

21.04

15/03/2018
C279

BUILT ENVIRONMENT AND HERITAGE

This clause provides local content to support Clause 14.02-2 (Natural resource management - Water quality) and Clause 15 (Built environment and heritage) of the State Planning Policy Framework.

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Urban design

Council is committed to improving the quality of design in the built environment. This includes providing a high quality public realm and encouraging architecture which is sympathetic to the local context. This is consistent with community expectations around maintaining a distinctive urban and neighbourhood character and delivering high quality environments to live, work and visit.

Key issues

- Achieving high quality urban design outcomes through development.
- Ensuring built form outcomes enhance streetscapes and maintain local amenity.
- Ensuring that the built environment caters to the needs of diverse user needs.

Objective 1

To achieve high quality urban design and built form outcomes.

Strategies

- 1.1 Facilitate development that respects and positively responds to the physical characteristics of the site and sensitively manages its various interfaces.
- 1.2 Support building design and internal layout of new buildings to achieve high quality passive surveillance, engagement and safety within the public realm.
- 1.3 Require development to be responsive to existing streetscape patterns and themes.
- 1.4 Require development to treat landscape as an integral part of the overall design.
- 1.5 Maintain the City's streets and laneways as high quality public spaces.
- 1.6 Require visible service areas (and other utility requirements) of buildings to be treated as an integral part of the overall design and to be fully screened from the public realm.
- 1.7 Provide development that is accessible for people with all abilities.

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Neighbourhood character

A key planning objective in Boroondara is to ensure that development contributes positively to the existing or preferred neighbourhood character, while minimising adverse impacts on neighbouring properties.

The Neighbourhood Character Precinct Statements 2013 comprises 75 neighbourhood character precinct statements across Boroondara's residential areas. The precinct statements describe key precinct character elements, a preferred future character, and design guidelines that will assist in achieving the preferred future character.

Key issues

- Loss of mature trees and gardens, and new development that does not provide adequate space for new vegetation, particularly canopy trees.
- Development which does not respect or positively contribute to the existing or preferred neighbourhood character.

Objective 2

To ensure that the City retains its distinct neighbourhood character identity.

Strategies

- 2.1 Maintain the City's valued residential amenity including landscaped settings and leafy streets.
- 2.2 Minimise proposals for subdivisions without approved buildings in all residential zones that create lots smaller than those in the surrounding area.

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Sustainable development

The built environment has a significant impact on the wider natural environment, including through consumption of energy and water, waste generation during construction and operation, and pollution of waterways.

Key issues

- Managing built environment impacts on the natural environment.
- Ensuring Environmentally Sustainable Development (ESD) principles are applied where appropriate, to ensure maximum efficiencies, and to avoid retrofitting and additional operational costs.
- Ensuring climate change impacts are considered in building and public space design.
- Impacts of urban development on stormwater run-off and river health including declining standards of water quality.
- Increased demand for utilities, energy and water infrastructure from development.

Objective 3

To encourage environmentally sustainable design and development.

Strategies

- 3.1 Promote building design that incorporates passive solar design principles including:
 - Maximising northern orientation to internal and external living spaces and windows.
 - Maximising access to natural light and ventilation.
- 3.2 Create 'green' (i.e. vegetated) roofs and walls with a supporting maintenance program.
- 3.3 Support energy efficient building design and use of renewable energy systems.
- 3.4 Support adaptive re-use of buildings.
- 3.5 Support the re-use and recycling of building materials, and use of recycled, locally sourced and sustainable building materials.
- 3.6 Support appropriate waste storage and collection facilities being provided on-site for all types of waste streams.
- 3.7 Facilitate a precinct wide energy supply that can be shared between developments, where appropriate.

Objective 4

To ensure water resources are managed in a sustainable way.

Strategies

- 4.1 Support inclusion of water harvesting and reuse measures within the planning and design stages of development.
- 4.2 Improve local water harvesting through rainwater tanks (plumbed for internal use) and greywater irrigation systems.
- 4.3 Support the conservation of potable 'drinking' water through water-wise landscaping.

Objective 5

To manage stormwater flow and quality before it enters waterways and Port Phillip Bay.

Strategies

- 5.1 Minimise stormwater run-off and the extent of hard surfaces in development.

- 5.2 Support on-site stormwater retention to restrict the rate of stormwater flow to the existing stormwater drainage network.
- 5.3 Support use of water sensitive urban design solutions within development such as:
 - Constructed wetlands and raingardens.
 - Use of permeable landscaping options (eg permeable paving, gravel, mulch) in preference to impervious treatments.
 - Litter and erosion prevention and appropriate disposal of waste liquids.
- 5.4 Facilitate precinct wide water management and recycling systems, where appropriate.

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Advertising signs

Given the high number of major activity centres, neighbourhood and local centres and commercial corridors in Boroondara, advertising signage is a highly visible part of streetscapes. Much of Boroondara is in designated heritage areas and there are individual buildings and features of cultural significance. Signage in these areas and in the vicinity of these features has the capacity for significant amenity impacts.

The municipality is a heavily trafficked part of Melbourne, surrounded by freeways and crossed by many main roads. These major routes are the focus of demand for major promotion signs.

