



Yarra Ranges Council

Stormwater Community Reference Panel

Meeting 1 2026 – Minutes

Date and time:	Monday 23 February 5:30pm – 7:30pm
Location:	Conference Room – Council Offices Lilydale
Purpose of meeting 1 2026	<ul style="list-style-type: none"> ▪ To provide an opportunity for the CRG to learn about how statutory planning works in relation to stormwater and planning applications ▪ To give the group the opportunity to ask questions.
Attendees	
Councillors	<ul style="list-style-type: none"> ▪ Cr Tim Hennan – Billanook Ward ▪ Cr Jeff Marriot – Streeton Ward ▪ Cr Mitch Mazzarella - – Melba Ward
Councillor apologise	<ul style="list-style-type: none"> ▪ Cr Peter Mcilwain – Lyster Ward
Panel Members	<ul style="list-style-type: none"> ▪ Fiore Di Pietro – Wandin/ Seville ▪ Joe Miles – Mt Dandenong ▪ Karen Duke – Upper Yarra, OShannassy Ward, Warburton ▪ Melanie – Yarra Junction ▪ Jamie Stretton – Lyster Ward ▪ Shane Creek – Coldstream

	<ul style="list-style-type: none"> ▪ Don Di Battista ▪ Karen - Melba
Panel Member apologise	<ul style="list-style-type: none"> ▪ Ann Wilkes
Council Staff	<ul style="list-style-type: none"> ▪ Kim O'Connor – Manager Infrastructure Services ▪ Elissa Merriweather – Executive Officer Strategic Projects (Stormwater Management) ▪ Hayley Lourey – Project Support Officer ▪ Katie Douglas – Manager Statutory Planning
ChatterBox Projects	<ul style="list-style-type: none"> ▪ Sam Walsh-Lead facilitator ▪ Angela Walter-Co-facilitator
AGENDA	
1. Welcome and Acknowledgement of Country	
2. Introduction and house keeping <ul style="list-style-type: none"> ▪ Welcome, acknowledgment of Councillors ▪ Purpose of the meeting and agenda ▪ Quick warm-up activity ▪ Brainstorm questions for planning 	
3. Presentation <ul style="list-style-type: none"> ▪ Statutory Planning presentation 	
4. Questions from the Panel	
5. Next steps <ul style="list-style-type: none"> ▪ Panel to get presentation and be consulted on draft IWMP ▪ Next meeting 25 May 	

Main issue raised at the meeting

There are examples where stormwater from new homes appears to discharge directly onto roads or adjoining land, rather than being connected to existing stormwater drainage pipes.

Can you clarify who is responsible for ensuring that dwellings are constructed in accordance with approved drainage plans and permit conditions, so that runoff does not cause flooding or impact neighbouring properties or erosion to roads?

A LPOD can be a pit, a pipe, curb or channel, a road or the lowest point on your property – depending on where you are. It is where the drain for your property connects in with the Council network. Where there may be a lack of infrastructure like stormwater drainage a builder can legally discharge onto a road.

Council

Council determines the Legal Point of Discharge (LPOD) for a property and advises where stormwater from a development must connect. This usually happens:

- after a planning permit (if required);
- before a building permit
- when the owner applies for Legal Point of Discharge; or
- during engineering assessment of drainage plans.

Building surveyor

The building permit and building inspection is separate to Council (this is under State Government system) and includes issuing building permits, undertaking building inspections (including making sure drainage connects to approved LPOD).

The issue raised of houses discharging water onto a road and not into the stormwater system could be caused by:

Cause	Who is responsible
No LPOD was obtained	Council Compliance
Drainage was not built as per plans	Building surveyor
Illegal modification after inspection	Building surveyor
LPOD allowed / approved by Council	Council

LPOD already existed	Collaborate approach to solution
Cause	Who is responsible
No LPOD was obtained	Council Compliance
Drainage was not built as per plans	Building surveyor
Illegal modification after inspection	Building surveyor
LPOD allowed / approved by Council	Council
LPOD already existed	Collaborate approach to solution

See basic high-level process



Action: This issue / possible courses of action to be discussed in more detail at the next Panel meeting.

Q. Why are drainage plans for larger developments not need at the start of the planning permit process but can be submitted later after the permit has been issued? Eg Swansea Road development

A. Council can only request from developers the documentation that is stipulated by the planning scheme and what is required at a specific point in time. So, for Swansea Road (we couldn't ask for a detailed drainage plan at that time) so we asked for a broad drainage layout to show how the development proposed to deal with drainage. A drainage plan then becomes a post permit requirement.

Q. Has the Minister called in any projects in Yarra Ranges

A. Yes – eg: Cultural Heritage Facility and Upper Yara Dam

Q. Has Council referred any projects to the Minister for decision?

A. No

Q. How does stormwater work in the RL Zone?

Rural living zone is in our rural township – transition between rural and residential. In terms of planning assessment and stormwater this area is considered rural.

