider the intention of the recommendations. The table below details the recommendation, any amendment and the explanation, primarily to improve easier understanding or better align with Council’s role to provide good governance in its municipal district for the benefit and wellbeing of the Manningham community.

3.2 In accordance with Council’s promise to the Community Panel, the endorsed recommendations will be given weight to, and incorporated to the greatest extent possible in our strategic plans. A full report of the recommendations and how they have been addressed in the four strategic plans will be included with the adoption of the plan.

Panel Recommendations	Council Response
i. Plan for new developments responsibly. Maintain principles of protecting our environment, green and open space, environmentally sustainable (through use of materials) and maintaining a balance of city and country	Supported
ii. Consider core principles of biodiversity and protecting wildlife in all that we do	Supported
iii. Provide ways for people to connect: <ul style="list-style-type: none"> • inter and intra-generational between and with young and older people, in the physical/built environment and online, deliver events, festivals, markets and activities, • provide infrastructure (paths, trails, street furniture) • accessible transport options 	Supported with amendment: change inter and intra-generational to between and with young and older people Explanation: Easier to understand
iv. Plan for equitable and accessible services and infrastructure for prominent issues, such as mental health and social isolation: <ul style="list-style-type: none"> • Council to consider the specific identified needs of ALL our community including young people, older people, culturally and linguistically diverse, people with a disability and those not engaged in community. • Decision making on evidence-based data on population growth, trends, and community input. 	Supported with amendment: Remove including young people, older people, culturally and linguistically diverse, people with a disability and those not engaged in community. Explanation: Council is required to provide services on evidenced need for all the community. Additional sentence could be seen as excluding others not mentioned.

v. Celebrate and promote our arts and culture to support a healthy community and local economy	Supported
vi. Expand or better utilise our current facilities (e.g. stadiums) or spaces (e.g. reserves), or develop new facilities. These facilities to become community hubs, with activities and events for all.	Supported
vii. Partner, support, develop relationships with library, community groups, neighbourhood houses, volunteering groups to deliver on outcomes	Supported
viii. Educational and awareness programs/workshops/classes (environment, mental health, family violence, for our CALD community, skills sharing) to support a connected and healthy community and waste management, compost, climate changes and biodiversity.	Supported
ix. Communications/marketing/advertising to support awareness of initiatives/services/activities/programs (particularly local) to connect our community and on the environment	Supported
x. Advocate to government and business on environmental issues	Supported
xi. Support local businesses (particularly where they demonstrate alignment with our community values, provide services to the community, or are partnering with local community organisations and services)	<p>Supported with amendment: add particularly</p> <p>Explanation Council is required to provide good governance for benefit and wellbeing of the Manningham community. Minor edit to support intended focus on local business without inadvertently excluding others.</p>
xii. Council to measure and demonstrate success of its services, and achievement of social, environmental and economic outcomes against community need. Set targets and report back on environmental progress	<p>Supported with amendment: Remove environment</p> <p>Reason: Council aims to set targets and report back on progress across all these areas mentioned (not just the environment)</p>

4. COUNCIL PLAN / STRATEGY

The aspirational Community Vision will guide Council as well as supporting material for the updated Community Vision. Recommendations will be given prominence in strategic planning, in particular the four strategic plans.

5. IMPLEMENTATION**5.1 Finance / Resource Implications**

Actions to address the recommendations will be identified and progressed through business and resource planning.

5.2 Communication and Engagement

Recommendations will be included in Communications and Engagement Plans for strategic plans and considered for implementation through other strategies.

5.3 Timelines

A full report of the recommendations and how they have been addressed will be included along the timelines of the adoption of the four strategic plans.

6. DECLARATIONS OF CONFLICT OF INTEREST

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

13.2 Informal Meetings of Councillors

File Number:	IN21/168
Responsible Director:	Chief Executive Officer
Attachments:	<ol style="list-style-type: none">1 Municipal Emergency Management Planning Committee - 12 February 2021 ↓2 Liveable, Innovation and Technology Committee Agenda - 16 February 2021 ↓3 Tullamore Ward Planning Meeting-17 March 2021 ↓4 Yarra Ward Planning Meeting - 19 March 2021 ↓5 Park Orchards Community House Board of Management - 19 March 2021 ↓6 Disability Advisory Committee - 30 March 2021 ↓7 Strategic Briefing Session - 6 April 2021 ↓8 Tullamore Ward Planning Meeting - 7 April 2021 ↓9 Access and Equity Advisory Committee - 12 April 2021 ↓10 Strategic Briefing Session - 13 April 2021 ↓11 Councillor Only Time - 13 April 2021 ↓12 Yarra Ward Planning Meeting - 16 April 2021 ↓

EXECUTIVE SUMMARY

Chapter 6, sub rule 1 of the Governance Rules adopted by Council on 25 August 2020, requires a record of each meeting that constitutes an Informal Meeting of Councillors to be reported to Council and those records are to be incorporated into the minutes of the Council Meeting.

