

10.2 Doncaster Hill Integrated Water Options Investigation

Responsible Director: Director Assets & Engineering

File No. 111

The ultimate destination for this report is: COUNCIL AGENDA

SUMMARY

This report outlines some of the background context around the Doncaster Hill strategy and its vision for a vibrant community founded on strong principles of ecologically sustainable development. A number of mechanisms exist within the Doncaster Hill Planning Scheme to foster these outcomes.

In late 2008 Council entered into a Memorandum of Understanding with Yarra Valley Water and Melbourne Water to develop an integrated approach to water servicing across Doncaster Hill. A consultant was appointed to undertake an Integrated Water investigation, which concluded that integrated water management options have significant environmental and economic benefits.

Yarra Valley Water has considered the options identified by the consultant in the study, and are very supportive of developing a third pipe scheme that could service Doncaster Hill. As an approval agency, Council has an important role to play in ensuring that developments are able to utilize water supplied in a third pipe scheme.

There are a number of instruments under the Doncaster Hill Planning Scheme and the engineering approvals process that are compatible with the potential third pipe supply. With respect to water management aspects of Council's SMP requirements, a 'deemed to comply' solution is proposed to guide development. In addition, a number of refinements to Council's process of advising development proponents are proposed.

An agreement is required between Manningham Council and Yarra Valley Water to ensure that the advice to developers in regard to water management is consistent.

The report recommends that:

- (A) Planning advice be updated to provide additional guidance on the inclusion of third pipes within buildings.*
- (B) A 'deemed to comply' option should be adopted in relation to water management aspects of Council's SMP approval process, and require the provision for third pipes within buildings to supply all toilets and laundry needs.*
- (C) Planning advice and processes, in relation to the preparation of Sustainability Management Plans under the Doncaster Hill Planning Scheme, be standardised and updated to include:*

- *Specific wording requiring approval of the SMP prior to approving a building permit to allow its recommendations to be incorporated into the building design.*
 - *Advice in pre-application discussions providing clear direction when applicants appear before the Doncaster Hill Sustainable Design Taskforce.*
- (D) *The development of 'deemed to comply' conditions should be communicated to current and pending planning permit applications.*
- (E) *An agreement be prepared between Yarra Valley Water and Council, allowing Council to refer to Yarra Valley Water's Doncaster Hill specific plumbing standards as a part of Council's 'deemed to comply' planning advice.*

1. BACKGROUND

- 1.1. The Doncaster Hill Strategy was adopted by Council in 2002, and provides a framework to allow the Doncaster Hill Principle Activity Centre to be developed as a mixed-use sustainable urban village, with a strong sense of place and a community-focused lifestyle.
- 1.2. Doncaster Hill is recognised as a Principal Activity Centre in Melbourne 2030, the Victorian State Government's plan for sustainable growth over 30 years across metropolitan Melbourne and the surrounding region.
- 1.3. The Doncaster Hill vision aims to reduce development pressure on Melbourne's urban fringe and seeks to capitalise on the accessibility, servicing and extraordinary views of the hill.
- 1.4. The objective of the strategy is to attract 4,000 new residential apartments to house almost 8,000 residents. In addition, an extra five million extra visitors are expected each year. Commercial, retail and entertainment opportunities will be developed to attract visitors and encourage local employment.
- 1.5. The private sector will provide the major impetus for development on Doncaster Hill, and Manningham City Council has established a planning framework to facilitate what is estimated to be over \$2 billion worth of development.
- 1.6. A key tenet of the Doncaster Hill strategy is to ensure sustainable development with buildings, which provide:
 - lower operating costs for residents
 - increased occupancy comfort
 - improved accessibility
 - higher perceived value due to the environmental benefits
 - reduced sprawl, and
 - protection and enhancement of the natural and built environment.
- 1.7. Council is able to advocate for sustainable development for Doncaster Hill through three main mechanisms:
 - planning scheme policies contained in the Manningham Planning Scheme;

- the Doncaster Hill Sustainability Guidelines, June 2004; and
- the Sustainable Design Taskforce.