Q. If an application triggers an overlay why are developments still built?

A. An overlay doesn't necessarily mean something can't be built but it can mean additional checks and conditions may be put on the permit to address the reason for the overlay.

Can development on a flood zone be VicSmart or fast tracked or does it trigger a permit?

A. Developments in a flood overlay trigger the full permit application process

Q. How does the Erosion Overlay impact planning decision?

A. An overlay includes guidelines and what a planner needs to consider as part of an assessment if an overlay is triggered. The overlay helps us to look at ways to minimise contributing to erosion or land slips. We also have a GeoTech unit that looks at these applications and conducts site visits.

Other questions written down (not resolved in the session)

- **When are planning scheme reviews to be updated?**

Planning Scheme Reviews are required under the Planning and Environment Act 1987 to be undertaken every four years following the adoption of the council plan. The review will identify future work required to update or amend the planning scheme. Council is currently preparing a planning scheme review that will be consulted on in the near future.

- **Who is responsible for overlays and who develops them?**

The State government has created a suite of planning scheme overlays that Council's can use to tailor planning scheme provisions for local circumstances. Council's are responsible for creating these overlays which can be included in the planning scheme through a planning scheme amendment that must be approved by the Minister for Planning.

- **How can an overlay be changed/ reviewed?**

An overlay can only be amended or included in the planning scheme through a planning scheme amendment, which is a process regulated under the Planning and Environment Act 1987.

- **Mt Little Joe has been taken off Erosion Overlay when landslip is visible**

The Yarra Ranges EMO update (Amendment C225) was based on new high-resolution LiDAR data replacing mapping from the 1990s. This new analysis identified that some properties currently covered by the EMO would have it removed, while others would gain new overlays.

- **Why can't we make all this we are doing an overlay for all of Yarra Ranges?**

The municipality is very diverse, and conditions differ significantly between areas. A blanket overlay could unintentionally affect places where the issue doesn't apply, so a more targeted, evidence-based approach is needed.

- **How is a zone dictating what a zone needs?**

Planning scheme zones are created by the state government and contain tables of uses which set out when a permit isn't required, when a permit is required and when a land use is prohibited. Please refer to DTP's planning webpages for more information on planning schemes, zones and overlays

Previous questions and information that was requested by panel members regarding the IWM Plan

Q. IWM Plan 2017 (5 year? 2022 not 2024, our meeting started in 2025)

A. The update was delayed to allow for the completion of catchment IWM Action Plans (led by DEECA) and the Stormwater Management Plan in 2024.

Slide 5 – IWM Plan 2017

Q. 1. What were the goals, achievements/struggles to date?

A. These are summarised in the End of Plan Review Report (attached). This document outlines the key objectives of the 2017 plan, progress made, and challenges encountered over the five-year period.

Q. 2. Who was in charge of this? Can they speak to us or even better was a report presented to Council summarising the 5 years that we can get a copy of?

A. For oversight details and outcomes please refer the End of Plan Review Report. (attached)

Q. 3. Email copy of the 2017 IWM Plan and budget?

A. A copy of the 2017 IWM Plan is attached. There was no dedicated budget for that plan. Individual projects were funded through existing budgets or capital works allocations, and many were jointly funded with Melbourne Water.

Q. 4. Which department budget spent on Melbourne Water mapping scheme?

A. Council and Melbourne Water are jointly undertaking a flood-mapping project to improve flood intelligence, risk assessments, and support future decision making for land use planning, infrastructure investment, and emergency management. Flood mapping is jointly funded with Melbourne Water council's contribution comes from the Infrastructure Operations budget.

The total project cost is \$1M, staged over three payments. For context, the Stormwater Management Plan identified that mapping 14 catchments independently would have cost over \$3M.

Q. 5. What budget remains for the next 5–10 year IWM Plan that is achievable?

A. As with the previous plan, there is no dedicated standalone IWM Plan budget. Future actions will continue to be funded through existing budgets, capital works programs, and partnership projects.