COUNCIL RESOLUTION

MOVED: CR DEIRDRE DIAMANTE
SECONDED: CR TOMAS LIGHTBODY

That Council note the Informal Meetings of Councillors for the following meetings and that the records be incorporated into the minutes of this Council meeting:

- **Municipal Emergency Management Planning Committee - 12 February 2021**
- **Liveable Innovation and Technology Committee Agenda - 16 February 2021**
- **Tullamore Ward Planning Meeting - 17 March 2021**
- **Yarra Ward Planning Meeting - 19 March 2021**
- **Park Orchards Community House Board of Management - 19 March 2021**
- **Disability Advisory Committee - 30 March 2021**
- **Strategic Briefing Session - 6 April 2021**
- **Tullamore Ward Planning Meeting - 7 April 2021**
- **Access and Equity Advisory Committee - 12 April 2021**
- **Strategic Briefing Session - 13 April 2021**
- **Councillor Only Time - 13 April 2021**
- **Yarra Ward Planning Meeting - 16 April 2021**

CARRIED

1. BACKGROUND

- 1.1 In accordance with section 60 of the Local Government Act 2020, Council adopted its Governance Rules (Rules) on 25 August 2020 with the Rules coming into effect from 1 September 2020.
- 1.2 Chapter 6, sub rule 1 of the Rules requires the Chief Executive Officer to ensure a summary of matters discussed at an informal meeting is tabled at the next convenient Council meeting and recorded in the minutes of that meeting.
- 1.3 An Informal Meeting of Councillors is a meeting that:
 - is scheduled or planned for the purpose of discussing the business of Council or briefing Councillors;
 - is attended by at least one member of Council staff; and
 - is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting.

2. DISCUSSION / ISSUE

- 2.1 Summaries of the following informal meetings are attached to this report:
 - Municipal Emergency Management Planning Committee - 12 February 2021
 - Liveable Innovation and Technology Committee Agenda - 16 February 2021
 - Tullamore Ward Planning Meeting - 17 March 2021
 - Yarra Ward Planning Meeting - 19 March 2021
 - Park Orchards Community House Board of Management - 19 March 2021
 - Disability Advisory Committee - 30 March 2021
 - Strategic Briefing Session - 6 April 2021
 - Tullamore Ward Planning Meeting - 7 April 2021
 - Access and Equity Advisory Committee - 12 April 2021
 - Strategic Briefing Session - 13 April 2021
 - Councillor Only Time - 13 April 2021
 - Yarra Ward Planning Meeting - 16 April 2021

3. DECLARATIONS OF CONFLICT OF INTEREST

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

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS			
Meeting Name:	Municipal Emergency Management Planning Committee Meeting		
Date:	Friday, 12 February 2021	Time Opened:	10 am
		Time Closed:	12 pm
Location:	Microsoft Teams		
Councillors Present:	Cr Carli Lange		
Officers Present:	Rachelle Quattrocchi, Helen Napier, Ben Middleton, Amber Thorgersen, Dean Graham, John O'Brien, Justin Hanrahan, Kurt Pitts, Niall Sheely, Scott Morone, Travis Fitch		
Apologies:	Nil		
Items discussed:	Emergency Management Legislation and Planning Reform Update Representation on MEMPC Updated Terms of Reference Spring Summer Season Update Parking Issues Affecting Emergency Vehicle Access around Pound Bend and other locations in Warrandyte on hot days CERA Update and Planning Warrandyte Market – Licence Renewal DHHS – Machinery of Government Update Coronavirus Response, Relief and Recovery Community Engagement Neighbourhood Safer Places – Addition of Open Spaces Grants and Projects Training and Exercise Update Incidents Sub Committee Reports - Municipal Fire Management Planning Committee & Community Resilience Committee Agency Reports		

CONFLICT OF INTEREST DISCLOSURES			
Were there any conflict of interest disclosures by Councillors?		No	
Councillor	Item	Left meeting for Item (Y/N)	Time Left / Time Returned