Manningham Planning Scheme- Doncaster Hill Activity Centre Sustainability Management Plan Policy (Clause 22.13)

- 1.8. Manningham was the first local government in Australia to successfully implement ESD policy into its planning scheme, and provides a mechanism to allow Council to enforce sustainability and high technological environmental requirements on buildings and surrounding areas.
- 1.9. The policy requires applicants, for new use and development in the Doncaster Hill Activity Centre, to prepare a Sustainability Management Plan as the means of documenting and delivering sustainable outcomes in the following 8 key performance areas:
 - Energy management
 - Water management
 - Use of low (environmental) impact external building materials
 - Use of low (health) impact interior building materials
 - Waste minimisation & avoidance
 - Achieve quality of private & public realms
 - Integrated traffic & transport management
 - Construction & demolition management

The Doncaster Hill Sustainability Guidelines aim to assist development applicants with their Sustainability Management Plans (SMP).

- 1.9.1 The Guidelines outline numerous leading edge techniques that constitute world best practice in the theory and practice of sustainable design and construction.
- 1.9.2 A comprehensive number of resources, including publications and websites, are also provided to assist applicants and the community to locate further information on sustainability.

The Sustainable Design Taskforce

- 1.9.3 The Sustainable Design Taskforce is an advisory body established by Manningham City Council that consists of appointed councillors, Council officer representatives and external, independent advisors, including architects, urban designers and environmental consultants.
- 1.9.4 The Taskforce is designed to establish a partnership approach that facilitates and fosters the exchange of ideas, providing feedback to both Council and the developer regarding any proposed development that is proposed within the Doncaster Hill Activity Centre. This includes disseminating information, knowledge and expertise in the fields of statutory planning, urban design, sustainability, accessibility and other related issues.

DONCASTER HILL WATER PLAN

- 1.10. In late 2008 Manningham City Council, Melbourne Water and Yarra Valley Water entered into a Memorandum of Understanding “to produce an

integrated urban water management strategy for the Doncaster Hill area that is more environmentally sustainable than traditional planning methods, and accordingly produce a template for others to use in future planning". A copy of the MoU is provided as Attachment 1.

- 1.11. A consultant team comprising of engineering consultants, an integrated water management specialist and economists were commissioned to undertake an Integrated Water Management options investigation for Doncaster Hill (The Study). The study was completed in February 2010.
- 1.12. The study considered a range of water management options for Doncaster Hill, which ranged from a 'Business as Usual' approach to a fully integrated model that included 'at source stormwater treatment' and a recycled water supply via a third pipe. The environmental benefits of a fully integrated water solution are summarised in Section 7 of this report.
- 1.13. Following the completion of the study, a preferred approach has been developed that is supported by Yarra Valley Water and Melbourne Water in responding to the options the study presented. Details of the respective parties' views are as follows:

1.14. Yarra Valley Water

- 1.14.1 Since the completion of the study in February, Yarra Valley Water has developed a conceptual business case for a third pipe scheme for Doncaster Hill.
- 1.14.2 The third pipe concept for Doncaster Hill offers an innovative solution to address some potable water supply limitations at specific sites within the Doncaster Hill water supply network, and provides sustainable water management outcomes across the Activity Centre.
- 1.14.3 Yarra Valley Water has considered the business merits of a third pipe water supply to Doncaster Hill, and is very supportive of the concept. There are a number of issues that need to be addressed to ensure that, if constructed, there would be sufficient demand in the Doncaster Hill area to make the scheme financially viable.
 - Development approval must ensure that buildings are configured with a third pipe that is capable of supplying both toilets and the laundry.
 - A suitable site needs to be identified for the installation of a treatment plant. The Eastern Golf Course is one possible location, which would need to be negotiated and could facilitate the extension of the third pipe scheme to supply any future subdivision.
- 1.14.4 The third pipe scheme would source its water from a treatment plant located to the west of Doncaster Hill. A suitable site would be required to locate this plant and its ultimate location would have to be determined in consultation with Council.
 - Attachment 2 provides a preliminary alignment for the proposed third pipe scheme. Initially the scheme would allow for a pipe to supply the main development areas within Doncaster Hill. In due course, the scheme could be expanded to supply other redevelopment areas on the fringes of Doncaster Hill.

- The third pipe scheme would provide Class A quality recycled water. Class A water is produced to satisfy strict licensing requirements of both the EPA and Department of Human Services and is considered safe for toilet, laundry and outdoor (irrigation) use.
- Class A water would be supplied at a lower cost than potable water, however it is likely that an additional developer charge will be levied by Yarra Valley Water to connect the recycled water service and is expected to be in the order of \$300 per property.
- Yarra Valley Water have expressed a preference for an onsite water management configuration that avoids the use of rainwater as part of the building water supply, and is shown in Attachment 3. This would require an offsite strategy to be developed.

