

21.05**ENVIRONMENT**

13/12/2012

C435

~~12/2014~~[Proposed C110](#)**21.05-1****Overview**

18/02/2010

C99

There are issues of natural environment, visual environment and the built environment which are important to the City of Whitehorse. Several areas in the City have special natural, environmental or historic significance while many open space reserves provide habitats for a diverse range of flora and fauna, as well as a range of both active and passive recreation activities. These areas are not merely places for recreation, but conservation. There is an urgency to put appropriate controls into place to protect natural features, buildings and areas of historical significance to avoid further loss of the City's environmental assets.

Council's Whitehorse EcoVision for Ecological Sustainability identifies a wide range of existing and future programs which Council is committed to including those associated with renewable energy; energy audits; biodiversity protection; recycling; waste reduction; water conservation; water quality; sustainable transport; air quality; and human services. These programs and others are aimed at the City achieving ecological sustainability which is a fundamental principle to be implemented by the land use planning system. Ecological Sustainable Development is "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" (National Strategy for Ecological Sustainable Development 1992[NSESD]).

The City contains many major thoroughfares of metropolitan significance. The visual amenity of these routes is critical in determining the overall sense of identity and character of the City. The City's 'Gateways' require special treatment in recognition of their impact on first impressions and the image that they project of the City. Main thoroughfares and gateways are prime locations for advertising signs. If not appropriately managed, the proliferation of signage can drastically reduce the visual amenity of an area. Council will facilitate adequate identification of businesses but seeks to minimise visual clutter. Many of the City's industrial areas were developed when planning controls were either non-existent or well below today's standards. Many of these areas are of poor amenity and their streetscapes are dominated by the built form, with little or no landscaping. Council wants to ensure that the streetscape is improved by way of street tree planting and landscaping among other things. It is also essential that all new development provide for appropriate landscaping and high quality design to reinforce the regeneration process.

Council wishes to foster the provision and use of information technology throughout the community. The infrastructure required to provide access to such facilities can have a substantial impact on the streetscape and visual amenity of the City if not sensitively managed. In particular, cabling can seriously affect street trees that can, in turn, have a profound impact on the character of an area. Council has a strong preference for the location of communication cables underground, particularly along major thoroughfares such as Springvale Road, Canterbury Road, Middleborough Road and Whitehorse Road. Greater emphasis on urban design and streetscape appearance has also created an increased awareness and interest in underground power lines.

*Council's **Environment Strategy** is based on the principle that the environmentally sensitive assets of the City will be protected and enhanced.*

21.05-2**Key issues**17/08/2006
C50 (Part 1)

- Ecological sustainability.
- Protection of areas of special significance.
- Promotion of vegetation protection.
- Promotion of design excellence.
- Heritage protection.
- Visual amenity.

- Underground cabling.
- Streetscape planting.
- Industrial areas.
- Stormwater management.
- Promotion of environmental issues including air, global warming, sustainable transport management and water quality.
- Waste management and litter reduction.
- Climate change.

21.05-3 Objectives

17/08/2006
C50 (Part 1)

- To protect and enhance areas with special natural, environmental, cultural or historic significance for the future enjoyment of the community.
- To facilitate environmental protection and improvements to known assets including water, flora, fauna and biodiversity assets.
- To develop main thoroughfares as attractive boulevards with improved advertising signage, landscaping and building design.
- To protect and enhance air and water quality.
- To reduce automobile dependency and encourage sustainable transport use.
- To reduce energy and water consumption.

21.05-4 Strategies

18/02/2010
~~C99~~
~~2014~~
Proposed
C110

Strategies to achieve these objectives include:

- Providing controls to protect and enhance areas of environmental significance.
- Ensuring that tree removal within significant areas requires permission.
- Ensuring that the replanting of tall trees and indigenous vegetation is appropriate to the type of vegetation in the area and enhances and retains biodiversity.
- Encouraging appropriate development that responds to environmental characteristics and infrastructure constraints.
- Ensuring that development along part of Terrara Road remains low density in order to respond to the environmental constraints that exist in this area.
- Identifying those buildings, structures and features of historical significance within the municipality.
- Ensuring development is of a high quality design that is compatible with the character and appearance of the area.
- Providing adequate open space and landscaping for new development.
- Requiring the planting of upper canopy trees and other vegetation that enhances the character of the area.
- Ensure that where applicable, the contribution of land towards any public open space requirements can assist in the protection of sites of environmental value identified as having high conservation significance.
- Encouraging underground cabling and the co-location of siting facilities for service and communication infrastructure, including satellite dishes to minimise visual and amenity impacts.
- Reducing the visual impact of on-site car parking from the street by locating parking areas to the side or rear of buildings and the provision of appropriate landscape buffers to soften hard surfaced areas.
- Ensuring advertising signs are well designed and compatible with the area and the building.
- Implementing ecological sustainability principles and Council's EcoVision Strategy.