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS			
Meeting Name:	Liveable Innovation and Technology Committee Meeting Agenda		
Date:	Tuesday, 16 February 2021	Time Opened:	16:00 pm
		Time Closed:	16:30 pm
Location:	Microsoft Teams		
Councillors Present:	Councillor Michelle Kleinert		
Officers Present:	Philip Lee, Fiona Park		
Apologies:	Nil		
Items discussed:	Draft agenda for the proposed Councillor briefing session for the Liveable Innovation and Technology Committee		

CONFLICT OF INTEREST DISCLOSURES			
Were there any conflict of interest disclosures by Councillors?		No	
Councillor	Item	Left meeting for Item (Y/N)	Time Left / Time Returned

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS			
Meeting Name:	Statutory Planning Tullamore Ward Councillor Meeting		
Date:	Wednesday, 17 March 2021	Time Opened:	2:00 pm
		Time Closed:	2:15 pm
Location:	Zoom Meeting		
Councillors Present:	Cr Deirdre Diamante		
Officers Present:	Fiona Troise & Niall Sheehy		
Apologies:	Nil		
Items discussed:	1. Planning Application updates for:- <ul style="list-style-type: none"> • 809 Elgar Road, DONCASTER • PLN20/0549 – 394 Manningham Road DONCASTER • PLN18/0043 – 8 Winters Ways DONCASTER • PLA21/0007 – 49 Rathmullen Quadrant DONCASTER 		

CONFLICT OF INTEREST DISCLOSURES			
Were there any conflict of interest disclosures by Councillors?		No	
Councillor	Item	Left meeting for Item (Y/N)	Time Left / Time Returned

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS			
Meeting Name:	Statutory Planning Yarra Ward Councillor Meeting		
Date:	Friday, 19 March 2021	Time Opened:	9:30 am
		Time Closed:	09:50 am
Location:	Zoom		
Councillors Present:	Cr Carli Lange		
Officers Present:	Fiona Troise		
Apologies:	Niall Sheehy		
Items discussed:	<ol style="list-style-type: none"> 1. New Planning Applications for Yarra Ward 2. Planning Applications Watch List for Yarra Ward:- <ul style="list-style-type: none"> • PLN21/0041 - Park Orchards Reserve Maternal & Child Health Care - 568-574 Park Road, PARK ORCHARDS • PLN21/0072 - 37 Brushy Park Road, WONGA PARK • PLN21/0075 - 270 Yarra Street, WARRANDYTE 		

CONFLICT OF INTEREST DISCLOSURES			
Were there any conflict of interest disclosures by Councillors?		No	
Councillor	Item	Left meeting for Item (Y/N)	Time Left / Time Returned

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS			
Meeting Name:	Park Orchards Community House and Learning Centre Proposed Redevelopment - Meeting with Board of Management		
Date:	Friday, 19 March 2021	Time Opened:	10 am
		Time Closed:	11.10 am
Location:	Park Orchards Community House and Learning Centre 572 Park Road, Park Orchards		
Councillors Present:	Cr Andrew Conlon, Cr Anna Chen, Cr Tomas Lightbody, Cr Carli Lange, Cr Laura Mayne, Cr Stephen Mayne (arrived late)		
Officers Present:	Angelo Kourambas		
Apologies:			
Items discussed:	Proposed Redevelopment/ Current Planning Application PLN21/0041		

CONFLICT OF INTEREST DISCLOSURES			
Were there any conflict of interest disclosures by Councillors?		No	
Councillor	Item	Left meeting for Item (Y/N)	Time Left / Time Returned

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS			
Meeting Name:	Manningham Disability Advisory Committee		
Date:	Monday, 29 March 2021	Time Opened:	3pm
		Time Closed:	5pm
Location:	Doncaster and Templestowe Room, MC2.		
Councillors Present:	Cr Michelle Kleinert		
Officers Present:	Justin Hanrahan, Bronwyn Morphett, Katrine Gabb.		
Apologies:	Nil		
Items discussed:	Welcome and Acknowledgement of Country		
	Who's in the room? What has bought you here?		
	How does Council work?		
	The expectations of the role of an Advisory Committee. Where can they have impact?		
	What area of disability inclusion to focus on for 2021?		

