

15.01

31/07/2018
VC148

BUILT ENVIRONMENT

15.01-1S02/09/2025
VC283**Urban design****Objective**

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity and heritage, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-1R

31/07/2018
VC148

Urban design - Metropolitan Melbourne

Objective

To create a distinctive and liveable city with quality design and amenity.

Strategies

Support the creation of well-designed places that are memorable, distinctive and liveable.

Integrate place making practices into road space management.

Strengthen Melbourne's network of boulevards.

Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.

Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

15.01-1L21/11/2024
C234whse**Industrial development****Policy application**

This policy applies to land in an industrial zone, and to land at 28 Thornton Crescent, Mitcham and 630 Mitcham Road, Mitcham.

Objective

To facilitate the development of functional, well serviced, high-amenity and attractive industrial areas that minimises conflicts with adjoining sensitive land uses.

To improve connectivity, access and mobility within and between industrial precincts and surrounding areas whilst not adversely impacting on surrounding residential or public uses.

Built form and interface strategies

Design buildings that:

- Are consistent in scale with nearby buildings.
- Provide clear entrances.
- Incorporate high quality contemporary building forms, especially to street frontages and other key interfaces.
- Create visual interest in facades and detailing.
- Avoid blank walls with no visual relief where they will be visible from public areas.
- Emphasise the importance of landmark and gateway sites into industrial precincts.
- Incorporate facades that address both streets on corner buildings.
- Are orientated, with glazing provided where possible, to provide passive surveillance of the street and adjoining public areas.
- Are complementary in scale and appearance to any adjoining open space areas, waterways or sensitive uses, such as residential land.
- Locate office components at the front of the building.
- Do not contain advertising signs that project above the building line
- Screen plant and equipment from street view.
- Integrate or conceal exterior elements of services, plumbing, heating and ventilation systems into the building.

Design outbuildings and utility installations that are compatible with the design theme established by primary buildings on the site.

Set back industrial development from lot boundaries to:

- Minimise any adverse amenity impacts on residential properties nearby.
- Provide sufficient space for landscaping to improve the visual amenity of the area.
- Avoid creating access conflicts with residents and other land users accessing their homes or facilities and vehicles accessing the industrial precinct.

Provide external lighting for the security, amenity and safe use of all exterior areas, including car parks, pedestrian paths and storage areas, without causing light spill into adjoining properties or neighbouring areas.

Built form and interface policy guidelines

Consider as relevant:

- Including lower level office or reception areas in buildings to break up the bulk and appearance of blank walls along road frontages.
- In Precinct A on the Rooks Road Industrial Area Map, providing the following building setbacks:

Boundary / Road Frontage	Minimum Building Setback (metres)
Mitcham Road	15
Northern boundary (rear of Lots 1–14 on Plan of Subdivision No. 332167K)	22
Redland Road	6
Part of southern boundary that abuts residential properties fronting Carinya Road	9

Landscaping strategies

Provide landscaping to development that:

- Responds to the themes already established along nearby major roads and in open spaces.
- Reduces the visual bulk and enhances the appearance of the development.
- Includes canopy trees, where appropriate, complemented by mid- and lower-level plantings to soften the built form.
- Incorporates shade trees and windbreaks in pedestrian and car parking areas.
- Uses semi-mature trees and, where possible, retains existing mature trees.
- Minimises surface run-off.
- Is sustainable, and practical to implement and maintain.

Provide a landscape buffer along street frontages to soften the visual impact of the built form and improve the amenity of the area.

Avoid landscape areas that are narrow and difficult to maintain.

Waste and general storage strategies

Locate waste storage areas at the rear or side of lots, provided the side setback is not a street frontage, or the lot is not abutting a sensitive or residential use.

Screen waste and general storage areas, including the storage of goods or machinery, from any street or neighbouring property using landscaping or fencing.

Encourage the integration of waste and general storage areas in the design of buildings.

Design waste storage areas to prevent the escape of litter and other material within, and beyond, the site.

Loading facilities strategies

Design loading facilities that:

- Are integrated within buildings, or screened from street view.
- Are located at the side, if not a street frontage, or rear of the site.

