

## 21.06 ENVIRONMENT

04/05/2017  
C230

### 21.06-1 Overview

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The City of Boroondara's commitment to addressing issues of environmental concern are reflected in the 1998 -2001 Corporate Plan which states as one of its corporate objectives to:

*"ensure environmentally sustainable development, and preserve a quality environment for future generations."*

The City of Boroondara faces major issues in relation to the environment and amenity in urban areas. The City is surrounded for most part by major waterways and freeways and is crossed by major arterial roads. It is inseparable from the broader regional causes and effects of issues relating to traffic movement and waterway catchments.

The City is impacted upon by significant volumes of through-traffic travelling between the outer suburbs and the CBD, and its associated noise and chemical emissions. This, together with traffic generated locally by land-uses such as schools, offices and so forth, has strong implications for residential amenity, health and the overall level of pollutants in the air and in our watercourses.

Boroondara has little industrial activity. However, certain light industrial activities that are located here such as spray painting, automotive servicing, furniture manufacturing and so forth, do have the potential of generating air pollution emissions in the form of fumes/odours or particle fall-outs. Other activities such as weed spraying are also potential contributors to particle emissions in the air. According to an Environmental Protection Agency (EPA) survey of environmental complaints by Region between January 1995 and July 1997, activities such as these accounted for the highest proportion of registered public complaints about these forms of air pollution in the City. There are EPA air pollution monitoring points in Boroondara.

Noise emissions from industrial and commercial plant such as air conditioner units, are also a concern. According to the same EPA survey, such noise problems were listed as the third highest source of complaint registered by residents in Boroondara. Noise levels on main roads at monitoring stations in Boroondara measured between 61 and 67 dB(A) in 1995 and 1996.

Urban uses are significant consumers of energy. New development and new subdivision within the municipality provides the opportunity to achieve energy efficiency gains by designing buildings for maximum energy efficiency and planning subdivisions to facilitate solar access. Through a process of promotion and education, the community can be made aware of the techniques available to achieve these energy efficiency gains, and the long term household running cost savings to be gained from them.

There are several known contaminated land sites within the City, mainly associated with former tips (mostly now in public open space), old service stations and sewerage works. The number of such sites found in residential zones is not extensive, but they would require thorough rehabilitation before any new development could take place on them.

Litter is the most visible sign of environmental pollution in urban areas, and frequently finds its way into waterways. Council has a waste minimisation strategy which deals with all aspects of the disposal and minimisation of waste, and is being implemented to ensure that waste is effectively and efficiently dealt with. Boroondara had the second highest rate of recycling out of 12 inner municipal Councils, in 1996, and an average amount of total municipal waste sent to landfill.

Boroondara has some significant responsibilities for the water quality of local streams, both as a player in catchment management of the Yarra River and through its role in the management of the local drainage and stormwater system. The intensification of urban development will inevitably result in an increase in impervious surfaces which will in turn

cause increased volumes of water to be discharged to local waterways. If there is no improvements to drainage infrastructure then drainage capacity problems will occur. Failures may also arise over time due to the age of some infrastructure. However, the key outcome will be declining standards of water quality discharged to the receiving bodies. In order to guard against this prospect, a number of steps will be required including the investigation of the instillation of litter and sediment traps, the protection of floodplains to ensure flood retention capacity along waterways and provide the possibility of some low flow water quality treatments, and the investigation of stormwater retarding devices, again with water quality improvement measures, where opportunities are available.

The EPA complaints survey noted that the second highest number of public complaints in the City related to water pollution. Good water quality is dependent on the management of waste discharges and future urban development. The Melbourne Water indicators for water quality show that Gardiners Creek and the Yarra are below the policy objective targets at the monitoring stations in Boroondara. With respect to biological monitoring, waterways in Boroondara have an ecosystem health rating of moderate or severe stress.

The environmental significance of the Yarra and its immediate valley environs (being the banks, flood-plains and the steeper valley slopes) has been identified in the three Middle and Lower Yarra River Concept Plans (adopted in 1986, 1990 and 1993), and more recently confirmed in the State Environmental Protection Policy (SEPP) - "Waters of the Yarra Catchment" (1995), the "Yarra Catchment Action Plan" (1998) and the "Port Phillip and Westernport Regional Catchment Strategy" (1997). It is also recognised in the Planning Scheme through various planning provisions.

Land beside the Yarra River and Gardiners Creek is part of a Melbourne Water declared floodliable area. While these and other flood-prone land represents a hazard to development, the flood-plains also have high environmental value as an intrinsic part of the riverine area.

