

15.01

31/07/2018
VC148

BUILT ENVIRONMENT

15.01-1S

31/07/2018
VC148

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, 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.

15.01-1L

20/04/2023
C220glen

Landscaping

Objectives

To strengthen landscape character across Glen Eira.

To mitigate the impact of urban heat island effect and support community health and wellbeing.

Strategies

Maximise retention of existing canopy trees and gardens.

Integrate landscaping, including canopy trees, into development design.

Ensure new landscaping responds to the landscape character of the surrounding area.

Avoid adverse impacts on vegetation on adjoining properties.

Provide for landscaping that will:

- Soften the built form.
- Positively contribute to the visual amenity and character of the area, including the public realm.
- Provide for high levels of on-site amenity and privacy.
- Provide shade and contribute to passive cooling of hard surfaces.
- Use materials, landscape treatments and plants that are permeable, durable and resistant to adverse environmental conditions.

Support urban landscaping opportunities, including green roofs, planter boxes, green walls and landscaping within building entries.

Ensure structure plans and other place-based plans identify and deliver opportunities to plant canopy trees along streetscapes.

Policy guidelines

Consider as relevant:

- Where significant trees have been removed in the 12 months prior to the application being made, whether replacement trees will have similar size at maturity to those removed.
- Maintaining deep soil areas for canopy trees to grow to full size at maturity.
- In residential zones, landscaping to provide for:
 - The provision of a minimum of one 8 metre high canopy tree for every 8 metres of the front boundary. If the result is not a whole number, round to the nearest whole number.
 - The provision of a minimum of one 6 metre high canopy tree for every 8 metres of rear boundary in the Neighbourhood Residential Zone and the General Residential Zone. If the result is not a whole number, round to the nearest whole number.

Policy documents

Consider as relevant:

- *City of Glen Eira Open Space Strategy Refresh 2020 (adopted 9 June 2020)*
- *Glen Eira Urban Forest Strategy* (Glen Eira City Council, 2021)
- *Living Melbourne: Our Metropolitan Urban Forest* (The Nature Conservancy and Resilient Melbourne, 2019)

15.01-2S10/06/2022
VC216**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.

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)

15.01-2L-01 Building Design

20/04/2023 --/./---
G220glenProposed C237glen
Strategies



General

Encourage transition in scale from larger buildings to adjacent areas of smaller scale.

Achieve dwelling privacy through design and separation rather than screening.

Encourage development to:

- Utilise durable and sustainable building materials.
- Utilise building materials that respond to local characteristics through type, colour, texture and contrast.
- Utilise building materials that highlight features, create visual interest and reduce the impact of upper floors.
- Consolidate and conceal building services within sites and within buildings.
- Integrate any externally accessible services or substations into the façade design.

Encourage the design of residential apartments to:

- Orientate living and private open space areas towards the front and rear of the site and any abutting roads/streets, laneways or areas of public open space.
- Manage overlooking and privacy through considered design and separation, rather than screening
- Offset direct views between existing or future buildings within the same site or adjoining sites.
- Ensure that service infrastructure is appropriately sited and incorporated into the design of new buildings and has limited visibility from the public realm.
- Avoid compromising the development potential of developable adjoining land by achieving separation, outlook and amenity standards within the same site.
- Avoid depending on neighbouring sites for amenity.

Incorporate acoustic attenuation into the design of development where:

- Residents within the development may be impacted by noise generated by existing non-residential uses, traffic and public transport, street activity, the night-time economy or other noise sources.
- Residents in the surrounding area may be impacted by noise generated by the proposed non-residential use or development.

Manage the location, design and intensity of lighting on the site to avoid light spill onto adjoining residential land.

Activity Centres

Carnegie

Incorporate landscaping at all levels of a building, including ground, roof tops, podiums and vertical walls.

Avoid overshadowing of new public open space within activity centres and ensure public open spaces receive adequate sunlight during winter.

Improve pedestrian links within the activity centre, specifically between Koornang Road, Shepparson Avenue, Kokaribb Road and Egan Street.

