

**21.03**21/02/2013  
C54**KEY INFLUENCES**

This MSS has been based on the principles of sustainability as defined by the Australian Government in its 1992 National Strategy for Ecologically Sustainable Development. The development of the Manningham Planning Scheme has been strongly guided by Council's understanding of critical land uses, which are likely to challenge Manningham's future growth and sustainable development. An outline of the critical land use issues, which are likely to challenge Manningham's future growth and sustainable development, is provided below. The objectives, strategies and implementation actions, which respond to these issues, are contained in Clauses 21.05 to 21.14.

**Commitment to sustainability**

Manningham's commitment to sustainability is consistent with the Council Plan and links to Council's Environment Management System (EMS). The MSS will focus on developing locally relevant, achievable land use strategies. These strategies will assist in tackling global issues to produce a city which is a pleasant place to live and is environmentally, economically and socially sustainable.

**Biodiversity Conservation and Sustainable Land Management**

Critical issues underpinning Manningham's commitment to sustainable development are conserving our biodiversity and ensuring sustainable land management.

*Manningham's Sites of (Biological) Significance Review (2004)* found that only a little over a third of the municipality's indigenous vegetation now remains. Of that remaining, one third has degraded to such an extent that it is essentially a thin cover of eucalypts with very little indigenous understorey. Much of the balance is at risk of decline – this decline in extent and condition is occurring at an alarming rate. The Review estimated that if the current rate of decline continues, at least one quarter of the municipality's remaining bushland will disappear by 2030.

The key threatening processes identified as driving the on-going decline are vegetation clearance (resulting from subdivision and other development), 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.

Manningham is committed to sustainable land management and the long-term aim of halting and reversing this trend of species loss and a decline in habitat extent and condition. Manningham supports and will actively contribute to the goal of Net Gain. There is ongoing need to ensure that land use, development and land management practices protect and enhance soil, water and air quality, native flora and fauna and other biodiversity attributes.

**Manningham's Green Wedge area**

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 is committed to protecting and enhancing the existing character, landscape quality and other natural environmental values of the green wedge area in an equitable and sustainable manner. Manningham's Green Wedge will continue to be protected from pressure for further subdivision or more intensive urban development. Issues affecting this area include the management of private land, the interface between the urban and green wedge areas and sites of biological significance. The sustainable management of the green wedge area is one of the largest challenges facing the City.

## Future housing needs

An ageing population coupled with the trend toward smaller family structures dominates Manningham's population and dwelling forecasts. This general trend toward smaller household size will lead to an imbalance between the housing needs of the population and the available housing stock.

Single detached dwellings will continue to represent the largest proportion of Manningham's housing stock. In the future there will be an increase in the number of medium and high density residential developments.

Residential development that consolidates the role of established urban areas and reduces pressure for development in more sensitive locations will be encouraged. Higher density housing in close proximity to activity centres, major roads and transport routes, that address changing demographic needs will be encouraged.

Managing change within the residential areas in an innovative and sensitive way is a key challenge facing Council. The implementation of a balanced housing strategy which integrates current and future housing needs, changing socio-demographic patterns, neighbourhood character and protection of significant landscapes and environmentally sensitive areas will continue to form the basis of Council's approach to this issue.

The *Manningham Residential Strategy* (2002) is a key policy document that seeks to direct the provision of housing and manage the level of change in a manner which will best serve the interests of the municipality in terms of accommodation needs, built form and environmental outcomes.

## Residential amenity

Increasing pressure for redevelopment, consolidation, medium and higher density housing, raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs the challenge is to provide for residential redevelopment in appropriate locations, to reduce pressure for development in more sensitive areas, in a manner that respects the residential character and amenity valued by existing residents.

## Heritage

The significance, value and contribution to the character of heritage places should be considered in the planning process. Where possible, new developments and changing land uses should be sympathetic to the character of existing heritage assets. Ongoing encouragement is required to assist private owners to conserve heritage places where possible, so that they are kept for future generations to appreciate. Opportunities to promote and enhance links with traditional aboriginal culture exist, with a focus on the Wurundjeri tribe.

## Transport

The upgrading and management of the road network and public transport network must improve safety, access, mobility and minimise adverse environmental impacts.

There is a need to:

- progressively upgrade roads in a sustainable manner
- encourage major traffic movements to the arterial roads to minimise traffic intrusion in local areas
- ensure road construction and management decisions reflect a balance of social, economic, land-use and environmental priorities

- ensure that the design of roads and associated services complements the visual and environmental values of significant roadside reservations
- enhance public transport networks and ensure road development is integrated with other road users
- ensure that adopted road layouts contribute to and enhance the sense of place and are consistent with Council's urban design and streetscape strategies
- ensure that Integrated Transport Plans are prepared for all major developments.

### **Doncaster Road**

The challenge following the Eastern Freeway extension is to transform Doncaster Road's identity into a tree-lined boulevard by enhancing and improving the streetscape, pedestrian and residential environment. Past high traffic volumes and congestion have caused a loss of residential amenity, an increase in the number of non-residential uses and pressure to re-zone land for commercial purposes.

There is an ongoing need to enhance Doncaster Road's pedestrian amenity, visual character and local identity as well as consolidate, promote and enhance activity centres along its length.

### **Yarra River environs**

Manningham is committed to protecting and managing the Yarra River and its environs. The Yarra River and environs are a significant focus for open space and recreation, cultural, tourism, landscape and visual interest. Council's future management of its waterways will continue to give priority to initiatives which offer the potential to enhance indigenous flora and fauna habitats, improve water quality and maintain its flood storage capacity. There is a need to continue to improve management of urban stormwater, land use and resources through integrated catchment planning.

Waterlogging and flooding in low lying areas along the Yarra River limit development opportunities and restrict land uses. Urbanisation in these areas significantly increases the potential for rapid run off of rainfall from storms.

### **Drainage and sewerage**

There is a need to ensure that drainage infrastructure is upgraded to provide a safe, efficient system which minimises impacts on environmental and visual values of land. Monitoring and improving the performance of the on-site treatment and disposal of sewerage, sullage and effluent will continue to be a challenge for Council in areas without reticulated sewerage systems. Initiatives, which improve the management of water quality and catchments, including the implementation of the *Stormwater Management Plan* (2001), will continue to be a high priority.

### **Retailing and activity centres**

Initiatives which promote the economic well-being of the principal, major, neighbourhood and local activity centres as the commercial and social focus for the local community, will be of a high priority.

Changing shopping patterns and competition from larger centres, including the regional centres of Doncaster Shoppingtown, Greensborough, Ringwood and Box Hill will influence the viability of neighbourhood and local shopping centres.

Activity centres will be developed as centres for business, shopping, working and leisure. They will also be important locations for the development of different types of housing, including forms of higher density development. It is vital to consolidate development of commercial activities within existing activity centres to reinforce the existing retail

hierarchy and ensure that each centre remains viable, vibrant and sustainable into the future.

### **Tourism**

Key tourism product strengths in this area include our natural, historical and cultural assets. Tourism development should be sustainable and draw upon the product strengths and character of the area.

Initiatives that promote and encourage innovative proposals, that are in keeping with and that maintain, protect and enhance the natural and cultural heritage of the area, will be encouraged.

There is a need to ensure that tourism development is also supported by the provision of appropriate infrastructure and community facilities.