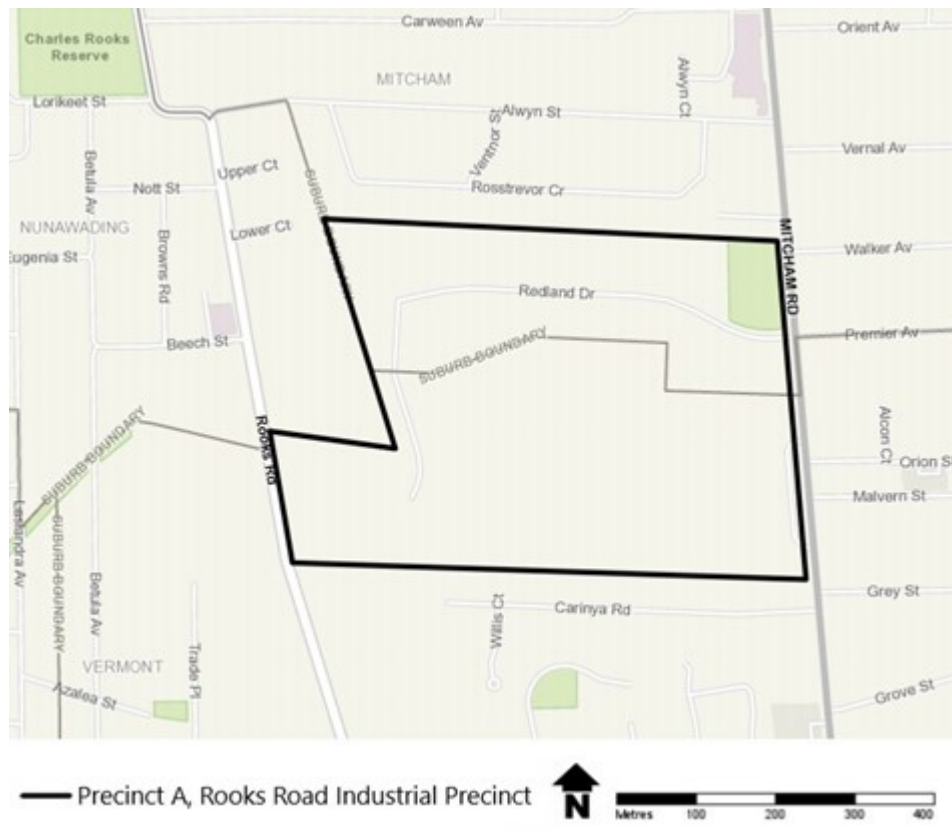
- Allow delivery vehicles to enter and leave the site in a forward direction, or in a manner that would not create a traffic hazard.
- Are separated from private vehicle, pedestrian and bicycle routes.

Policy documents

Consider as relevant:

- *Whitehorse Economic Development Strategy 2014-2019* (Whitehorse City Council, 2014).
- *Whitehorse Industrial Strategy 2011* (TPG, 2011).

Rooks Road Industrial Area Map



15.01-1L-01 Signs

21/11/2024
C234whse

Policy application

This policy applies to applications for signs.

General strategies

Design signs that are in proportion to the building or structure on which they will be sited so they do not become the dominant element in the built form.

Design signs that do not obscure, or detract from, the architectural or historical detail of the host, or adjacent, buildings.

Discourage bunting, promotion, high-wall, sky, panel, animated and reflective signs due to the resultant visual clutter and detriment to the amenity of the area.

Commercial and industrial areas strategies

Design promotion signs that do not project beyond the perimeter of the building on which they will be sited to minimise their visual impact on the amenity of the area.

Design high-wall and panel signs that do not visually dominate the viewable portion of the wall they will be mounted on.

Paint signs directly onto walls to minimise their visual impact.

Commercial and industrial area policy guidelines

Consider, as relevant:

- Above-verandah signs having a maximum area of 1.5 square metres and not projecting more than 0.7 metre from the facade.
- Pole signs being limited to one per site, being no higher than any building on the site and having a maximum area of 6 square metres.

Residential areas strategies

Minimise the number of signs to protect the character and amenity of the area.

Restrict floodlit and internally illuminated signs to roads with high traffic volumes due to their potential to detrimentally impact on the amenity of abutting residential properties and the streetscape.

Design free-standing business identification signs for non-residential uses, including medical centres and home based businesses, to be of a low profile design to minimise visual intrusion into the residential streetscape.

Residential areas policy guidelines

Consider, as relevant:

- Business identification signs, including home based business signs, having a maximum area of 2 square metres, and a maximum height of 2 metres, if free-standing.
- Above-verandah signs having a maximum area of 1 square metre and not projecting more than 0.5 metre from the facade.