1.15. Yarra Valley Water currently favour an approach which will mandate Doncaster Hill as a recycled water supply area. Under such an approach developers would be required to install dual pipe reticulation to approved uses within the building to satisfy conditions required as part of Yarra Valley Water's approval process.

1.16. Melbourne Water

1.16.1 Melbourne Water is a referral authority for new developments, and requires that any proposed development meets legislative requirements (including planning legislation for attainment of stormwater quality) and does not exceed the capacity of the downstream drainage system.

1.16.2 Melbourne Water provides a leadership role within the Victorian water industry. At a strategic level Melbourne Water is interested in supporting the development of the Water Sensitive City concept, and in particular to extend the requirements of Clause 56 to infill development.

1.17. Council

1.18. Against the backdrop of the approaches that the other MoU partners are understood to be taking, the following commentary is provided on Council's options.

1.19. Given the level of commitment by Yarra Valley Water in supporting a third pipe for Doncaster Hill, Council has an important role to play in ensuring development within Doncaster Hill is able to use water provided. This role is could be considered complementary to any mandated requirement by Yarra Valley Water.

1.20. Council's current Planning Scheme and engineering approvals provide a number of mechanisms that can be used to guide development to make use of a third pipe water supply. The requirement to provide a third pipe within future buildings approved for Doncaster Hill should become a mandatory aspect of planning advice given to applicants.

1.21. Key aspects of Council's planning and approvals process include:

- the requirement to meet stormwater quality standards (ie. reduction in polluted runoff);

- compliance with Council's drainage policies (eg. On Site Detention); and
 - compliance with Council's Sustainability Management Plan (which includes water conservation measures, alternate water sources).
- 1.22. While the provision of a dual pipe reticulation and an alternate water source would address water management aspects of the SMP, there is a range of options to address stormwater and drainage aspects of Council's approvals requirements. Melbourne Water has assisted Council to commission a further body of work to evaluate 'private' (eg. on-site) or 'public' (combined off-site) strategies that address these stormwater and drainage requirements. This additional work will consider the costs and benefits from a least community cost perspective, and include an evaluation of:
- On Site Options
 - - Integrated on site options which allow roofwater to be used within the building and provide stormwater and drainage benefits.
 - - On site options which require Water Sensitive Urban Design techniques (such as raingardens) and On Site Detention to manage stormwater runoff.
 - Off Site Options
 - - Stormwater quality requirements are met by treatment elements (such as raingardens) located in the public realm.
 - - Stormwater treatment is achieved in wetlands located beyond the boundary of Doncaster Hill.
 - - Off site options will deliver improved quality of stormwater, and a separate evaluation may be required to understand the potential flooding impacts in downstream drainage areas.
 - - Off site options would most likely require additional financial contribution from developers to enable implementation.
- 1.23. Once completed, this further work will provide an improved understanding of the costs and tradeoffs from each option considered. This greater understanding will assist the development of template solutions that can be used to provide advice to developers.
- 1.24. There are a number of active planning applications for Doncaster Hill. A review of the active applications indicates that most have a specific water management wording that allows Council to negotiate for the provision of a third pipe and alternate (roofwater) water source.
- 1.25. Since the Integrated Water Options report was completed in February, Council officers have foreshadowed the potential for a third pipe scheme within Doncaster Hill, in discussions with planning applicants. As Yarra Valley Water has developed greater certainty around their desire to provide a recycled water source clearer direction has been provided to developers. Negotiations with developers has resulted in a number of current projects including dual plumbing in their buildings.
- 1.26. There have been some issues identified with current development applications that are at an advanced stage, in which ESD requirements have not been

considered early enough to be incorporated into the building design. It is important to refine the advice given to proponents to ensure better integration of ESD into the final building design.

