

22.0725/07/2013
C61**NATIMUK TOWNSHIP POLICY**

This policy applies to the land identified in the map to this policy.

Policy Basis

Natimuk houses a population of approximately 500 people. Nearby Mt Arapiles attracts a large number of tourists each year and the town has benefited from additional permanent residents and the establishment of new businesses. Natimuk is a substantially intact 19th century regional service centre. The town demonstrates the urban planning principles of the period, which gives prominence to distinctive public structures, demonstrating the past wealth of the district. The main street is characterised by a spacious landscape plantation and significant public buildings (including the court house, post office and school), shops, hotels and residences.

Objectives

To encourage the continued development of Natimuk within the identified Township Boundary where there is good access to physical infrastructure and service provision.

To encourage the provision of tourist facilities and services, and facilitate other employment opportunities.

To protect, maintain and enhance the character and appearance of the precinct which is determined especially by the street plan, the commercial, public, residential and former industrial buildings of the business centre.

To protect, maintain and enhance the character and appearance of the surviving very early buildings that demonstrate aspects of Natimuk's formative history.

To ensure that new developments respect the character and visual prominence of those buildings which contribute to the cultural significance of the area.

Policy

It is policy that:

- Residential development in Natimuk be contained within the identified Township boundary shown on the map to this policy. Linear residential development along roads outside the township boundary will be discouraged.
- Development of Low Density Residential development or Rural Living development outside the Township Boundary will not be considered acceptable.
- Developments that do not complement surrounding existing development will be discouraged.
- Tourist uses and development should be located in the Township boundaries.

It is policy that the responsible authority in considering applications for the development of new buildings and alterations to existing buildings, should interpret the significant architectural character of the area which may require the application of some or all of following techniques:

- Removed and defaced elements especially including verandahs and shop fronts should be accurately reinstated using available physical and photographic evidence.
- Intervention with existing historic fabric visible from the public thoroughfares should be avoided wherever possible.

- Using design elements characteristic of the contributory buildings but reduced to simplified forms.
- Maintaining the commercial and public building frontage alignments and ensuring that residential buildings are setback from the property frontages by the same distance or more than the adjacent buildings.
- Ensuring that all new verandahs have post support and sloping roofs.

Where a permit is required for use and/or development, it is policy to require the following information, as appropriate:

- Detailed elevations of the proposed building and/or works.
- The proposed colour and type of all external materials, including doors, windows and all other elements.
- Proposed fencing.
- A contextual drawing showing the relationship between the proposed building and/or works and its adjacent buildings in terms of elevational treatments.
- Floor plans showing the proposed building and/or works with overall dimensions.
- A site analysis which addresses uses on adjacent land and the potential for reducing the impact of the development on surrounding uses.