15.01-2S

01/01/2024
VC250

Building design

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

15.01-2L21/11/2024
C234whse**Environmentally sustainable development****Policy application**

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

Encourage Best Practice environmentally sustainable development that:

- Is relevant to the type and scale of the development.
- Responds to site opportunities and constraints.
- Utilises a combination of locally available techniques, methodologies and systems that have been demonstrated to achieve optimum ESD outcomes.
- Encompass the full life of the build.

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

Integrated water management

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of low-toxicity materials.

Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reusable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

Policy guidelines

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- Three to nine dwellings.
- A building used for accommodation, other than dwellings, with a gross floor area between 500 square metres and 1,000 square metres.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- Ten or more dwellings.
- A building used for accommodation, other than dwellings, with a gross floor area of more than 1,000 square metres.

Non-residential

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 500 square metres to 1,000 square metres.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 1,000 square metres.

Mixed use

Applicable assessments for the residential and non-residential components of the development.

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015).
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE').
- *Green Star* (Green Building Council of Australia).
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water).

- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency).
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water).
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

Commencement

This policy does not apply to applications received by the responsible authority before 19 November 2015.

Expiry

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

15.01-3S

01/01/2024
VC250

Subdivision design

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.

- Creating an urban structure that:
 - Responds to climate related hazards.
 - Incorporates integrated water management, including sustainable irrigation of open space.
 - Minimises peak demand on the electricity network.
 - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
 - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4S02/09/2025
VC283**Healthy neighbourhoods****Objective**

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Create 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-5S

09/10/2020
VC169

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

15.01-5L Preferred neighbourhood character

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Proposed C256whse

Policy application

This policy applies to applications for development in the Neighbourhood Residential, General Residential, Residential Growth, and Mixed Use Zones, with reference to the precincts identified on the Neighbourhood Character Precincts Map forming part of this clause.

Objective

To ensure that development:

- Is consistent with the built form envisaged for the three categories of housing change, those being limited, natural and substantial change areas as defined in Clause 16.01-1L (Housing change) and shown on Plan 2: Housing Framework Plan at Clause 02.04.
- Contributes to the preferred neighbourhood character of the area.
- Minimises the loss of trees and vegetation.
- Does not detract from the natural environment and ecological systems.
- Provides adequate vegetation and gardens consistent with the preferred neighbourhood character.

Bush Environment Precinct strategies

Ensure that development within this precinct is limited, reinforcing the lowest scale of growth, where the integrity of the environment and the significant landscape is given the highest priority.

Design development that nestles into the topography of the landscape and is surrounded by bush-like native and indigenous gardens, including large indigenous trees in the private and public domain.

Ensure streetscapes are dominated by vegetation so that buildings are subservient in the landscape and are frequently hidden from view.

Ensure development and hard surfaces occupy a very low proportion of the site.

Site development to reflect the prevailing front, rear and side setbacks.

Provide substantial vegetation including large canopy trees in large rear setbacks.

Leave front setbacks unfenced to enable bushy planting that is complemented by the street trees.

Plant indigenous trees and shrubs for their contribution to wildlife corridors on properties abutting and close to creeks and lake environs.

Provide for the development of 1 Lake Road, Blackburn, 131-173 Central Road, Nunawading and 57-67 Central Road, Blackburn for residential and institutional purposes through a site layout and built form which is subservient to the landscape character and contributes to the special environmental and landscape character of the Blackburn Lake surrounds.

Bush Suburban 1 Precinct strategies

Ensure development sits within the landscape and is surrounded by vegetation.

Ensure development does not dominate the streetscape or penetrate the predominant tree canopy height.

Fit development within the contours of the site.

Maintain the established pattern of front and side setbacks, allowing sufficient space for retention, planting and growth of trees.

Require development to contribute to the bushy landscape character of the public realm by incorporating large native and/or indigenous canopy trees and vegetation.

Leave front setbacks unfenced or provide low open style front fences to allow views into private gardens and complement the vegetated character of the streetscape.

Bush Suburban 2 Precinct strategies

Provide low-scale, pitched-roof development set within spacious garden settings.

Maintain the pattern of regular front setbacks and side setbacks from at least one side boundary, allowing sufficient space for planting and growth of new vegetation.

Ensure upper levels are set back from the ground level to allow views between buildings.

Provide low or open style front fences will provide a sense of openness along the streetscape and allow views into front gardens.

Provide space for planting of vegetation including large shrubs and tall canopy trees to enhance the landscape character of the area.