Slide 8 – Land Use and Servicing

Q. 6. What percentage roughly of council area is urban, rural, forest, stream/lake?

- Urban: 5%

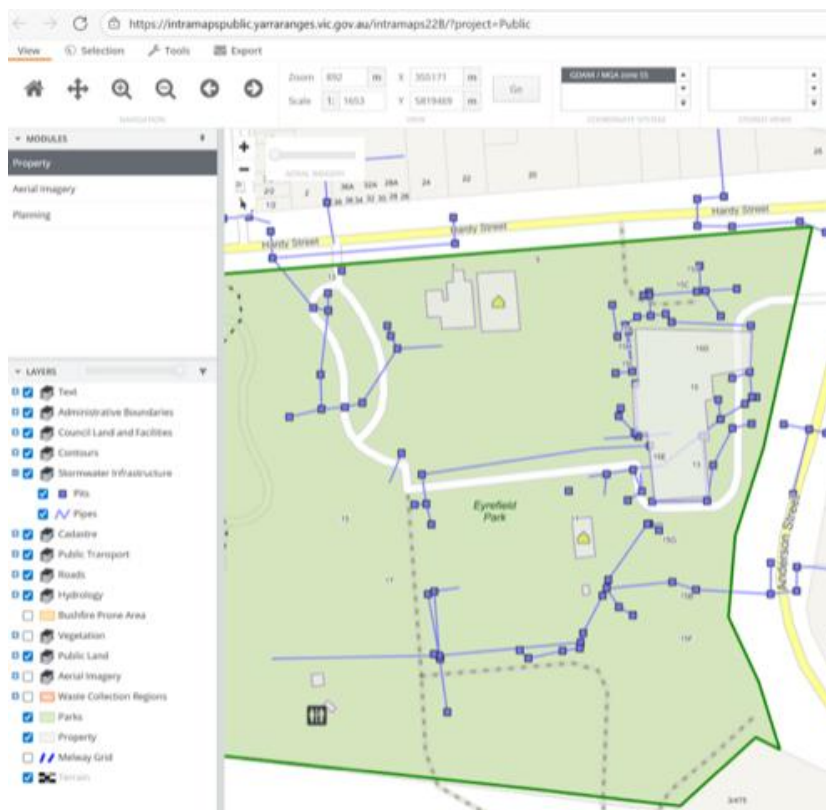
- Rural: 31%
- Forest / streams / lakes: 64%

Q. 7. What areas are considered 'Urban' in Yarra Ranges?

A. Urban areas in the context of the IWM Plan include the suburban areas: Lilydale, Mooroolbark, Chirnside Park, Kilsyth, and townships: e.g. Monbulk, Yarra Glen, Warburton, and Healesville.

Q. 8. What areas have no mains water, sewage, or stormwater drainage?

A. Council's GIS system maps stormwater drainage infrastructure by suburb and is available publicly via [Council's website](#) under online maps: (ensure the stormwater infrastructure layer is turned on). This will show drainage assets across the municipality.



For information regarding Melbourne Water's assets, you can access their public GIS mapping here: [Melbourne Water GIS map | Melbourne Water](#) or contact Melbourne Water directly for further details.

For information about Yarra Valley Water assets, including mains water supply and sewerage pipes please refer to [YVW PipeTracker](#) or get in touch with Yarra Valley Water for additional assistance.

Ideas for future sessions

- Panel members to submit scenarios
- Presentation from planning department (completed)
- Draft IWMP to come back to group in April (early) for feedback)
- Mid meeting online session on a specific topic – rather than waiting 3 months for the next meeting.
- CRP to help develop criteria for Council to use when implementing a drainage Special Charge Scheme.
- Panel members to present on different topics.
- Mapping exercise of hot spot areas (from lived experience/ local expertise).
- Session with EPA and Melbourne Water re runoff and water quality entering waterways.
- Road Construction Team to present at Future meeting.
- Present / provide Development Guidelines at future meeting.
- Planners to present and provide Development Guidelines to show what is required of developers re detention of water and impervious surfaces
- Melbourne Water and Council to present on capital project of works and maintenance/ operations program for creeks. Summary of where Melbourne Water and Council are putting money into drainage/ flooding projects over the next 6 months.
- Melbourne Water to come back to seek input into flood modelling (validation stage) and implications for insurance.
- Work through a list of flooding scenarios and possible mitigation solutions and possible solutions (completed)

Summary of actions:

Action: This issue / possible courses of action to be discussed in more detail at the next Panel meeting.

Summary of actions (ongoing)

ACTION: Draft IWMP to be presented to the group (possible online in April) for feedback

ACTION: Answer questions on notice from last meeting (re slow release water tanks, cost of swale/ open channel.

ACTION: Map out dates of 2026 meetings and book in panel members.

ACTION: Post answers to Melbourne Water extra questions on CRP Teams site.

ACTION: Question taken on notice: Status of monitoring systems in specific areas (Wallen Creek). Melbourne Water to respond.

Action: Council and Melbourne Water look at opportunities to include hard-copy information/ survey to all residents. Eg: in rates notices or water notices.

Action: Melbourne Water to come back to the CRP and present and take feedback at validate stage of engagement (has been included in Ideas for future sessions).

Action: Melbourne Water to come back to the CRP to present capital project of works and maintenance/ operations program (has been included in Ideas for future sessions).

ACTION: Set up online private portal / Teams for CRP and staff to communicate, ask questions, share information etc (action carried over).

Completed

ACTION: Planners to present and provide Development Guidelines to show what is required of developers re detention of water and impervious surfaces. Completed

ACTION: Question taken on notice re confirmation of 3-year time frame of data on Catchment Prioritisation Map.

ACTION: Roads Construction Team to present at a future CRP meeting (has been included in future meeting ideas)

ACTION: Further discussion about the SCS and ways to be proactive/ communicate with community (has been included in future meeting ideas).

Attachments to the minutes:

- Planning PowerPoint presentation

Next meeting

Mon 25 May