Eastern Golf Course Opportunity

- 1.27. While not located within Doncaster Hill, the potential development of the Eastern Golf course provides an excellent opportunity to leverage the Doncaster Hill example.
- 1.28. The 47 hectare Eastern Golf Course is located immediately to the east and downstream of Doncaster Hill. Its potential redevelopment provides a number of opportunities to support an integrated water management approach, both within the Eastern Golf Course redevelopment and on Doncaster Hill, for a range of reasons, including:
 - Development at the golf course is expected to create significant additional demand for water.
 - Development at the golf course is likely to increase the potential for stormwater flows from within the site. There is already a recognised flooding and capacity issue within the downstream Melbourne Water stormwater system, which needs to be addressed.
 - Under the provisions of the Victorian Planning Scheme, development will be required to comply with Clause 56 of the Planning Scheme, including the attainment of stormwater management standards and consideration of opportunities for integrated water management.
 - Development of the golf course will provide an opportunity to negotiate with a developer around the provision of land for a potential water treatment plant, and achievement of some broader sustainability principles across the Eastern Golf Course development.

2. PROPOSAL/ISSUE

- 2.1. It is proposed that having regard to the level of support within Yarra Valley Water on the development of a third pipe scheme for Doncaster Hill, that:
 - 2.1.1 Planning advice be updated to provide additional guidance on the inclusion of third pipes within buildings.
 - 2.1.2 In the water management aspects of the Doncaster Hill SMP approvals, 'deemed to comply' options should be adopted. These deemed to comply solutions should include:
 - Third pipes within buildings to supply all toilet and laundry needs.
 - 2.1.3 Planning advice and processes, in relation to the preparation of Sustainability Management Plans under the Doncaster Hill Planning Scheme, be standardised and updated to include:
 - Specific wording requiring the approval of an SMP prior to a building permit being issued, to allow its recommendations to be incorporated into the building design.
 - Advice in pre- application discussions providing a clear direction, given when applicants appear before the Doncaster Hill Sustainable Design Taskforce.

- 2.1.4 The development of 'deemed to comply' conditions be communicated to current and pending planning permit applications.
- 2.1.5 The existing Memorandum of Understanding between Yarra Valley Water, Melbourne Water and Council be reviewed, and that a stronger agreement be developed that requires Council to refer to Doncaster Hill specific plumbing standards (which would be developed by Yarra Valley Water) as part of 'deemed to comply' planning advice.

3. PRIORITY/TIMING

- 3.1. The proposal to update Council advice in relation to water management should be implemented immediately, in order to ensure that developments that are currently active planning applications are able to be configured with internal third pipe infrastructure.
- 3.2. Yarra Valley Water had developed confidence in the viability of a third pipe scheme for Doncaster Hill and was able to announce their intent at the Doncaster Hill expo in June 2010.

4. POLICY/PRECEDENT IMPLICATIONS

- 4.1. The provision of a set of 'deemed to comply' conditions for integrated water management, to satisfy the Sustainability Management Plan requirements under the Doncaster Hill Planning Scheme, would provide certainty to developers and ensure the environmental outcomes that Council is seeking under the Doncaster Hill Strategy.
- 4.2. The deemed to comply approach fits comfortably within Council's current planning framework.

5. COUNCIL PLAN/ MEASURE OF ACHIEVEMENT OF ACTION

- 5.1. The completion of the Doncaster Hill Integrated Water Options Study, and the presentation of options for consideration, should contribute significantly to the completion of Council Plan Item 8.1.9 'Advocate for Integrated Water Management' for the 2009- 2010 Council Plan year.

6. FINANCIAL RESOURCE IMPLICATIONS

- 6.1. The proposals outlined in this report can be provided within current Council resource capability.

7. SUSTAINABILITY

- 7.1. An Integrated Water Management approach can be shown to deliver significant water savings, environmental outcomes and broader economic benefits when compared with 'Business as Usual', as summarised below:
 - Reduced potable water import (up to 64%)
 - Reduced export of wastewater (up to 53%)
 - Reduced export of stormwater (up to 42%) and reduction in SW runoff
 - Greenhouse gas reduction (up to 54%) from the use of a localised water source

- 7.2. The preferred integrated water management option for Doncaster Hill is consistent with the objectives of the Doncaster Hill strategy.

8. REGIONAL/STRATEGIC IMPLICATIONS

- 8.1. The development of a third pipe solution within Doncaster Hill would be a first for infill development in Melbourne, and would provide a model for other Activity Centres to follow.