Consider development with slightly more compact siting and space for large trees and gardens in areas with good access to railway stations.

Bush Suburban 3 Precinct strategies

Site low-scale, pitched roof development within established garden settings that contain substantial vegetation, including native and exotic canopy trees.

Retain and enhance the dominance of remnant indigenous eucalypts.

Retain the regular rhythm of development spacing as viewed from the street with buildings occasionally being built to one side boundary.

Utilise complementary materials for buildings in areas where timber predominates.

Provide low, unobtrusive fences or leave the front setback unfenced to complement the informal, open streetscape and landscaped setting.

Provide space for planting of new vegetation, including large shrubs and tall canopy trees to enhance the landscape character.

Provide substantial vegetation on properties abutting or situated close to Gardiners Creek, the Blackburn Creeklands and Wurrundjeri Walk, or with an interface to Bush Environment areas.

Site development on properties abutting or situated close to Gardiners Creek, the Blackburn Creeklands and Wurrundjeri Walk, or with an interface to Bush Environment areas, to minimise the overall visibility of buildings when viewed from the open space corridors.

Bush Suburban 4 Precinct strategies

Set development within established bushy garden settings, comprising large canopy trees and extensive native planting.

Site development so that it is partially hidden by vegetation and, while evident in the streetscape vista, does not dominate the streetscape.

Retain large native and exotic trees in the public and private realm to provide a backdrop of vegetation that is visible between and behind development.

Provide low, unobtrusive fences or leave the front setback unfenced to contribute to the informal and vegetation fringed streetscape.

Provide more trees on properties abutting and close to the parklands (Heatherdale Reserve, Simpson Park and Melbourne Water pipe reserve) that complement the park landscape and contribute to the overall tree canopy.

Enable dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens, in areas of the precinct around Mitcham station and the MegaMile Activity Centre.

Bush Suburban 5 Precinct strategies

Site modest and low scale designed development within well-established garden settings that, include substantial native shrubs and tall canopy trees.

Maintain generous sized front and side setbacks, allowing sufficient space for the continued planting and growth of new vegetation.

Provide low, open style fences or leave the front setback unfenced to complement the spaciousness of the precinct and allow, views into front gardens.

Ensure development does not hinder the retention and planting of street trees that contribute to the vegetation dominated character.

Incorporate large canopy trees and native vegetation on properties abutting and close to parklands and the Koonung Creek Trail that reflect and contribute to the landscape character of the creek corridor.

Bush Suburban 6 Precinct strategies

Site, low scale designed development within established, largely exotic garden settings.

Ensure developments provide generous front, side and rear setbacks that allow space for large trees and shrubs to dominate the streetscape and provide a backdrop to most properties.

Ensure that development is partially hidden in the streetscape and sits well below the canopy tree height.

Ensure upper levels are set back from the ground level to minimise the visual impact of development.

Ensure development does not hinder the retention and planting of large street trees that contribute to the vegetation dominated character.

Bush Suburban 7 Precinct strategies

Site modest development within established bushy garden settings that contain substantial vegetation, including large trees.

Ensure development it is partially hidden behind vegetation.

Maintain the regular building setback patterns of the street.

Ensure the front setback is unfenced to retain the informal streetscape character that is dominated by its landscape surrounds.

Ensure tall, native eucalypts in streets and private gardens which significantly contribute to the tree canopy across the precinct are retained.

Retain and provide more trees that complement the creek-side landscape on properties abutting and close to the Dandenong Creek parklands.

Bush Suburban 8 Precinct strategies

Site low scale designed development within spacious and informally landscaped grounds that contain substantial vegetation including large trees.

Set development back large distances from all boundaries and ensure development is only partially visible from the road.

Provide subdued materials and finishes that blend with the surrounding environment.

Leave front setbacks unfenced.

Incorporate large grassy expanses in gardens in Terrara Road.

Require development in the precinct area surrounding the Bellbird Dell Reserve to incorporate landscaping in a manner that creates a flow of vegetation from the reserve through the surrounding streetscape.

Bush Suburban 9 Precinct strategies

Retain substantial native shrubs and tall canopy trees that contribute to the bushy landscape character.

Site modestly designed development to be partially hidden behind vegetation.

Maintain the regular setback patterns of the street.

Design development to be absorbed into the vegetation-dominated landscape.

Design development to step down the site and follow the contours and topography.