CONFLICT OF INTEREST DISCLOSURES			
Were there any conflict of interest disclosures by Councillors?		No	
Councillor	Item	Left meeting for Item (Y/N)	Time Left / Time Returned

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS			
Meeting Name:	Strategic Briefing Session		
Date:	Tuesday, 6 April 2021	Time Opened:	7:00 pm
		Time Closed:	10:52 pm
Location:	Council Chambers, Manningham Civic Centre		
Councillors Present:	Cr Andrew Conlon (Mayor), Cr Anna Chen (Deputy Mayor), Cr Deirdre Diamante, Cr Geoff Gough, Cr Michelle Kleinert, Cr Carli Lange, Cr Tomas Lightbody, Cr Laura Mayne, Cr Stephen Mayne		
Officers Present:	Andrew Day, Chief Executive Officer Angelo Kourambas, Director City Planning & Community Rachelle Quattrocchi, Director City Services Andrew McMaster, Corporate Counsel and Group Manager Governance & Risk Kerryn Paterson, Group Manager People and Communications		
	Other Officers in Attendance Carrie Bruce, Senior Governance Advisor Graham Brewer, Manager Property Services Lee Robson, Group Manager Community Programs Pamela Dewhurst, Coordinator Children’s Services Jude Whelan, Manager Communications Kate Blair, Coordinator Communications & Brand Lydia Winstanley, Coordinator City Planning		
Apologies:	Nil		
Items discussed:	1. Planning Policy Framework-Policy Neutral Translation of the Manningham Planning Scheme 2. Library Review & Strategy 3. St Clems Reserve, East Doncaster Community Consultation Update 4. Property Investment Portfolio Update- Confidential 5. Manningham Matters 6. Draft Councillor Gift Policy		
CONFLICT OF INTEREST DISCLOSURES			
Were there any conflict of interest disclosures by Councillors?		No	
Councillor	Item	Left meeting for Item (Y/N)	Time Left / Time Returned

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS			
Meeting Name:	Statutory Planning Tullamore Ward Councillor Meeting		
Date:	Wednesday, 7 April 2021	Time Opened:	2:00 pm
		Time Closed:	2:30 pm
Location:	Zoom		
Councillors Present:	Cr. Deirdre Diamante		
Officers Present:	Niall Sheehy, Group Manager Approvals and Compliance Daniel Yu, Acting Manager Statutory Planning		
Apologies:	Nil		
Items discussed:	1. Planning Application updates for:- <ul style="list-style-type: none"> • PLN20/0549 – 394 Manningham Road DONCASTER • PLN18/0043 – 8 Winters Ways DONCASTER • PLA21/0007 – 49 Rathmullen Quadrant DONCASTER 		

CONFLICT OF INTEREST DISCLOSURES			
Were there any conflict of interest disclosures by Councillors?		No	
Councillor	Item	Left meeting for Item (Y/N)	Time Left / Time Returned

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS			
Meeting Name:	Access and Equity Advisory Committee		
Date:	Monday, 12 April 2021	Time Opened:	6.30pm
		Time Closed:	8.30pm
Location:	Doncaster and Templestowe Room, MC2.		
Councillors Present:	Cr Tomas Lightbody		
Officers Present:	Bronwyn Morphet		
Apologies:	Nil		
Items discussed:	Welcome and Acknowledgement of Country		
	Update on AEAC tenure		
	Welcoming Cities Update		
	Community Forum Discussion		

CONFLICT OF INTEREST DISCLOSURES			
Were there any conflict of interest disclosures by Councillors?		No	
Councillor	Item	Left meeting for Item (Y/N)	Time Left / Time Returned

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS			
Meeting Name:	Strategic Briefing Session		
Date:	Tuesday, 13 April 2021	Time Opened:	7:00 pm
		Time Closed:	9:49 pm
Location:	Council Chambers, Manningham Civic Centre		
Councillors Present:	Cr Andrew Conlon (Mayor), Cr Anna Chen (Deputy Mayor), Cr Deirdre Diamante, Cr Geoff Gough, Cr Michelle Kleinert, Cr Carli Lange, Cr Tomas Lightbody, Cr Laura Mayne, Cr Stephen Mayne		
Officers Present:	Andrew Day, Chief Executive Officer Angelo Kourambas, Director City Planning & Community Phillip Lee, Director Shared Services Rachelle Quattrocchi, Director City Services Andrew McMaster, Corporate Counsel and Group Manager Governance & Risk Kerryn Paterson, Group Manager People and Communications Other Officers in Attendance Sasha Lord, Manager Citizen Connect Liz Lambropolous, Team Leader Integrated Transport Frank Vassilacos, Manager Integrated Planning Daniele Ranieri, Strategic Transport Planner Georgina Snaddon, Senior Corporate Planning and Performance Adviser		
Apologies:	Nil		
Items discussed:	1. Citizen Connect 2. North East Link Project & Templestowe Road Soccer Facilities 3. Draft Community Vision and Council Plan 4. Endorsement of Library Local Laws 5. Return to Work		
CONFLICT OF INTEREST DISCLOSURES			
Were there any conflict of interest disclosures by Councillors?	No		
Councillor	Item	Left meeting for Item (Y/N)	Time Left / Time Returned