Key issues

- Excessive signage and visual clutter from signage which dominates streetscapes.
- Managing advertising signage associated with heritage buildings.
- Managing the impacts of signage illumination on local character and adjoining amenity.
- Managing impacts from new forms of advertising signage including electronic and animated signage.

Objective 6

To ensure advertising signage is sensitively integrated into use and development and streetscapes.

Strategies

- 6.1 Require advertising signs to be appropriately integrated with heritage buildings.
- 6.2 Minimise visual clutter and streetscape impacts from new signage.
- 6.3 Avoid unreasonable amenity impacts to adjoining properties from new signage.
- 6.4 Require unnecessary or inappropriately located signs to be removed when a new sign is installed.

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Heritage conservation

The heritage values of Boroondara have been identified in a range of studies undertaken over the last 20 years. Heritage precincts and individual heritage places cover a high proportion of the municipality and make a significant contribution to Boroondara's character.

Boroondara also contains various indigenous sites close to the Yarra River. These areas contribute to local heritage and cultural significance.

Key issues

- Ensuring new works to heritage places are respectful to the heritage significance of the place.
- Loss of heritage built fabric and cultural sites from development.

Objective 7

To identify and protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance.

Strategies

- 7.1 Conserve and enhance individual heritage places and precincts, and aboriginal and cultural features.
- 7.2 Require development to respect and enhance heritage buildings and precincts.

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Implementation

Application of zones and overlays

- Apply the Design and Development Overlay Schedule 1 (DDO1) to ensure development at Willsmere is compatible with the character and landscape of the area.
- Apply the Design and Development Overlay Schedule 2 (DDO2) to the Willsmere Historical Building Area to ensure sympathetic development.
- Apply the Design and Development Overlay Schedule 4 (DDO4) to protect the distinctive character of Monomeath Avenue.
- Apply the Design and Development Overlay Schedule 6 (DDO6) to ensure an appropriate built form design outcome at the former Hawthorn Tram Depot.
- Apply the Design and Development Overlay Schedule 7 (DDO7) to ensure an appropriate built form design outcome at 5-9 Burwood Road, Hawthorn.
- Apply the Design and Development Overlay Schedule 12 (DDO12) to the West Hawthorn Area to implement the West Hawthorn Urban Design Framework.
- Apply the Design and Development Overlay Schedule 14 (DDO14) to the Kew Junction Activity Centre to implement the Kew Junction Structure Plan.
- Apply the Design and Development Overlay Schedule 15 (DDO15) to the Glenferrie Activity Centre to implement the Glenferrie Structure Plan.
- Apply the Design and Development Overlay Schedule 16 (DDO16) to the Neighbourhood Centres to guide built form outcomes.
- Apply the Design and Development Overlay Schedule 17 (DDO17) to the Commercial Corridors to guide built form outcomes.
- Apply the Design and Development Overlay Schedule 23 (DDO23) to the Maling Road area.
- Apply the Heritage Overlay (HO) to protect all individual heritage places and identified heritage precincts of cultural, natural and aboriginal heritage significance.

Policy guidelines

- Apply local policy (Advertising Signs at Clause 22.01) to manage the development of signage across the municipality.
- Apply local policy (Discretionary Uses in Residential Areas Policy at Clause 22.02) to ensure that non-residential activities are accommodated without impacting adversely on character or amenity.
- Apply local policy (Heritage Policy at Clause 22.03) to protect, conserve and enhance all heritage places within the Heritage Overlay.
- Apply local policy (Neighbourhood Character Policy at Clause 22.05) to protect valued neighbourhood character in Boroondara's residential areas.
- Apply local policy (Neighbourhood Centres and Commercial Corridors Urban Design Policy at Clause 22.06) to achieve high quality urban design and built form outcomes in neighbourhood centres, and commercial corridors.

Further strategic work

- Undertake a comprehensive review of the Advertising Signs Policy.

BOROONDARA PLANNING SCHEME

- Consider a Yerrin Street, Balwyn public space that could integrate urban design with tram, community bus and pedestrian crossing facilities, where possible.
- Investigate the need for an Environmentally Sustainable Design Policy.
- Undertake assessments of possible heritage places.
- Undertake a review of heritage precincts covered by the Heritage Overlay.

Other actions

- Advocate for changes to Victorian State planning legislation and relevant national frameworks that would provide improved mechanisms to require sufficient space for canopy trees and other substantial vegetation in both backyard and frontyard areas in residential areas.

Reference documents

Balwyn Access Plan (City of Boroondara, June 2013)

Integrated Water Management Strategy 2014-2024 (City of Boroondara, 2014)

Neighbourhood Centres and Commercial Corridors Guidelines, (City of Boroondara, 2014)

Neighbourhood Character Precinct Statements (City of Boroondara, 2013 or as amended and adopted by Council from time to time)

Neighbourhood Character Study and New Residential Zones Methodology and Implementation Report (City of Boroondara, October 2013)

Thematic Environment History (City of Boroondara, 2012)

West Hawthorn Urban Design Framework (David Lock Associates, 2006)