9. CONSULTATION

- 9.1. There has been extensive consultation throughout the investigation phase of the Doncaster Hill Integrated Water Options project, which includes:
- Regular briefings via Council's Strategic Advisory Committees.
 - Presentation to the Civic Precinct Project Control Group.
 - Consultation on the final report with broader stakeholder group involvement, to identify a preferred option for implementation. Stakeholders were invited from within Council, from within the MoU partner organizations, and broader industry and government representatives.
 - Presentation of the report and its key findings at the February 2010 Doncaster Hill Developer's breakfast.
 - Presentation of a preliminary alignment for the proposed recycled water pipeline and supporting information at the June 2010 Doncaster Hill expo.
 - Individual discussions with Pinnacle and Madison developments regarding the installation of dual reticulation internal to the building.

10. COMMUNICATIONS STRATEGY

- 10.1. It is proposed that the adopted recommendations of this report be communicated to the general Manningham community and Doncaster Hill development community, in a variety of ways, including:
- Specific information be provided in the form of fact sheets and background information at the upcoming Doncaster Hill exposition.
 - Updated section of the Doncaster Hill sustainability guidelines.
 - A mailout to current Planning applicants advising them of the updated requirements.
 - The preparation of an article for the Manningham Matters.
- 10.2. In addition, if Yarra Valley Water mandates for a third pipe supply scheme, there would be an opportunity for a joint press release to the local media and the development of complementary information sheets.
- 10.3. Key messages that should be conveyed in the communications strategy should include:
- recommended actions that will achieve better ESD outcomes and lead to effective cost savings;
 - a level of certainty to developers around compliance requirements;
 - specific ESD advice in regards to water management;

- the levels of investment that is being undertaken by Yarra Valley Water to facilitate sustainable development;
- advise that alternate water sources within Doncaster Hill are cheaper, environmentally beneficial and free of restrictions; and
- there is a significant marketing benefit in the sale to prospective purchasers/ investors.

OFFICER'S RECOMMENDATION

It is recommended that:

- (A) Planning advice be updated to provide additional guidance on the inclusion of third pipes within buildings.
- (B) A 'deemed to comply' option should be adopted in relation to water management aspects of Council's SMP approval process, and should include requirement for a third pipes within building to supply all toilet and laundry needs.
- (C) Planning advice and processes, in relation to the preparation of Sustainability Management Plans under the Doncaster Hill Planning Scheme, be standardized and updated to include:
 - 1. Specific wording requiring approval of the SMP prior to issuing a building permit, to allow its recommendations to be incorporated into the building design.
 - 2. Advice in pre- application discussions providing clear direction when applicants appear before the Doncaster Hill Sustainable Design Taskforce.
- (D) The development of 'deemed to comply' conditions be communicated to current and pending planning permit applications.
- (E) An agreement is prepared between Yarra Valley Water and Council that allows Council to refer to Yarra Valley Water's Doncaster Hill specific plumbing standards as part of Council's 'deemed to comply' planning advice.

MOVED: DOWNIE
SECONDED: MACMILLAN

That the Recommendation be adopted.

CARRIED

"Refer Attachments"

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Attachment 1

Memorandum of Understanding
Between
Manningham City Council (Council)
and
Yarra Valley Water (YVW) and Melbourne Water (MW)

Purpose

The purpose of this Memorandum of Understanding (MoU) is to document an agreed set of principles and a program designed to consider and implement long term and sustainable planning for water management within the Doncaster Hill Activity Centre.

To deliver optimal water management outcomes it will be necessary for co-operation between Manningham City Council, Melbourne Water and Yarra Valley Water, and to consider integrated solutions which encompass the three fundamental areas of urban water management, namely water supply, sewerage and stormwater.

Background

Doncaster Hill represents a key opportunity within Manningham and planning is at an advanced stage to deliver accommodation for over 8,000 residents significant amounts of retail and commercial floor space.

Doncaster Hill is a designated Principal Activity Centre under the State Government's Melbourne 2030 planning framework, which seeks to accommodate significant amounts of projected growth in urban population through consolidation and medium to high density development. The Melbourne 2030 vision is to promote effective and sustainable use of infrastructure by creating living spaces in which people are able to walk and cycle to take advantage of local employment and entertainment opportunities.

Development within Doncaster Hill will be broken up into 7 precincts; development in the majority of these will be undertaken by private developers, however the Civic Precinct within Precinct 1 which is centred around Council's existing corporate offices will be undertaken by Council in collaboration with a number of partners.

Strategic planning for the Hill is at an advanced stage, with a clear vision for development already set. The Manningham Planning Scheme provides the planning policy framework for Doncaster Hill, including a number of instruments to ensure that best practice Ecologically Sensitive Design (ESD) principles are included in the design and construction of all development in this Activity Centre.