Retain tall, native eucalypts in streets and private gardens which significantly contribute to the tree canopy and informal streetscape character across the precinct.

Provide low, open style fences or leave the front setback unfenced to maintain an open streetscape and allow views into private gardens.

Incorporate large canopy trees and native vegetation on properties abutting and close to the Dandenong Creek corridor to contribute to the bushy landscape character of the public realm.

Garden Suburban Precinct strategies

Site buildings on properties close to Gardiners Creek, Dandenong Creek, Koonung Creek, Bushy Creek, Gawler Chain Parklands, Cootamundra Walk so that the overall visibility of the development is minimised when viewed from the creek or parkland corridor and so as to enhance the natural, bushy settings.

Incorporate large native or indigenous canopy trees on properties close to the creek corridors to enhance the landscape character.

Garden Suburban 1 Precinct strategies

Provide simple, moderately scaled development and maintain Interwar-era development.

Site development within low-set, spacious gardens clearly visible from the street through open frontages.

Provide garden settings with tall trees, lawns, garden beds and shrubs that enhance the precinct's formal character.

Provide low or open style front fences.

Maintain consistent front and side setbacks to provide a sense of spaciousness.

Development will typically have side setbacks with space for planting.

Provide for medium density development with more compact siting while retaining space for landscaping, including trees, in the area covered by the Burwood Village Neighbourhood Activity Centre plan and areas identified for Substantial Change.

Accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens, in areas with good access to trams.

Garden Suburban 2 Precinct strategies

Maintain a combination of heritage, quality older style development and contemporary designed development set within large gardens.

Site development within generous gardens to maintain the spaciousness and dominance of planting in the streetscape.

Ensure buildings or extensions respect the scale and siting of neighbouring properties from earlier periods.

Maintain consistent front setbacks that allow for trees and shrubs.

Set development back from side boundaries, providing a visual separation to reflect the typical rhythm of the streetscape.

Provide low or open style front fences which allow private gardens to contribute to the leafy character of the area.

Accommodate more dwellings with slightly more compact siting than the remaining residential areas, but incorporating trees and gardens, and with responsive design, in areas with good access to trams and train stations.

Garden Suburban 3 Precinct strategies

Site low-scale development within generous garden settings to maintain the classic garden dominated character.

Maintain wide front and side setbacks from at least one side boundary to allow views between development.

Provide low or open style front fences to reinforce the spacious character.

Provide space for planting to enable growth of new vegetation, including large shrubs and tall canopy trees, to enhance the landscape settings.

Accommodate more dwellings, including well-designed medium density housing with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens, in areas with good access to trams and Wattle Park shopping centre.

Garden Suburban 4 Precinct strategies

Site modest, pitched-roof development in formal garden settings that retain the classic garden suburban character.

Maintain the defined pattern of regular front setbacks and side setbacks from both side boundaries, allowing sufficient space for planting and growth of new vegetation.

Provide low or open style front fences that contribute to an open streetscape and allow views into front gardens.

Ensure development in areas of the precinct identified as Substantial Change Areas is set back at upper levels to minimise dominance in the streetscape and the impact on nearby standard residential areas.

Accommodate more dwellings, including well-designed medium density housing with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens, in areas with good access to trams and shops.

Garden Suburban 5 Precinct strategies

Site modest, pitched-roof development within well-established garden settings.

Maintain consistent siting patterns which allow for garden space to ensure development does not dominate the streetscape.

Maintain the rhythm of building separation so that it appears regular from the street, with buildings occasionally being built to one side boundary.

Retain and plant tall canopy trees in the public and private realms to complement the spacious and leafy garden settings.

Provide low front fences or leave front setbacks unfenced to maintain visible front garden areas.

Ensure development in areas of the precinct identified as Substantial Change Areas incorporates upper level setbacks to minimise its dominance in the streetscape and the impacts on nearby residential areas.

Accommodate more dwellings, including well-designed medium density housing with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens, in areas with good access to trams and shops.

Garden Suburban 6 Precinct strategies

Site modest, pitched-roof development within well-established gardens.

Minimise the dominance of development in the streetscape by retaining and providing consistent siting patterns and substantial planting.

Maintain the rhythm of building separation so that it appears regular from the street, with buildings occasionally being built to one side boundary.

Retain and plant tall trees in the public and private realms to complement the spacious and leafy garden setting.

Provide low front fences or leave front setbacks unfenced to maintain visible front garden areas.

