

MANNINGHAM PLANNING SCHEME

AMENDMENT CXX

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, which is the planning authority for this amendment.

The amendment has been made at the request of the Coptic Orthodox Church, Diocese of Melbourne.

Land affected by the amendment

The amendment applies to 88-154 Park Road, Donvale.

What the amendment does

The amendment applies an Incorporated Plan Overlay to the site, and lists the Coptic Orthodox Church, Diocese of Melbourne Headquarters Masterplan, August 2011 as an Incorporated Document in the Manningham Planning Scheme.

Strategic assessment of the amendment

- **Why is the amendment required?**

The Amendment is required to facilitate the orderly development of the land as the headquarters for the Coptic Orthodox Church, Diocese of Melbourne. The proposal to develop the site in accordance with a Masterplan has been the subject of extensive community consultation. In the decision of *Ammache Architects v Manningham CC* [2011] VCAT 407 the Tribunal declined to support the proposed development of the land with a multipurpose building on the basis that the site would be best developed in accordance with a Masterplan approved under either a Development Plan Overlay or an Incorporated Plan Overlay.

- **How does the amendment implement the objectives of planning in Victoria?**

The Amendment will facilitate the development of the land with significant community facilities, both for the Victorian Coptic Community, and the broader Manningham Community, while ensuring the protection of the historic Carmelite Monastery on the site, and achieving protection of significant native vegetation on the site.

- **How does the amendment address the environmental effects and any relevant social and economic effects?**

The Incorporated Plan seeks to protect the significant vegetation on site and achieve net gain. The development will achieve positive social and economic effects by facilitating a substantial development of key community facilities on the site, which will provide significant benefits to the surrounding community.

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

The Amendment complies with the Minister's Direction on the Form and Content of Planning Schemes.

The Amendment complies with the Minister's Direction No 9 Metropolitan Strategy. This Direction requires consideration of the following questions.

What aspects, if any, of the Metropolitan Strategy are relevant?

The aspects of the Metropolitan strategy that seeks to achieve efficient use of land within the Urban Growth Boundary, and the provision of appropriate community facilities, are relevant to this matter.

How does the Metropolitan Strategy affect the amendment?

The land is located within the Urban Growth Boundary and as such is identified as being suitable for urban development.

Is the amendment consistent with any directions and policies in the Metropolitan Strategy?

The amendment is consistent with those directions and policies that encourage efficient use and development of urban land.

Does the amendment support, give effect to or assist the implementation of the Metropolitan Strategy or can it be reasonably modified to do so?

The Amendment supports the implementation of the Metropolitan Strategy by facilitating the efficient use of land within the Urban Growth Boundary.

Will the amendment compromise the implementation of the Metropolitan Strategy?

The Amendment will not compromise the implementation of the Metropolitan Strategy.

The Amendment complies with the Minister's Direction No 11 Strategic Assessment of Amendments.

- **How does the amendment support or implement the State Planning Policy Framework?**

The Amendment supports Clause 12.01 by facilitating the long term protection of the significant native vegetation on the site.

The Amendment also supports Clause 15.03 by ensuring the conservation of the heritage significance of the subject site.

The Amendment implements Clause 19.02 by facilitating the timely provision of valuable community infrastructure on the site.

- **How does the amendment support or implement the Local Planning Policy Framework?**

The Amendment will implement the Council's policies for the Low Density areas at Clause 21.06 by facilitating a development outcome on the site which will protect substantial amounts of native vegetation, and provide significant setbacks between the boundaries of the site and the proposed built forms. The site is serviced by sewer and as such this part of the policy is not relevant.

- **Does the amendment make proper use of the Victoria Planning Provisions?**

The Amendment correctly uses the Incorporated Plan Overlay as a means of facilitating the Master planned development of the subject site.

- **How does the amendment address the views of any relevant agency?**

The Amendment facilitates a development form that is consistent with the recommendations of the Department of Sustainability and Environment in relation to the protection of native vegetation on the land.

- **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The Transport Integration Act is not relevant to this Amendment.

Resource and administrative costs

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

The approval of the Amendment by the Minister for Planning will reduce the resource and administrative costs of the Responsible Authority.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Manningham City Council
Civic Centre
699 Doncaster Road
Doncaster

The amendment can also be inspected free of charge at the Department of Planning and Community Development website at www.dpcd.vic.gov.au/planning/publicinspection.