Council convenes a number of Sustainable Design Taskforce meetings throughout the year where prospective developers are invited to present plans and receive suggestions from a panel of Council staff, Councillors and independent experts as to how the ESD components of their designs can be improved prior to making their submission for planning consideration. Yarra Valley Water has been involved in these taskforce meetings providing advice on current capacity of water supply and sewerage infrastructure.

A recent announcement by the Planning Minister will alter the manner in which planning approvals for the Doncaster Hill Activity centre will be considered. Traditionally planning applications have been assessed by Council. On 21 May 2008, the Minister for Planning announced a new initiative 'Planning for all of Melbourne', in response to the recent audit report on Melbourne 2030. Under the proposed changes new planning applications for Doncaster Hill will be considered by a Development Assessment Committee (DAC), which will comprise Council and State Government representatives and an independent chair. It is understood that the Doncaster Hill was identified as one of five Principal Activity Centres that will pilot this initiative due to the fact that Doncaster Hill is 'development ready', with its planning provisions already in place and a number of planning applications already approved.

The Development Assessment Committee will need clear and expert advice from the relevant agencies, including Water Authorities and Council in order to make their decisions.

A combination of an advanced planning framework and co-operation between the relevant water agencies, Council and developers will provide an opportunity for improved water management outcomes.

The current drought and concerns about climate change highlight the need for improved integration and co-operation between water agencies. While the State Government has recently announced plans to secure water supply will assist in providing adequate service levels to supply the water needs of Doncaster Hill development there will still be

Doncaster Hill MoU_FIN.doc

13/10/2008

Page 1 of 4

Attachment 1

residual issues concerning the quantity and quality of stormwater and environmental impacts and sewerage capacity, and the need to look at all aspects of the water cycle in an integrated manner.

This MoU has been developed to detail the levels of co-operation between the water agencies, the principles of sustainability and integrated water cycle management which should underpin water planning for Doncaster Hill.

It is recognised by all agencies that the existing organisational relationships and separation of water cycle elements into separate components (eg. supply, sewerage and stormwater) do not necessarily reflect the best arrangement to deliver sustainable and integrated outcomes. Each agency will have to work to adapt the existing framework to provide optimal outcomes for the benefit of the environment, community and each business.

In implementing Melbourne 2030, there is a need to create a more integrated approach and system for sustainable water management of activity centres to meet state, local and authority targets for water conservation and infrastructure provision. It should be possible to achieve better outcomes by investigating solutions which apply to the whole of Doncaster Hill rather than the existing approach in which development proposals are assessed on an individual basis. The Doncaster Hill example can be used as a 'model' to develop a system that can be replicated across other activity centres.

Manningham City Council is currently planning to develop Stage 1 of Precinct 1 (Civic Precinct), which includes the development of a Cultural Centre/Library/ Family Services Centre. This represents a key opportunity to showcase leadership in terms of initiating smarter water planning actions in designing, constructing and using this development in Doncaster Hill to the benefit of all parties involved and all key stakeholders.

Partnership between Yarra Valley Water, Melbourne Water and Council

Following presentations on Doncaster Hill and Smarter Water Planning opportunities to senior Melbourne Water and Yarra Valley Water staff in May and June 2008 it was agreed that there was both an opportunity and a desire for the three organisations to work more closely in undertaking Smarter Water Planning for Doncaster Hill. The presentation has also been shown to senior staff at the Department of Sustainability and Environment and the Department of Planning and Community Development. Of particular importance was the desire to:

- deliver water planning for Doncaster Hill in a proactive manner;
- to work co-operatively between agencies to deliver integrated solutions;
- to develop techniques and models to undertake water planning giving due consideration to water and nutrient cycle, energy implications and the environmental and community impacts of proposed solutions;
- to work with Planners, developers state and local Government and wider community to communicate the benefits of Smarter Water Planning for Doncaster Hill;
- to deliver improved water services for Doncaster Hill compared with the 'base case';
- to use Doncaster Hill example as a 'model' which can be replicated across other Activity Centres;
- input and showcase smarter water planning initiatives in the Stage 1 Civic Precinct redevelopment. Of the Cultural/Library/Family Services facility.

The following pages document the commonly agreed objectives and guiding principles of the Memorandum of Understanding and outline organisational commitments required to achieve the Project's aims.