Garden Suburban 7 Precinct strategies

Site contemporary-designed development on larger lots with spacious, established gardens that contain substantial vegetation and trees.

Set development back from side boundaries with sufficient space to provide vegetation and maintain a sense of spacing when viewed from the street, with buildings occasionally being built to one side boundary.

Provide low and unobtrusive fencing, or leave front setbacks unfenced with well-landscaped settings to reinforce the informal streetscape character.

Provide vegetation in private gardens, including large native and indigenous canopy trees, to enhance the existing landscape character of the Dandenong Creek corridor.

Accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens, in areas close to trams along Burwood Highway.

Provide for medium density development with more compact siting while retaining space for landscaping, including trees, in areas identified for Substantial Change.

Garden Suburban 8 Precinct strategies

Site well-articulated development within open garden settings, incorporating a mixture of native and exotic vegetation and large trees.

Maintain the established pattern of front and side setbacks, to allow sufficient space for planting and growth of new vegetation.

Set back upper levels of new development from the ground level to minimise their dominance in the streetscape.

Provide low open style front fences that allow for views into front gardens and maintain an open and informal streetscape.

Retain and provide large native and indigenous canopy trees and vegetation on properties abutting and close to the Koonung Creek, Bushy Creek and Gawler Chain parklands.

Garden Suburban 9 Precinct strategies

Site low-set, pitched-roof development in spacious garden settings, with a backdrop of large native and exotic trees.

Maintain the pattern of regular front and side setbacks from both side boundaries, allowing sufficient space for planting and growth of new vegetation.

Set back upper levels of new development from the ground level to minimise their dominance in the streetscape.

Provide low or open style front fences, that allow views into front gardens and lawn areas and maintain an open streetscape.

Retain and provide large native and indigenous canopy trees on properties close to Koonung Creek and Bushy Creek parklands to enhance the existing landscape character of the creek corridor and parks.

Garden Suburban 10 Precinct strategies

Site well-articulated development within open garden settings, incorporating a mixture of native and exotic vegetation and large trees.

Set back upper levels of new development from the ground level to minimise their dominance in the streetscape.

Maintain consistent front setbacks and spacing between development, with development set back or appearing to be set back from both side boundaries.

Provide low or open style front fences that allow views into front gardens and maintain an open streetscape.

Garden Suburban 11 Precinct strategies

Site well-articulated development within compact garden settings.

Set back upper levels of new development from the ground level to minimise their dominance in the streetscape.

Maintain consistent front setbacks and spacing between development, with development set back or appearing to be set back from at least one side boundary.

Provide low or open style front fences that allow views into front gardens and maintain an open streetscape.

Garden Suburban 12 Precinct strategies

Site low-set, pitched-roof development within spacious garden settings, with a backdrop of large native and exotic trees.

Maintain the established pattern of regular front and side setbacks from both side boundaries, allowing sufficient space for planting and growth of new vegetation.

Provide low or open style front fences that allow views into front gardens and lawn areas and maintain an open streetscape.

Garden Suburban 13 Precinct strategies

Site low-set, pitched-roof development in spacious garden settings, with a backdrop of large native and exotic trees.

Maintain regular front and side setbacks from both side boundaries to allow sufficient space for planting and growth of new vegetation.

Set back upper levels of new development from the ground level to minimise their dominance in the streetscape.

Provide low or open style front fences, that allow views into front gardens and lawn areas to maintain an open streetscape.

Retain and provide large native and indigenous canopy trees on properties close to Cootamundra Walk to enhance the landscape character of the corridor.

Provide medium density housing with more compact siting but retaining space for landscaping, including trees, in the area covered by the Blackburn / MegaMile West Urban Design Framework and areas identified for Substantial Change.

Accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens, in areas identified for Substantial Change with good access to train stations at Laburnum and Blackburn.

Garden Suburban 14 Precinct strategies

Site development in garden settings along tree-lined streets.

Require development to be set back at upper levels from the ground level to minimise their dominance in the streetscape.

Maintain the rhythm of front and side setbacks from one side boundary to allow sufficient space for the planting and growth of new vegetation, including trees.

Provide low or open style front fences, that allows for views into private gardens and maintain an open streetscape.

Accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens, in areas close to train stations.

Garden Suburban 15 Precinct strategies

Provide innovative or contemporary design responses to complement the traditional low-scale development forms.

Site development within established, exotic and native garden settings.

Provide low, open front fencing to maintain a sense of lightness in the streetscape.

