

21.07
19/05/2016
C5

HERITAGE AND BUILT ENVIRONMENT

This Clause provides local content to support Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

21.07-1
20/01/2011
C2

Environmentally sustainable development

Overview

French Island's lack of services requires new developments to be environmentally sustainably designed. Development must take into account the natural and cultural context of its location and dwellings must provide facilities for waste disposal, energy generation and water storage.

Key issues

- Managing new development in an environment that is isolated, environmentally sensitive and has no reticulated services.
- Maintaining that development reflects the particular characteristics, aspirations and cultural identity of the community.
- Managing development design to be sensitive to its site and location.

Objective 1

To encourage environmentally sustainable design and development.

Strategy 1.1

Encourage best practice environmentally sustainable design features to be incorporated into new development.

Strategy 1.2

Ensure developments minimise their environmental impact through sensitive siting.

Strategy 1.3

Ensure that developments are self-sufficient in the provision and management of services.

Objective 2

To encourage development that is sympathetic to the isolated rural environment and valued landscape.

Strategy 2.1

Protect the landscape values of the Island, particularly along the coastline and from elevated viewing points on the Island, through appropriate set backs from the coast, building design, use of materials, building height and development density.

Strategy 2.2

Require building design, building height and use of materials to reflect the natural and isolated state of the Island.

Strategy 2.3

Ensure that development achieves visual integration with the landscape.

Strategy 2.4

Encourage landscaping treatments to complement new developments, where appropriate, and require landscaping to include plant species indigenous to the Island.

Strategy 2.5

Ensure that the subdivision of land does not facilitate development and land use which degrades the Island's landscape values or detracts from its rural character.

21.07-2
20/01/2011
C2

Heritage

Overview

French Island retains a number of structures of historic value and interest including houses or cottages from early settler times, wattle and daub buildings and chicory kilns. These buildings provide a link to the Island's past settlement activities.

The Island's landscape, as a whole, is classified by the National Trust as being of 'high' value, particularly along the coastline and from elevated viewing points. The Island is also listed on the register of the National Estate in recognition of its natural, cultural and historic values.

Key issues

- Recognising, preserving and protecting sites of Aboriginal value, and buildings and sites of historical and cultural value.
- Acknowledging the historical farming practices and settlement pattern that contributes to the Island's heritage.

Objective 1	To protect sites and buildings that contribute to the heritage values of French Island.
Strategy 1.1	Conserve and enhance buildings and sites recognised for their heritage values.
Strategy 1.2	Encourage the re-use of historic buildings.
Strategy 1.3	Ensure that use and development at or near a building or site recognised for its heritage values is compatible with its interest, character and appearance.
Strategy 1.4	Ensure that development is sympathetic to and compatible with the historic interest or cultural value of an identified heritage building.
Strategy 1.5	Ensure that advertising signs do not detract from the character or appearance of an identified heritage place.
Objective 2	To protect and sensitively manage indigenous cultural heritage.
Strategy 2.1	Ensure that applications for use or development on land are considered in the context of the requirements of the <i>Aboriginal Heritage Act 2006</i> .
Strategy 2.2	Preserve areas that provide evidence of linkages with the Island's pre-settlement history.

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Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Requiring consultation with Aboriginal Affairs Victoria for any application applying to land within a dominant registered Aboriginal archaeological site type shown on Map 1 to Clause 21.07.

Zones and overlays

- Supporting the Heritage Overlay which identifies buildings and sites identified as contributing to the historic values of French Island.
- Supporting the Significant Landscape Overlay to ensure that new development is in scale and compatible with the landscape values of the Island.
- Supporting the Environmental Significance Overlay which protects and conserves those sites valued for their significance from inappropriate or incompatible development.

Other Actions

- Acknowledging the difficulty in heritage maintenance due to the isolation of the Island.



Reference documents

French Island National Park Management Plan (Parks Victoria 1998)

Melbourne Area, District 2 Review: Descriptive Report (Land Conservation Council 1991)

Melbourne Area, District 2 Review: Final Recommendations (Land Conservation Council 1994)

Waters of Western Port Bay and Catchment (State Environment Protection Policy 1979)

Victorian Coastal Strategy (Victorian Coastal Council 2014)

Western Port Bay Strategy (Westernport Regional Planning and Coordination Committee 1992)

Schell, P. 2004, French Island National Park: Aboriginal Cultural Heritage Assessment. Unpublished report to Parks Victoria.

Goulding, M. 1988, Aboriginal Occupation of the Melbourne Area, District 2. Land Conservation Council.

Frontier French Island (Gooch R 2006)

French Island Heritage Study Review (Department of Planning and Community Development 2009)