A project governance structure is provided in Attachment A and an Action Plan will be developed by a working group in consultation with the Project leadership team.

Attachment 1

Project Objective

The Project aims to produce an integrated urban water management strategy for the Doncaster Hill area that is more environmentally sustainable than traditional planning methods, and accordingly produce a template for others to use in future planning.

Guiding Principles

The project will achieve its objective by adhering to the following principles.

Maximising Environmental Outcomes

- Recognise existing natural systems
- Replicate natural water and nutrients cycles where feasible
- Maintain and enhance biodiversity
- Choose options that have minimal greenhouse gas emissions, and offset to achieve a net neutral target
- Establish targets for environmental performance

Responsible Economic Planning

- Adopt a triple bottom line approach in the selection of options, including consideration of 'total community cost'
- Identify all costs (life cycle costing) and how these may be equitably financed
- Ensure equitable support for anyone who may be expected to pay an additional cost for a societal benefit

Meeting Social Obligations

- Select options that will have a high level of community acceptance
- Maintain or enhance public health
- Implement controls to manage any new risks
- Improve community amenity
- Create positive interfaces with adjacent land and future development

Supporting Innovation

- Adopt approaches and plans to service the need for immediate development but being flexible enough to advance environmental objectives with future development
- Change the approach to water usage and disposal at the property level. (Best practice, reduced use of potable water)
- Documenting and presenting objectives and subsequent results in innovative, interesting and meaningful ways to maximise continuing usefulness

Providing Leadership

- Develop a model for a collaborative approach to integrated water management in PAC's
- Demonstrate how agencies can work collaboratively to achieve sustainable triple bottom line outcomes
- Establish a dynamic and responsive relationship by working together to achieve shared goals
- Facilitate ongoing communication amongst stakeholders to maximise awareness of issues and collective learning in both outcomes and processes

Attachment 1

Organisational Commitment

The objective of this MoU is to support sustainable and integrated water planning for Doncaster Hill. The parties agree to provide adequate organisational commitment to achieve the Project objectives, including:




- All agencies agree to work together co-operatively;
- All agencies agree to consider water planning solutions which fall beyond their traditional area of responsibility;
- Share relevant information required to address the project issues;
- Continue to maintain the confidentiality of information supplied between each party
- All parties to the agreement will advocate for and communicate the benefits of sustainable integrated water planning outcomes within the community and to Government;
- All agencies agree to work to develop an Action Plan supporting the Project Objectives and contribute an appropriate level of resource to achieve the Project Objectives based on each organisation's capacity to pay; and
- Carry the expenses of their own people and share other agreed expenses incurred while addressing the project issues

Other

This Memorandum of Understanding may be terminated upon one month's written notice of any party to the other parties. In the event one party ceases to be party to this Memorandum of Understanding the agreement between remaining parties will continue until this is terminated by written notice of either the remaining parties to the other party.

This Memorandum of Understanding will remain in force for a period of three years from the date of signing, and may be extended with the mutual consent of all parties.