Provide space around development to enable trees and vegetation that appear to wrap around buildings, reducing their dominance in the streetscape and creating a green leafy garden setting.

Ensure that large street trees continue to contribute to the vegetation dominated character.

Garden Suburban 16 Precinct strategies

Maintain a combination of heritage, older style development and quality contemporary designed development within garden settings.

Site new development to reflect the spacious qualities of the precinct and maintain the dominance of gardens in the streetscape.

Design new development that responds to the characteristics of older development which include heavily articulated forms, 1-2 storey scale, pitched roofs, and front and side setbacks that allow for planting, without replicating earlier styles.

Provide low or open style front fences that allow private gardens to contribute to the leafy character.

Future residential sites

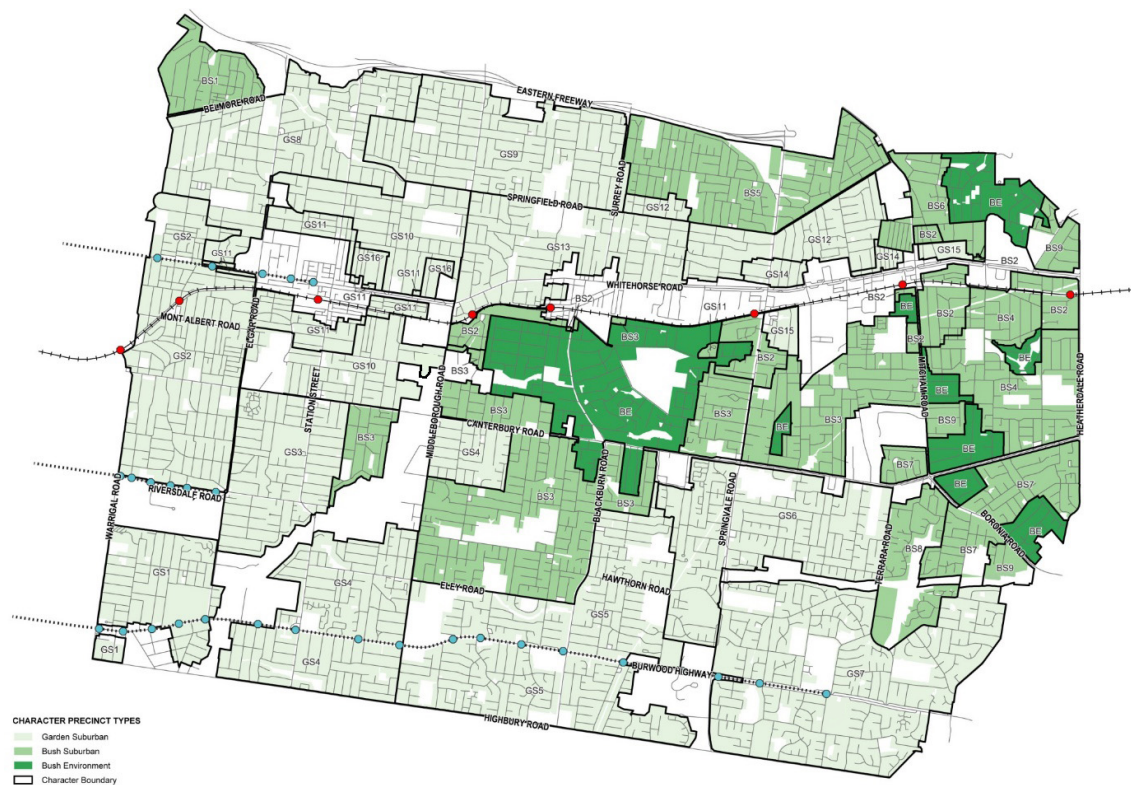
Where a site is rezoned to one of the residential zones listed at the beginning of this Clause, identify the preferred neighbourhood character of the site by taking into account the surrounding neighbourhood character and the character of the site itself.

Policy documents

Consider, as relevant:

- *Whitehorse Neighbourhood Activity Centre Urban Design Guidelines* (Planisphere, 2014).
- *Whitehorse Housing Strategy 2014* (Planisphere, 2014).
- *Whitehorse Neighbourhood Character Study – Preferred Character Statements & Guidelines* (Planisphere, 2014).

Neighbourhood Character Precincts Map



15.01-5L-01 Tree conservation

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Tree retention strategies

Retain trees that are:

- Sound in health, reasonable in structure, of an appropriate species, and are in a location that can be reasonably designed around.
- Significant for aesthetic, neighbourhood character, ecological, cultural or historical reasons, such that they are important beyond the immediate surrounds of the site.