The value of the Yarra River as a habitat corridor is documented in the River Concept Plans and more specifically in "Sites of Faunal and Habitat Significance in North East Melbourne" (1997). Council's "Open Space Policy" identifies public land areas with a high level of environmental value, which are mostly along the river systems, but include other parks with remnant stands of indigenous vegetation, such as part of Beckett Park. This Policy also recommends the reinforcement of a cross-municipal flora and fauna corridor, with emphasis on the Outer Circle Linear Path. Another consideration is the need to recognise the role of exotic vegetation within the City, which makes a significant cultural and aesthetic contribution to the character of our residential areas and also plays an important function as fauna habitats. To address these various vegetation issues the preparation of a "Vegetation Policy" is proposed for the City. This will be based on a series of surveys (including an investigation of all mature trees on public and private land, the identification of sites of value for flora and fauna and of issues in relation to weed control) and will culminate in policies and strategies for the management of vegetation in the City and the restoration of indigenous vegetation.

One of the major recommendations of Landplan 2020 is to investigate the potential for the creation of "Urban Villages" within selected areas in the City.

Urban Villages are sustainable, energy efficient communities, in low traffic environments, close to public transport and community and commercial services. This and other environmental projects are proposed as priorities in the City's Corporate Plan, including the preparation of an Environmental Management Policy, and will provide the basis for future amendments to the MSS and the Planning Scheme.

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### **What are the main environment issues?**

The containment of existing and future (air, noise and water) pollution levels is a major challenge for the City.

New development has the potential to exponentially increase the impact on the City's environment and measures need to be taken to ensure that it takes place in an environmentally sensitive and sustainable manner.

The "Urban Villages" concept offers one solution to addressing some of these environmental issues and therefore requires further in-depth investigation.

For a built-up area the City has significant natural resources. The protection of the environmental qualities (physical, ecological and hydrological) of the Yarra River and its environs, and other habitat corridors, is considered of primary importance.

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**Objectives, strategies and implementation**

**Objectives**

- To register significant improvement in environmental indicators for waste generation air and water quality noise levels and for areas of high environmental sensitivity particularly for the Yarra River and environs.
- To significantly enhance our open spaces and areas of value for flora and fauna.
- To encourage all new development in the City, both domestic and commercial, to be energy efficient and environmentally clean and sensitive.
- To enhance the well being of residential and commercial environments for future generations.

**Strategies**

- Reduce the overall level of noise and air pollution within the City.
- Manage drainage and sewerage systems to meet the water quality and water capacity objectives of strategic goals listed in policies and plans for the Yarra River.
- Protect the hydrological and ecological values of floodliable land.
- Achieve a 50% reduction in waste generation in the City in the period 1996 - 2000.
- Protect areas of environmental value and sensitivity.
- Encourage energy efficient design of commercial, industrial and residential development.
- Facilitate sustainable use of contaminated land within former industrial areas and sites.
- Create "Urban Village" communities in low traffic environments, close to services and public transport.

**Implementation**

These strategies will be implemented by:

**Policy and exercise of discretion**

- Applying all relevant State Policies (State Environment Protection Policies) to all uses to control noise and air emissions from all relevant forms of development.
- Applying local policies (Office Use and Development Policy at Clause 22.08 Camberwell Junction Policy at Clause 22.02, Kew Junction Activity Centre Policy at Clause 22.17 and Glenferrie Activity Centre Land Use Policy at Clause 22.18) to

facilitate use and development which serves as an appropriate buffer at the residential/commercial interface.

- Applying local policies (Discretionary Uses in Residential Areas Policy at Clause 22.04 and Institutional Uses Policy at Clause 22.06) to manage the potential impacts of commercial, community, educational and institutional uses in residential areas.
- Requiring adequate noise attenuation to be installed in developments that are in close proximity to significant noise generators such as freeways and main roads.
- Requiring development proponents to demonstrate that the construction and operation of their proposed development will be to best practice environmental management.
- Controlling emissions to stormwater from all relevant forms of development by applying all relevant State Environmental Protection Policies to all uses.
- Requiring development proponents to demonstrate that the construction and operation of their proposed development will be to best practice environmental management requirements.
- Restricting the development of floodliable land (including reference to any River Concept Plan for the area).
- Controlling use and development within flood-plains so as to retain and enhance any local habitat values (including reference to any River Concept Plan for the area).
- Applying local policy (Office Use and Development Policy at Clause 22.08) and the energy efficiency objectives of Clause 54 and Clause 55 to new development to achieve at least four star energy efficiency rates in accordance with Energy Victoria Guidelines.
- Reducing storm water run-off from new development, by minimising hard surface areas and promoting larger unsurfaced open space in all areas.