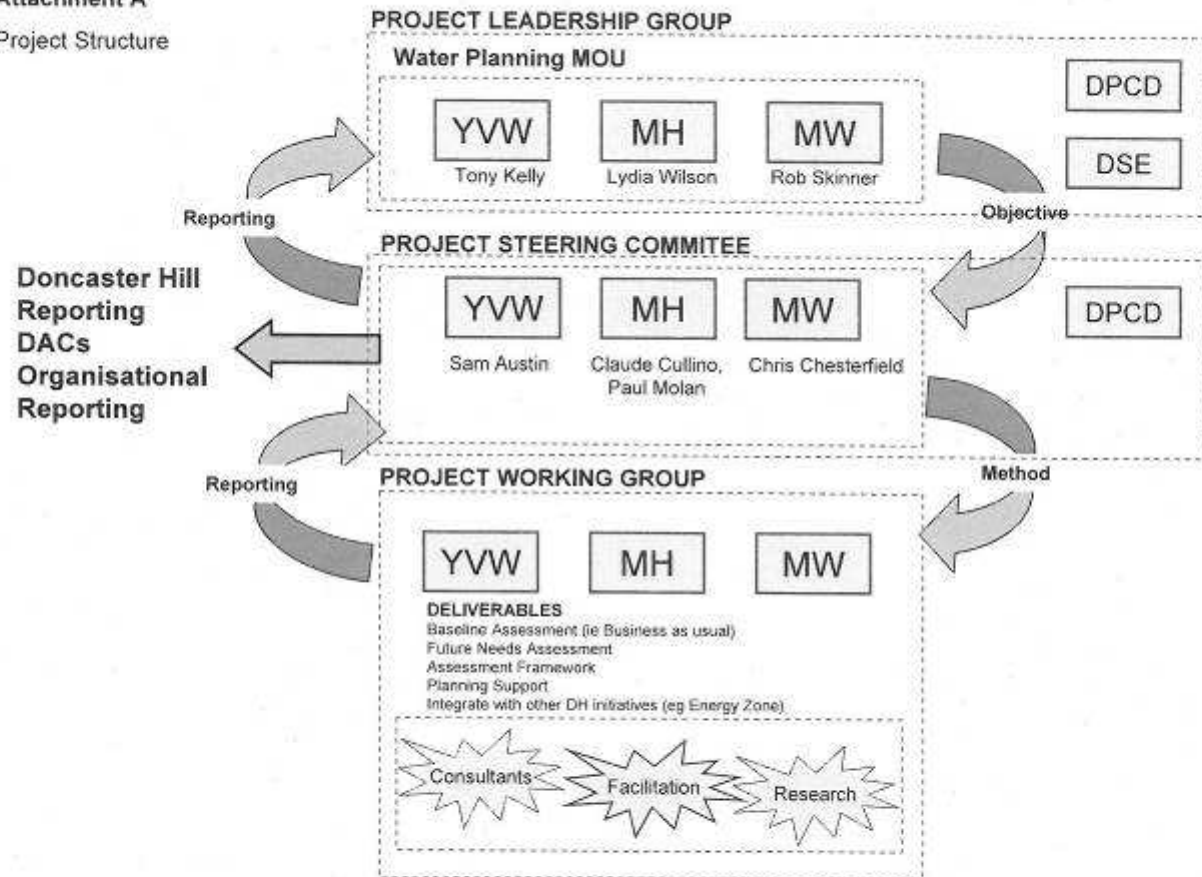
Signatures

 Tony Kelly Managing Director Yarra Valley Water <i>/ /</i>	 Rob Skinner Managing Director Melbourne Water <i>/ /</i>	 Lydia Wilson Chief Executive Manningham City Council <i>/ /</i>
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Refer to attachment A for a flow chart outlining the proposed partnership and communications process that YVW, MW and MCC will follow.

The 'next steps' required to initiate these processes are also outlined in Attachment A.

Attachment A
Project Structure



Attachment A
Project Roles

	Roles and Responsibilities	Deliverables
Leadership Group	<ul style="list-style-type: none"> Set objectives Receive progress reports Advocacy for project benefits to government and key agencies Dispute resolution Promotion of project at launches, key milestones etc 	
Steering Committee	<ul style="list-style-type: none"> Reporting Water Plan progress and outcomes to Doncaster Hill Panels (eg DACs) and partner organisations as required (eg back to leadership group) Approve budgets, timeframes and resources upon advice Monitor output quality Guidance and support for working group Approve working plan Support funding advocacy to support innovation 	
Working Group	<ul style="list-style-type: none"> Develop and inform assessment model Develop and populate scenarios for consideration Report back to steering committee on a determined basis Prepare briefs and manage external resources as required PRECINCT 1 Prepare Water briefing plan to inform Master planning/ consultants for Civil Precinct 	<ul style="list-style-type: none"> Undertake baseline assessment Develop assessment scenarios Develop project timelines

The map illustrates the proposed infrastructure for recycled water in the YVW area. Key features include:

- Sewer Mine And Treatment Plant (550 - 650 kL/day)**: Located in the upper left quadrant of the map.
- Storage Tank (1 ML)**: Situated adjacent to the treatment plant.
- Pump Station (11 - 13 L/s @ 85m)**: Located near the storage tank.
- Recycled Water "Third" Pipe (2.6km of DN100 / DN150)**: A network of pipes extending from the pump station area towards the right side of the map.
- Other Labels**: The map includes labels for "Camp Road", "Dundas Road", and "Yonge Street".

An arrow labeled "Attachment 2" points to the sewer mine and treatment plant area.

Option 1 – Rainwater Tank Backed Up By Third Pipe