Encourage new developments to provide connections within their development for pedestrians to access the rear of the site. This can be internal or external and should include passive surveillance.

Provide appropriate separation between buildings that will achieve:

- internal amenity
- visual and acoustic privacy
- appropriate daylight access
- air flow between buildings
- create a desired character along the street

Impact on streetscape, public realm and public open space

Design lighting and building interfaces to contribute to a sense of safety and pedestrian comfort along streets, laneways and public spaces, particularly close to transport nodes.

Encourage interaction and passive surveillance of the street and public spaces with windows, balconies and design features that allow for visibility.

Minimise the detrimental impacts of land use and development on the ecological, social or cultural value of adjoining public spaces.

Design development adjacent to public open space to:

- Support the amenity, function and accessibility of public open space.
- Ensure no unreasonable loss of sunlight to existing and future public open space.
- Ensure that public open space receives adequate sunlight during winter.
- Avoid blank walls or high fences facing public open space.

Development adjacent to land in a Heritage Overlay

Provide a transition in scale from any adjacent building with an individually significant or contributory heritage grading, having regard to height, street wall height, setbacks, building form and siting.

Provide a sympathetic and respectful design response that does not dominate an adjacent heritage place.

Use materials and finishes that do not detract from the fabric of the heritage place.

In commercial and mixed use areas, adopt a street wall height to the street frontage that is no higher than an adjoining heritage building with an individually significant or contributory grading.

Commercial and mixed use areas

Incorporate setbacks that:

- Provide for visually recessive upper floors above street wall height, when viewed from a front or side street.
- Consolidate upper side setbacks with adjoining sites where practical to avoid a visible tiered building profile.
- Allow for boundary to boundary development at lower levels to maintain the existing attached built form character of the street.
- Provide a transition to residential interfaces, heritage places, public open space and other public spaces.

Provide a unique sense of identity for each building.

Retain shop fronts and street wall height as the dominant built form elements in the street.

Reflect clearly defined streetscape elements and fine grain building character, including:

- Building spacing and rhythm.

- Front and side setbacks.
- Street wall heights and parapets.
- Proportion and spacing of vertical and horizontal architectural elements.
- Fenestration, building openings, cornices, awnings and colonnade heights.

Articulate facades to integrate with the street, including on secondary frontages on corner sites.

Minimise blank facades.

Provide a continuity of design of the building from all viewlines at both street level and from a distance.

Separate ground level resident and visitor entrances from commercial entrances, service areas, vehicle accessways and loading zones.

Incorporate adaptable and flexible spaces within buildings to allow for different uses and tenancy configurations over time.

Retain existing verandahs.

Provide fixed awnings or verandahs to:

- Be consistent with the height and extent of coverage on adjoining properties.
- Provide weather protection for pedestrians.

Manage building bulk to minimise the visual impact of development from adjoining residential sites.

Policy guidelines

Consider as relevant:

- Awning or verandahs in commercial and mixed-use areas to provide:
 - Coverage across the whole frontage on all street frontages (including corner sites abutting two main roads).
 - Coverage across at least 40 per cent of a secondary frontage on corner sites, where the secondary frontage is a local street.
- Levels of glazing at street level in commercial and mixed-use areas to achieve:
 - At least 80 per cent of front building facades at street level to have clear glazing (including corner sites abutting two main roads).
 - At least 40 per cent of building façade at street level of a secondary frontage (where the secondary frontage is a local street) to have clear glazing.
- The need for flexible design within commercial and mixed-use areas to allow for future conversion to other uses, including:
 - Provide floor heights that promote flexible use and design.
 - Floor plan layouts that allow for future consolidation of dwellings or small tenancies into larger tenancies.
 - Wide building entries, hallways and foyers appropriate for future commercial uses.
- **The design of residential apartments to:**
 - Establish building setbacks to respond to the existing or preferred urban context.
 - Provide separation between buildings to allow access to adequate daylight and provide reasonable outlook from new dwellings, while limiting views into habitable room windows and private open space of new and existing dwellings.

