

21.08 BUILT ENVIRONMENT AND HERITAGE

11/05/2017
C197

21.08-1 Urban Design

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The City of Whittlesea contains many diverse and rich environmental and constructed features, which must continue to be identified, preserved and enhanced in order to retain the character of the municipality in the face of rapid urban development.

All forms of development and elements of the rural landscape contribute to the character of the City of Whittlesea. Quality urban design and built form also contributes to a City's image, amenity and community well-being. Well-designed urban environments contribute to building connection to place and the community. High quality urban design outcomes are sought for existing and future urban areas with a particular focus for Activity Centres and major gateways.

Areas of rural, natural character that have been excluded from urban development are of vital importance and need to be maintained. Designated non-urban breaks and visually exposed hilltops and ridgelines are also significant and contribute to the character of the municipality.

Objective 1: To support places and spaces that connect people.

- Strategy 1.1 Provide open spaces and recreation facilities that are welcoming and safe for public gathering, incorporate Crime Prevention Through Environmental Design (CPTED) principles and are accessible to all and respond to local need.
- Strategy 1.2 Provide community hubs that combine services and recreation and bring people together.
- Strategy 1.3 Utilise urban design principles to support built outcomes which encourage connection to place and the community.

Objective 2: To progressively upgrade the image and appearance of the City of Whittlesea focussing on retention of local environmental features, landscape qualities and urban and landscape design improvements.

- Strategy 2.1 Protect and enhance urban and rural waterways and associated open space opportunities.
- Strategy 2.2 Protect sensitive landscapes and vistas.
- Strategy 2.3 Ensure that dwellings and other buildings are sited below ridgelines, and in areas that minimise visual intrusion.
- Strategy 2.4 Protect and facilitate the assembly of Quarry Hills as a regional open space area in South Morang, Mernda, Epping and Wollert.
- Strategy 2.5 Reduce the adverse impacts of visual clutter associated with signage on land or buildings which adjoin or have exposure to major gateways and important transport corridors.
- Strategy 2.6 Require frontage treatments and landscape setbacks along existing and planned arterial roads except where they are in a designated activity centre.
- Strategy 2.7 Avoid rear or side fences on major roads to encourage activation and passive surveillance.
- Strategy 2.8 Avoid visually intrusive industrial uses from locations where high quality urban and landscape design outcomes are sought in and around Activity Centres along main roads and gateway sites.

- Strategy 2.9 Improve the appearance of streetscapes in existing urban areas and new growth areas.
- Strategy 2.10 Protect the visual qualities of the Whittlesea Hills and Quarry Hills by limiting development to below designated height contours and protect significant hill tops in accordance with the South Morang and Whittlesea Townships Local Structure Plans.
- Strategy 2.11 Strengthen the appearance of the municipality at its major entrances.
- Strategy 2.12 Encourage the planting of large canopy trees in new developments.
- Strategy 2.13 Avoid visually dominant car parks in new developments.
- Objective 3: To ensure new development in Activity Centres achieves high quality urban design outcomes.**
- Strategy 3.1 Incorporate visually distinctive urban design treatments, inclusive of public art, as part of streetscape improvements within the Epping Central Metropolitan Activity Centre.
- Strategy 3.2 Support new centres that are designed with street based-activity along main streets.
- Strategy 3.3 Encourage high quality building design within the Epping Central Metropolitan Activity Centre that contributes to the amenity of the public realm.
- Strategy 3.4 Support the urban design outcomes identified in the approved plans for Plenty Valley Town Centre, Mernda Town Centre, University Hill, the Aurora Town Centres and other activity centres.
- Objective 4: To support a universally accessible built environment.**
- Strategy 4.1 Provide universal provision of access for users, including people of all abilities, through the adoption of best practice standards.
- Strategy 4.2 Design places, spaces and community facilities which facilitate community connection and are gender inclusive.
- Objective 5: To design walkable communities.**
- Strategy 5.1 Utilise Crime Prevention Through Environmental Design (CPTED) principles to guide strategic planning and planning assessments.
- Strategy 5.2 Create walkable neighbourhoods defined by a 400-800 metre walk to facilities and open space.
- Strategy 5.3 Create a permeable, direct and well-connected pedestrian and cycling network between destinations including public transport stops, homes, services, schools and recreation spaces.
- Strategy 5.4 Support a wide variety of transport modes.
- Objective 6: To provide shade and shelter in the public realm.**
- Strategy 6.1 Encourage the use of built and natural shade in developments.
- Strategy 6.2 Encourage canopy trees in urban streetscapes.
- Strategy 6.3 Plant trees along cycling and walking tracks to enhance shade provision.