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS			
Meeting Name:	Councillor Only Time		
Date:	Tuesday, 13 April 2021	Time Opened:	06: 30 pm
		Time Closed:	07: 00 pm
Location:	Koonung Room		
Councillors Present:	Deputy Mayor Cr Chen Mayor Cr Conlon Cr Diamante Cr Gough Cr Kleinert Cr Lange Cr Lightbody Cr L.Mayne Cr S.Mayne		
Officers Present:	CEO- Andrew Day		
Apologies:	Nil		
Items discussed:	1. Moreland City Council Climate Disaster Levy letter 2. CEO interim KPIs		

CONFLICT OF INTEREST DISCLOSURES			
Were there any conflict of interest disclosures by Councillors?		No	
Councillor	Item	Left meeting for Item (Y/N)	Time Left / Time Returned

Informal Meeting of Councillors

Chapter 6, Sub rule 1 of the Governance Rules 2020



MEETING DETAILS			
Meeting Name:	Statutory Planning Yarra Ward Councillor Meeting		
Date:	Friday, 16 April 2021	Time Opened:	9:30 am
		Time Closed:	10:00 am
Location:	Zoom		
Councillors Present:	Cr Carli Lange		
Officers Present:	Daniel Yu, Acting Manager Statutory Planning		
Apologies:	Nil		
Items discussed:	1. Planning Application updates for:- <ul style="list-style-type: none"> • PLN21/0041 – 568-574 Park Road PARK ORCHARDS • PLN21/0072 – 37 Brushy Park Road WONGA PARK • PLN21/0075 – 270 Yarra Street WARRANDYTE • PLA21/0036 – 321 Ringwood-Warrandyte Road WARRANDYTE 		

CONFLICT OF INTEREST DISCLOSURES			
Were there any conflict of interest disclosures by Councillors?		No	
Councillor	Item	Left meeting for Item (Y/N)	Time Left / Time Returned

13.3 Documents for Sealing

File Number: IN21/189
Responsible Director: Chief Executive Officer
Attachments: Nil

EXECUTIVE SUMMARY

The following documents are submitted for signing and sealing by Council.

COUNCIL RESOLUTION

MOVED: CR ANNA CHEN
SECONDED: CR MICHELLE KLEINERT

That the following documents be signed and sealed:

**Licence
Council and Transdev Melbourne Pty Ltd
Part 2-14 Websters Road, Templestowe**

**Community Services Lease
Council and Yarraleen Pre School Inc.
Part 92 Rocklea Road, Bulleen**

**Community Services Lease
Council and South Warrandyte Cricket Club Inc.
Part 64-76 Croydon Road, Warrandyte South**

CARRIED

2. BACKGROUND

The Council's common seal must only be used on the authority of the Council or the Chief Executive Officer under delegation from the Council. An authorising Council resolution is required in relation to the document listed in the recommendation section of this report.

3. DECLARATIONS OF CONFLICT OF INTEREST

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

14 URGENT BUSINESS

14.1 International Day Against Homophobia, Transphobia and Biphobia (IDAHOBIT DAY)

COUNCIL RESOLUTION

MOVED: CR TOMAS LIGHTBODY
SECONDED: CR LAURA MAYNE

That Council:

- (A) fly the rainbow flag outside the Civic Centre on Doncaster Road on 17 May 2021 (IDAHOBIT Day - International Day Against Homophobia, Transphobia and Biphobia) to visibly express Council's commitment to diversity and in support of the LGBTQIA+ community who live, work and visit Manningham.**
- (B) conduct a review of Council's flag flying protocol, including an analysis of the need for a process where community groups can approach Council to fly their flag**

PROCEDURAL MOTION

MOVED: CR ANNA CHEN
SECONDED: CR CARLI LANGE

That Councillor Geoff Gough be permitted an extension of time to speak in accordance with sub rule 34.6 of the Governance Rules.

CARRIED

THE SUBSTANTIVE MOTION WAS PUT AND CARRIED

15 COUNCILLORS' QUESTION TIME

There were no Councillor questions.

16 CONFIDENTIAL REPORTS

There were no Confidential reports.

The meeting concluded at 8:23pm

Chairperson
CONFIRMED THIS 25 MAY 2021