- Minimise the extent of basement footprint, vehicle crossovers and basement access ramps to maximise the provision of deep soil areas for canopy tree planting as appropriate to the urban context.
- The design of front fencing to provide a minimum 25 per cent transparency for any part of the fence that is over 1.2 metres in height.

■ [Carnegie Structure Plan, Glen Eira City Council, 2022](#)

15.01-2L-02 Environmentally sustainable development

20/04/2023
C220glen

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

Facilitate development that minimises environmental impacts.

Support environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

Integrated water management

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

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, and minimise car dependency.

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

Urban ecology

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

Support 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:

- 2 - 9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 100 square metres and 1000 square metres.

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

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 1000 square metres.

Non-residential

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

- A non-residential building with a gross floor area of 100 square metres to 1000 square metres.
- An extension to an existing non-residential building creating between 100 square metres to 1000 square metres of additional gross floor area (excluding outbuildings).

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

- A non-residential building with a gross floor area of more than 1000 square metres.
- An extension to an existing non-residential building creating more than 1000 square metres of additional gross floor area (excluding outbuildings).

Mixed use

Applicable assessments for the residential and non-residential components of the development based on the above policy guidelines.

General

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 20 April 2023.

Expiry

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

15.01-3S

10/06/2022
VC216

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.

GLEN EIRA PLANNING SCHEME

- 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.

Policy documents

Consider as relevant:

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

15.01-4S

31/07/2018
VC148

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.

Policy documents

Consider as relevant:

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

15.01-4R

31/07/2018
VC148

Healthy neighbourhoods - Metropolitan Melbourne

Strategy

Create a city of 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.

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.

15.01-5L20/04/2023
C220glen**Neighbourhood character****Policy application**

This policy applies to all land within the Neighbourhood Residential Zone and the General Residential Zone.

Strategies applying to both the General Residential Zone and the Neighbourhood Residential Zone

Support development that integrates into the residential streetscape and respects the garden character of the area.

Support development that incorporates contemporary architectural interpretations of traditional roof forms.

Support use of building and fencing materials and colours to complement those prevailing in the street.

Site buildings to respond to the predominant pattern of setbacks in the street and maintain spaces between dwellings.

Support development with front setbacks that facilitate a consistent garden corridor, where landscape character and canopy trees soften the built form.

Support development with rear setbacks that facilitate a rear landscape corridor where canopy trees contribute to high amenity and an open landscaped outlook.

Support development that maintains the proportions of the prevailing horizontal architectural elements in the street.

Reduce the visibility and impact of upper levels through increased setbacks.

Ensure garages, carports and car parking spaces do not dominate the streetscape.

Provide low, permeable front fences that maintain viewlines from the street.

Enhance the garden character of the area with well-planted gardens and regular street tree planting.

Strategies applying to the Neighbourhood Residential Zone

Design buildings to respond to the scale of adjoining development.

Support development that complements the original dwelling stock and respects the key elements of these styles.

Avoid development on consolidated lots where this would disrupt the pattern of development and lot sizes in the street.

Support development in the Neighbourhood Residential Zone that achieves preferred character outcomes for the neighbourhood character precincts identified in the Neighbourhood Character Precinct Plan to this clause, as follows:

Precinct 1: Caulfield North (north of Alma Road)

- Maintain the Victorian, Edwardian and interwar period dwelling base and provide for respectful infill development.
- Where an inner urban character prevails, maintain the development pattern of dense, low-rise development, with small lots, minimal front and side setbacks and compact dwelling types such as cottages and terraces.

Precinct 2: Caulfield North (between Alma and Balaclava Roads)

- Maintain a dwelling base of interwar period dwellings that includes California bungalow, Spanish Mission and Arts and Crafts styles and provide for respectful infill development.
- Maintain the Victorian and Edwardian dwelling stock where it exists.

Precinct 3: St Kilda East – Caulfield North (south of Balaclava Road)

- Maintain the mixed dwelling base, including dwellings of the interwar period through to post-1960's architect designed contemporary dwellings, and provide for respectful infill development.