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C197**Subdivision**

Appropriate site responsive subdivision design can greatly impact upon the attainment of a number of planning objectives.

Objective 1: To ensure that subdivision design is site responsive.

- Strategy 1.1 Require new subdivisions to integrate with the surrounding environment and land use.
- Strategy 1.2 Provide a hierarchy of road cross-sections within new subdivisions.
- Strategy 1.3 Ensure that important site features are meaningfully incorporated in to subdivision design.
- Strategy 1.4 Design neighbourhoods that feature interconnected grid based road networks that maximise connectivity, accessibility, choice, and legibility, and are aligned to take advantage of views and create vistas to important buildings and spaces.
- Strategy 1.5 Design streets that facilitate appropriate solar orientation of lots.

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C197**Environmentally Sustainable Design**

Council is working to create an environmentally sustainable city.

The design and construct of environmentally sustainable buildings play a key role in achieving this. Environmentally Sustainable Design (ESD) is a key element of this objective. It requires development to consider layout and construction techniques, building operation and design elements such as:

- Orientation of buildings to maximise natural light and winter solar access,
- Shading to reduce summer heat load,
- Rainwater harvesting to reduce demand on potable water supplies,
- Energy efficiency to reduce energy consumption,
- The use of renewable energy to reduce reliance on fossil fuels,
- Indoor environmental quality to improve occupant comfort levels.

Objective 1: To support water sensitive urban design.

Strategy 1.1 Encourage the use of water sensitive urban design in new developments.

Strategy 1.2 Improve water quality in receiving waters.

Objective 2: To apply Integrated Water Management principles.

Strategy 2.1 Consider stormwater management in parallel with demand for water and the available supply of other water classes, such as wastewater, recycled water and potable water.

Strategy 2.2 Make use of opportunities for fit-for-purpose water reuse where possible.

Objective 3: To minimise the environmental impact of construction.

Strategy 3.1 Ensure sediment, construction materials and litter are managed in order to constrain them within construction sites and prevent them impacting the drainage network, natural environment or public assets.

Strategy 3.2 Dispose of excess soil from developments at an appropriately licensed facility.

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C197**Heritage Conservation**

The cultural heritage of existing and past inhabitants of the municipality contributes greatly to the identity of the City of Whittlesea. It is essential that the significance of heritage places and artefacts continue to be documented and measures continue to be put in place to ensure they are retained and incorporated within the development process.

- Objective 1: To identify, protect and enhance the City’s Aboriginal and European heritage.**
- Strategy 1.0 Pursue heritage advice on key applications which involve sites of heritage significance.
- Strategy 1.1 Recognise and incorporate heritage significance as an integral component of all planning processes.

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C197**Implementation****Policy Guidelines**

When deciding on an application for use, development or subdivision the following matters will be considered, as appropriate:

- Guidelines for Urban Development (2015)
- *The River Redgum Protection Policy and Guidelines 1998.*
- *The Epping Central Structure Plan strategies and actions.*
- *The Sustainable Design Assessment in the Planning Process framework.*
- *Thomastown and Lalor Master Plan*
- *Mernda Town Centre Development Plan*
- *University Hill Development Plan*
- *The City of Whittlesea Heritage Study Volumes 1-3(Context Pty Ltd, 2013)*

Reference Documents

- *Disability Action Plan 2013-2016*
- *Environmental Sustainability Strategy 2012-2022*
- *Gender Equity Strategy 2014*
- *Guidelines for Urban Development (2015)*
- *Housing Diversity Strategy 2013*
- *Municipal Development Guidelines 2010*
- *Social and Affordable Housing Policy and Strategy 2012-2016*
- *Sports Stadium Feasibility Study 2014*
- *Sustainable Design Assessment in the Planning Process 2012*
- *The City of Whittlesea Heritage Study Volumes 1-3(Context Pty Ltd, 2013)*
- *Whittlesea Walking Strategy 2009*

Further Strategic Work

- Prepare and progressively implement the recommendations of a Municipal Street Tree Masterplan.
- Prepare gateway strategies for Cooper Street, Mahoneys Road, Plenty Road and other important gateways.

- Develop planning principles on the built environment that achieve the inclusion of people of all ages in planning indoor and outdoor places and spaces.
- Prepare Urban Design Frameworks for key sites.
- Prepare local residential, commercial and industrial design development guidelines.
- Prepare a Structure Plan for the Plenty Valley Town Centre.
- Undertake a cultural mapping exercise for existing urban areas.
- Prepare a Parking Strategy

Investigate the feasibility of preparing Green Travel Plan guidelines