### **Zones and overlays**

- Applying an Environmental Significance Overlay to the Yarra River environs to control all buildings and works within the immediate valley environs of waterways, so as to minimise nutrient and sediment run-off and the extent of hard surface in sensitive areas.
- Including the immediate environs of the Yarra River valley in an Environmental Significance Overlay.
- Applying the Public Conservation and Resource Zone and an Environmental Significance Overlay to identified areas of high natural environmental value (Beckett Park).
- Ensuring privately owned land which is located within an active floodway is appropriately zoned (Urban Floodway Zone as advised by Melbourne Water).
- Applying the Special Building Overlay to those areas along the Melbourne Water main drainage lines as being subject to overland flow during a one in 100 year severe storm event, to ensure development does not adversely affect the movement of overland water and water quality.
- Applying the Design and Development Overlay to Kew Junction and Glenferrie Activity Centres to facilitate ecologically sustainable development, provide transitions in built form between commercial and residential areas and protect the amenity of current and future residents.

### **Further strategic work**

- Preparing Structure Plans for other selected centres to provide guidance in relation to use and development which serves as an appropriate buffer at the residential/commercial interface.

- Liaising with regional bodies towards coordinated management plans at the regional level and identify appropriate mechanisms in the Planning Scheme to reduce the level of air pollution/noise levels within the region.
- Identifying land subject to flooding (Land Subject to Inundation Overlay, Floodway Overlay and Urban Floodway Zone), and land subject to overland flow in a one in 100 year storm event, (Special Building Overlay) initially along Melbourne Water main drainage lines, as advised by Melbourne Water.
- Reducing storm water run-off from new development, by minimising hard surface areas and promoting larger unsurfaced open space in all areas.
- Preparing a Concept plan for the Gardiners Creek area to provide guidance in relation to environmental management of development in this area.
- Preparing an Environmental Management Plan to provide local policy for the environmental management of development.
- Preparing a River Concept Plan for Gardiners Creek.
- Preparing a Vegetation Policy which identifies strategies for conserving sites and corridors of flora and fauna and strategies for the control of noxious weeds and pest animals.
- Undertaking further study to identify known contaminated land in potentially sensitive areas, and apply the Environmental Audit Overlay and zone appropriately so as to achieve flexible future use options.
- Preparing a local policy to apply to zones where residential or another sensitive uses are permissible, to ensure appropriate rehabilitation takes place before new development occurs in areas identified in the Environmental Audit Overlay.
- Investigating the creation of "Urban Villages" around certain public transport and community centre foci, research the outcomes and impacts of such developments and identify appropriate mechanisms in the Planning Scheme to implement the recommendations of the study.

#### **Other actions**

- Liaising with neighbouring Councils and regional bodies towards a coordinated water quality management plan.
- Liaising with regional bodies towards a full understanding and optimal use of the current and potential capacity of the drainage and sewerage systems, both at the regional and the local level.
- Providing better management and maintenance of the drainage network by collecting more information about the condition of the network.
- Minimising waste generation in accordance with Council's Waste Minimisation Strategy.

#### **Reference documents**

City of Boroondara Open Space Policy, 1996

Environment Protection Authority - Protecting Water Quality in the Yarra Catchment (State Environment Protection Policy (Waters of Victoria) draft Schedule F7 (Waters of the Yarra Catchment), 1995

Port Phillip and Westernport Regional Catchment Strategy, 1997

Yarra Care - Yarra Catchment Action Plan, 1995

River Concept Plans:

- Lower Yarra - Punt Road to Dights Falls, 1986
- Middle Yarra - Dights Falls to Burke Road, 1990
- Middle Yarra - Burke Road to Watsons Creek, 1993

City of Boroondara Residential Strategy Framework, 1995

Sites of Faunal and Habitat Significance in North East Melbourne, 1997, prepared by Cam Beardsell for the North East Region of Councils

City of Boroondara Neighbourhood Character Study Precinct Statements 2013

City of Boroondara Neighbourhood Character Study Methodology and Implementation 2013

City of Boroondara Municipal Health Plan, 1997

Remnant Native Grasslands and Grassy Woodlands in Melbourne Area, prepared by Department of Conservation and Environment, 1990

Managing Flora and Fauna in the Yarra Catchment, prepared by Department of Natural Resources and Environment, 1994

Construction Techniques for Sediment Pollution Control, EPA, 1991

Kew Junction Structure Plan 2009 (updated December 2011)

Glenferrie: Heart of Hawthorn Structure Plan and Implementation Plan, 2010 (updated 28 December 2011)

