

21.10 BUILT ENVIRONMENT AND HERITAGE

09/08/2012
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21.10-1 Key Issues

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- Improving the design, appearance and quality of built form in the City.
- Enhancing the image of the City at key entrance and viewpoints.
- Reflecting the identity and character of the City in its built form.
- Ensuring new development responds to its context and the preferred future character of the area.
- Ensuring that development of heritage sites and adjoining land is appropriate and sympathetic to heritage values.
- Protecting sites of Aboriginal cultural significance.
- Assessing what level of development is consistent with maintaining relevant environmental or heritage values.
- Ensuring new development retains space for canopy trees and vegetation.

21.10-2 Objectives, Strategies and Implementation

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Objective 1

Seek a high level of architectural, urban and sustainable design in new development, that projects a positive image of the City.

Strategies

- Ensure that new development on key sites, along main roads, and in retail, commercial and industrial areas is designed using the highest standards of architectural and urban design, including attention to interface with the public domain, materials, signage, landscaping and form.
- Encourage all development to be well designed, responsive to its context, and incorporate design features that demonstrate attention to quality and sustainability.

Objective 2

Ensure that in areas of mixed non-residential and residential use, the form of non-residential development does not adversely impact on adjoining residents.

Strategies

- Along Nepean Highway new office developments should be respectful of nearby housing scale.
- In other locations new office developments should be of a domestic scale and a form that is sympathetic and responsive to nearby housing.
- Require new office development to include features to reduce noise, loss of privacy and overshadowing, including landscaping, screening, acoustic fencing and the appropriate siting of buildings, car parking, access driveways and other works.
- Ensure new development has a high standard of architectural design, external finishes, identification/advertising signs and landscaping.

Objective 3

Protect and maintain the integrity of significant Aboriginal cultural heritage and “post settlement” heritage sites.

Strategies

- Identify sites of “post settlement” heritage significance and maintain the values and integrity of those sites.
- Ensure that heritage values are adequately addressed when dealing with development proposals.
- Encourage the preparation of detailed conservation management plans to identify the heritage and development potential of heritage sites identified in the planning scheme.

Objective 4

Encourage the adoption of environmental sustainability principles in the design and development of all new buildings.

Strategies

- Ensure new development incorporates environmentally sustainable design principles in its design, layout, construction and landscaping.
- Incorporate water sensitive urban design principles in the layout and choice of landscaping materials and plants.
- Retain existing canopy trees and provide sufficient space to accommodate new canopy trees.

Implementation

The strategies in relation to built form and heritage will be implemented through the planning scheme by:

Policy guidelines

- Encourage the development of flagship ‘green’ commercial and industrial buildings that demonstrate cutting-edge design and exceed standard energy efficiency ratings and reduce water consumption.
- Ensure that the importance and obligations regarding places of aboriginal cultural heritage significance are understood.

Further strategic work

- Develop urban design guidelines for key sites, main roads, and retail, commercial and industrial areas.
- Prepare urban design guidelines for Neighbourhood activity centres.
- Develop advertising signage guidelines for inclusion as a Local Policy.

Other actions

- Seek to include environmental sustainability measures for new development in the Frankston Planning Scheme.