Precinct 4: Elsternwick

- Maintain the Victorian, Edwardian and interwar period dwelling base and provide for respectful infill development.
- Maintain the distinct character of the Seymour Street area, including spaces around dwellings and low front fences.

Precinct 5: Elsternwick (Prentice Street area)

- Maintain the Victorian, Edwardian and interwar period dwelling base and provide for respectful infill development.
- Maintain the development pattern of dense, low-rise development, with small lots, minimal front and side setbacks and compact dwelling types such as cottages and terraces.

Precinct 6: Caulfield (between Bambra Road and the racecourse)

- Maintain a dwelling base of interwar period dwellings that includes Spanish Mission style and provide for respectful infill development.

Precinct 7: Caulfield East – Carnegie

- Maintain the Victorian and Edwardian period dwelling base and provide for respectful infill development.

Precinct 8: Glenhuntly, Carnegie and Murrumbeena

- Maintain the interwar period dwelling base that includes the California Bungalow style and provide for respectful infill development.
- Maintain the strong landscape quality in the vicinity of the Rosstown Railway linear reserves in Murrumbeena.

Precinct 9: Elsternwick-Caulfield South

- Maintain the Edwardian and interwar period dwelling base and provide for respectful infill development.
- Maintain a dwelling base of Victorian, Edwardian and interwar period dwellings and the strong landscape quality in the vicinity of St James Parade and Riddell Parade.

Precinct 10: Caulfield South (between Sussex and Bambra Roads)

- Maintain the 1940's period dwelling base and provide for respectful infill development.

Precinct 11: Carnegie (between Leila Road and North Road)

- Maintain a contemporary mixed character precinct.

Precinct 12: East Bentleigh (near the corners of Warrigal Road/North Road and Poath Road/North Road)

- Maintain the 1930's - 1940's period dwelling base and provide for respectful infill development.

Precinct 13: Ormond, McKinnon and Bentleigh

- Maintain the interwar period dwelling base that includes the California Bungalow style and provide for respectful infill development.

Precinct 14: East Bentleigh (north of Centre Road)

- Maintain the 1950's period dwelling base and provide for respectful infill development.

Precinct 15: East Bentleigh (south of Centre Road)

- Maintain the 1940's period dwelling base and provide for respectful infill development.

Precinct 16: East Bentleigh (near the corner of South Road/Warrigal Road)

- Maintain a contemporary mixed character precinct.

Policy guidelines

Consider as relevant:

- Providing a minimum 25 per cent transparency for any part of a front fence that is over 1.2 metres in height.