- Encouraging development in those areas with adequate infrastructure and excellent public transport links.
- Encouraging water and energy efficient practices through Council's Energy and Water Action Plans.
- Encouraging waste minimisation and litter management through the implementation of Council's Waste Management Plan.
- Promote the use of sustainable transport through the implementation of Council's Integrated Transport Strategy.
- Managing development along the City's waterways to ensure there is no detrimental impact on water quality.
- Encouraging appropriate construction methods to minimise impact on vegetation, stormwater, litter and neighbourhood amenity
- [Implementing Urban Design and Landscape Guidelines for the Tally Ho Major Activity Centre 2013.](#)

21.05-5

Implementation

13/12/2012
~~C135~~
~~-/2014~~
Proposed
C110

These strategies will be implemented by:

Zones and overlays

- Applying a Significant Landscape Overlay to the areas surrounding Blackburn Lake Sanctuary and Blackburn/Gardiniers Creeks, including large nominated sites.
- Applying a Significant Landscape Overlay to areas around Glenburnie Road, Yarran Dheran, Collina Dell, Somers Trail and the Menin Road area.
- Applying a Significant Landscape Overlay to areas in Vermont.
- Applying a Neighbourhood Character Overlay to areas adjoining Blackburn Shopping Centre.
- Applying a Neighbourhood Character Overlay to an area around Box Hill.
- Applying a Vegetation Protection Overlay to identified significant vegetation.
- Applying an Environmental Significance Overlay to land at 131-173 Central Road, Nunawading.
- Applying an Environmental Significance Overlay to the land at 15 Virgillia Street, Blackburn North.
- Applying a Heritage Overlay to the buildings and structures listed on the Victorian Heritage Register and identified in City of Whitehorse heritage reviews.
- Applying an Urban Floodway Zone where appropriate to ensure that development and use along the City's waterways is of a nature that does not negatively impact on water quality.
- Applying a Special Building Overlay to areas identified by Melbourne Water as being subject to inundation during a one in one hundred year flood to ensure that development along overland flow paths does not adversely affect the movement of floodwater and water quality.
- [Applying a Design and Development Overlay to parts of the Tally Ho Major Activity Centre.](#)
- [Applying a Development Plan Overlay to major redevelopment sites in the Tally Ho Major Activity Centre.](#)

Policy and the exercise of discretion

- Using Clause 22.03 (Residential Development Policy) and Clause 22.04 (Tree Conservation) to supplement ResCode for the assessment of all residential applications.
- Ensuring that lot sizes in the area affected by the Significant Landscape Overlay are generally in accordance with the prevailing minimum lot size of 650 square metres.

- Ensuring that all tree removal and development complies with the Tree Conservation Policy at Clause 22.04.
- Apply the tall tree ratio in the Significant Landscape Overlay to all applications in the Blackburn, Walker Estate, Glenburnie Road, Somers Trail, Collina Dell, Yarran Dheran, Menin Road and Vermont areas.
- Strongly encouraging the planting of indigenous species where appropriate.
- Using Clause 22.15 to ensure suitable land for public open space is provided by new developments in areas where a land contribution is preferred.
- Ensuring that all applications for signage comply with the Visual Amenity Policy at Clause 22.02.
- Requiring professional landscape plans (including the planting of upper canopy trees) for all new developments.
- Using Clause 22.01 Heritage Buildings and Precincts and Clause 43.01 Heritage Overlay for the assessment of applications in heritage areas.
- Ensuring that all applications for industrial uses comply with the State Environment Protection Policy for Air.
- Requiring the submission of a waste management plan for all multi-dwelling developments.
- [Ensuring that development complies with requirements of the Tally Ho Major Activity Centre Urban Design and Landscape Guidelines 2013.](#)

21.05-6

17/08/2006
C50(Part 1)

Further strategic work

- Develop an Ecological Sustainability Strategy, including a Water Sensitive Urban Design policy.
- Review the key industrial locations to identify and facilitate the establishment of environmentally sustainable business clusters.
- Review further areas for inclusion in Significant Landscape Overlays and Neighbourhood Character Overlays.
- Develop and implement climate change adaptation policies.

21.05-7

24/06/2010
~~C106~~
~~1/2014~~
[Proposed](#)
[C110](#)

Reference documents

Stormwater Management Plan, February 2003
Guidelines for Areas of Special Significance
Blackburn Lake Surrounds Study, 2002
Walker Estate Special Character Area Urban Character Study, May 1999
Economic Development Strategy 2001-2006
Whitehorse Neighbourhood Character Study 2002/2003
KLM City of Whitehorse, Neighbourhood Character Study Review of areas 14 and 16 February 2004
Whitehorse EcoVision A Strategy for Ecological Sustainability, September 2002
Integrated Transport Study The 2020 Vision for Whitehorse, May 2002
City of Whitehorse Energy Action Plan, August 2004
City of Whitehorse Water Action Plan, August 2004
City of Whitehorse Waste Management Plan, August 2004
Review of Neighbourhood Character Implementation Recommendations, Part 2 Review Areas, July 2004
131 Central Road, Nunawading: Vegetation Assessment by Stephen Mueck, Biosis (November 2007)
Flora, fauna and habitat hectare assessment of 15 Virgillia Street Blackburn North Victoria, Biosis Research, April 2008

Collina Dell SLO Review, October 2007

Whitehorse Open Space Strategy, Thompson Berrill Landscape Design Pty Ltd, in association with Environment & Land Management Pty Ltd, November 2007

Review of Three Precincts in Character Areas 16 & 18, May 2008

[*Tally Ho Major Activity Centre Urban Design Framework, 2007*](#)

[*Tally Ho Major Activity Centre Urban Design and Landscape Guidelines, 2013*](#)