Separate new buildings or works an appropriate distance from trees to be retained to ensure that an adequate proportion of the root system is protected from disturbance, and that adequate oxygen and nutrients are available for the tree to survive in the long-term.

Use techniques such as site-responsive building design and hard-surfacing to minimise potential damage to trees and their root systems, particularly where separation distances are at a minimum and the size and species of a tree requires additional measures to ensure its long-term health.

Tree retention policy guidelines

Consider as relevant:

- Retaining trees unless the structure of the tree is unsound due to any of the following:
 - Major limbs either dead or dying.
 - Major fungal or insect damage.
 - Rot.
 - Termite attack.
 - Major forks low in the trunk.

- Retaining trees unless the species of the tree is unsuitable for the site due to any of the following:
 - It is, or will be, too big for the area where it is located.
 - It is a species known to drop limbs or block drains.
 - It is an environmental weed.
 - It is inappropriately located near power lines or other overhead services.
- Except in areas affected by a Significant Landscape Overlay or Vegetation Protection Overlay, providing a minimum separation distance of 3 metres between the trunk of a tree to be retained and any new buildings or works.
- In areas affected by a Significant Landscape Overlay or Vegetation Protection Overlay, providing a minimum separation distance of 4 metres between the trunk of a tree to be retained and any new buildings or works.
- Applying the following techniques as part of a site-responsive design:
 - Using a sensitive footing system, such as pier and beam or waffle slabs.
 - If a hard surface needs to be within 3 metres of the tree trunk, using a surface that will allow the penetration of water, such as crushed rock.
 - If a driveway needs to be within 3 metres of the tree trunk, constructing it on top of natural ground level so that no excavation or filling is required.
 - Installing air and drainage vents if a significant proportion of the tree's roots may be affected by hard surfacing.
 - Locating services, such as drainage and cabling, outside of the tree's root zone or a minimum of 3 metres from the tree trunk, or thrust boring them under the root system.
 - Avoiding stripping topsoil from around the base of the tree, so as not to adversely impact the tree's absorbing roots.
 - Erecting tree barriers a minimum of 3 metres from the tree trunk to avoid damaging the tree, and to minimise soil compaction and disturbance during construction.

Tree regeneration strategies

Plant new canopy trees, and replace significant trees that are unable to be retained, to maintain the canopy tree cover of the municipality.

Ensure new trees have sufficient space and separation from buildings and impervious surfaces, to successfully obtain their optimum height and avoid any damage to property in the future.

Plant new trees in an open area that is free of buildings, impervious surfaces, and other tree canopies, to minimise competition and facilitate normal growth.

Use juvenile trees for replanting that are better able to adapt to their surroundings and develop a strong, healthy root system.

Ensure consideration is given to species of new trees to determine if they are appropriate for the location, soil type and neighbourhood character.

Tree regeneration policy guidelines

Consider as relevant:

- Planting new trees so that they are:
 - Separated from buildings by a minimum distance of 3 metres.

- Except in areas affected by a Significant Landscape Overlay, situated in a minimum area of 35 square metres of open ground with a minimum dimension of 5 metres, that is free of buildings, impervious surfaces and other tree canopies.
 - In areas affected by a Significant Landscape Overlay, situated in a minimum area of 50 square metres of open ground with a minimum dimension of 5 metres, that is free of buildings, impervious surfaces and other tree canopies.
 - Not within land encumbered by an easement.
- In areas affected by a Significant Landscape Overlay, subdividing land generally in accordance with the prevailing minimum lot size of 650 square metres.

Policy documents

Consider as relevant:

- *City of Whitehorse Neighbourhood Character Study – Review of Areas 14 & 16* (KLM Gerner, 2004).
- *City of Whitehorse – Significant Tree Register* (P. Harrison, 2002).
- *City of Whitehorse Significant Tree Study* (Tree Dimensions, 2006).
- *City of Whitehorse Streetscape Policy and Strategy* (Murphy Design Group, 2002).
- *Review of Three Precincts in Character Areas 16 & 18* (Planisphere, 2008).
- *Walker Estate Special Character Study – Urban Character Study* (D. Helms, 1999).
- *Whitehorse Neighbourhood Character Study – Preferred Character Statements & Guidelines* (Planisphere, 2014).

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Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.