Policy documents

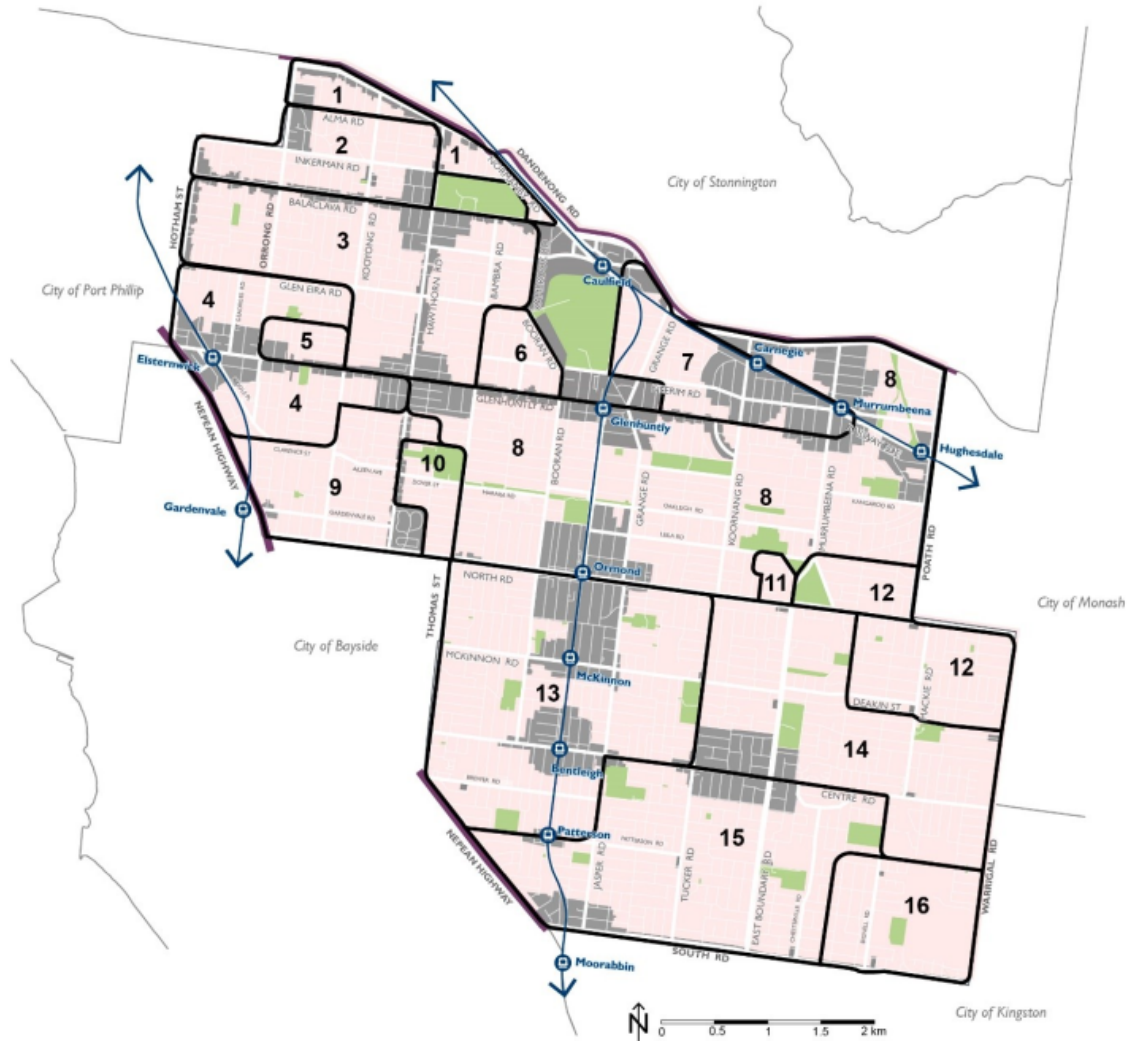
Consider as relevant:

- *Glen Eira Neighbourhood Character Review 2006 updated 2014* (Planisphere, 2014)

Expiry

This local policy expires three years from the date of gazettal of Amendment C220glen.

Neighbourhood character precinct plan



LEGEND

- Highways and Major Road
- Train line/Stations
- Neighbourhood Residential Zone Areas
- Open Space
- Excluded for Neighbourhood Character Precincts
- Neighbourhood Character Precincts
 1. Caulfield North (north of Alma)
 2. Caulfield North (between Alma and Balclutha Roads)
 3. St Kilda East - Caulfield North (south of Balclutha Road)
 4. Elsterwick
 5. Elsterwick - Prentice Street Area
 6. Caulfield - Between Bamba Road and the racecourse
 7. Caulfield East - Carnegie
 8. Glen Huntly, Carnegie, Murrumbeena
 9. Elsterwick - Caulfield South
 10. Caulfield South - between Sussex and Bamba Roads
 11. Carnegie - between Leila and North Roads
 12. East Bentleigh, near the corner of Warrigal, Poath and North Roads
 13. Ormond, McKinnon and Bentleigh
 14. East Bentleigh, north of Centre Road
 15. East Bentleigh, south of Centre Road
 16. East Bentleigh, near the corner of South and Warrigal Roads

15.01-6S
31/07/2018
VC148

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.

GLEN EIRA PLANNING SCHEME

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.