

21.07 BUILT ENVIRONMENT AND HERITAGE

17/11/2016
C89

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

The Council Plan 2009-2013 is committed to the following in terms of built environment and heritage issues:

Ours will be a community:

- *Where people have ownership of their neighbourhoods and retain an individual sense of place.*

21.07-1 Avoiding land use conflicts

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Overview

There is the potential for land use conflicts in and around the major urban areas of Mildura, Merbein, Irymple and Red Cliffs arising from the proximity of sensitive land uses to land use and development with adverse amenity potential, such as the Mildura Airport, Merbein Mushrooms, the Mildura Wastewater Treatment Plant and agricultural activity taking place on the valuable agricultural land that surrounds these towns. It is important to manage these uses and their environs to ensure they are not compromised by inappropriate land use and development.

Objective 1

To minimise the potential for future land use conflicts.

Strategies

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| Strategy 1.1 | Limit the location of sensitive land uses in the vicinity of industries or other activities with significant off site effects such as noise, traffic and residual air emissions. |
| Strategy 1.2 | Discourage housing in locations where amenity may be negatively impacted by farming and related activities, or where the location of housing may inhibit rural activities. |
| Strategy 1.3 | Discourage the siting of sensitive land uses such as residential development along either side of Benetook Avenue (from Eleventh Street to Seventeenth Street) and along the heavy vehicle by-pass designation of Seventeenth Street (from Benetook Avenue to Deakin Avenue). |
| Strategy 1.4 | Ensure that development is in accordance with the <i>Mildura Airport Master Plan 2010</i> , particularly in relation to noise and height restrictions. |

Reference documents

- Mildura Airport Master Plan 2010

21.07-2 Deakin Avenue

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Overview

Deakin Avenue forms a significant boulevard in the Mildura urban area. The boulevard has a very high visual amenity brought about by public and private initiatives abutting and

within the road reserve. Inappropriate use and development could jeopardise the maintenance of Deakin Avenue as the grand boulevard entrance into Mildura.

Objective 2

To protect the visual integrity and land use functions and appearance of Deakin Avenue.

Strategies

Strategy 2.1 Discourage the establishment of food and drink premises or restaurants in the General Residential Zone, Commercial 1 Zone along Deakin Avenue.

Objective 3

To maintain Deakin Avenue as a high quality boulevard entrance into the Mildura urban area.

Strategies

Strategy 3.1 Ensure development is consistent with the design guidelines contained in Schedule 1 (Deakin Avenue) of the Design and Development Overlay.

Implementation

The strategies in relation to Deakin Avenue will be implemented through the planning scheme by:

Application of zones and overlays

- Applying the Design and Development Overlay (Schedule 1) to land either side of Deakin Avenue.
- Applying the Design and Development Overlay (Schedule 3) to land along Deakin Avenue within the Mildura CBD.

Further strategic work

- Preparing urban design guidelines for Deakin Avenue.

Reference documents

- Deakin Avenue Master Plan 2006

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Heritage

Overview

The municipality and the region has in excess of 3,800 known Aboriginal places of cultural significance, pre-dating the arrival of the first European pioneers in the region at Wentworth in the 1840's. The arrival of the Chaffey brothers and the development of irrigation infrastructure provided the impetus for growth in Mildura and the broader region. Many of the original buildings and irrigation infrastructure of the main settlement period of the 1880's still exist today and continue to have practical application and historical interest.

In addition to this the former Shire of Walpeup has been subject to investigations and identified sites worthy of protection. The items of significance relate to various places, structures and objects, many of which provide a rich history of settlement and burgeoning pastoral industry in the Mallee.

Thirteen specific precincts of *special heritage significance* have been identified, in addition to over 180 individual buildings, sites, natural features or other precincts, as well as areas of cultural heritage significance as defined by the Aboriginal Heritage Regulations 2007. The importance of preserving the municipality's heritage is recognised by the Council and residents.

Objective 4

To conserve and enhance those buildings, areas and other places which are of aesthetic, archaeological, architectural, cultural, historical, scientific, or social significance, or otherwise of special cultural or natural value.

Strategies

Strategy 4.1 Protect important elements of the Chaffey heritage.

Strategy 4.2 Protect other places of natural or cultural significance.

Objective 5

To acknowledge, respect, protect and appropriately manage Aboriginal places, objects and human remains.

Strategies

Strategy 5.1 Protect Aboriginal places, objects and human remains from inappropriate development.

Implementation

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

Policy guidelines

- Apply the Heritage policy at Clause 22.02 to provide clear direction to the Mildura Rural City Council when considering applications affected by heritage within the municipality.

Application of zones and overlays

- Applying the Heritage Overlay to sites, places and buildings of historic or cultural importance.
- Utilisation of cultural heritage overlays for areas of cultural heritage sensitivity defined by the Aboriginal Heritage Regulations 2007.
- Applying the *Mildura (former Shire of Walpeup) Heritage Study Stage 2: Heritage Overlay Permit Exemptions Incorporated Plan* (November 2015) to places and precincts identified by the *Mildura (former Shire of Walpeup) Heritage Study Stage 2*.

Reference documents

- Mildura Conservation Study (1988)
- Mallee Area Review - Study of Historic Sites (1986)
- Mildura (former Shire of Walpeup) Heritage Study Stage 2 (4 April 2013)
- Council Significant Tree Register

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New residential development

Overview

The growth of new residential areas within Mildura, in particular the development of the built environment, plays a key role not only in defining a 'sense of place' or character, but also contributes to the municipality's environmental performance and the physical and mental health of Mildura's current and future residents. Ensuring that new residential development considers the longer term impacts of how the built environment evolves will support the long term sustainability of the municipality.

Objective 6

To ensure that neighbourhood design and the development of new dwellings is responsive to Mildura's climate and considers the likely impacts of climate change.

Strategies

- Strategy 6.1 Encourage development to recognise the 'urban heat island effect' and consider ways of countering this effect in the design of buildings and public spaces.
- Strategy 6.2 Ensure that neighbourhood design encourages the use of active transport and public transport over private vehicular usage.
- Strategy 6.3 Encourage discussions with public transport providers during the early stages of planning for growth areas and ensure that road widths accommodate buses where required.
- Strategy 6.4 Encourage building design to employ passive cooling techniques to reduce reliance on air conditioners.
- Strategy 6.5 Require the provision of generous eaves on all new residential development.
- Strategy 6.6 Increase the extent of vegetation cover in Mildura's urban areas.

Objective 7

To encourage the development of residential estates and buildings which are either accessible or designed to be adaptable over time.

Strategies

- Strategy 7.1 Ensure a diversity of lot sizes within growth areas in preference to density targets.
- Strategy 7.2 Encourage buildings to be designed to accommodate different groups within the Mildura community, including larger dwellings for culturally and linguistically diverse (CALD) and indigenous family groups, and accessible housing for the elderly or mobility impaired.
- Strategy 7.3 Recognise that some provision of larger lot sizes within growth areas provides opportunities for change over time.

Objective 8

To consider the impacts on health and wellbeing outcomes for future residents in the design of new subdivisions, and require that new subdivisions are planned to provide best practice in urban design for 'healthy living'.

Strategies

- Strategy 8.1 Require that new residential areas are designed to facilitate attractive, safe and legible connections for pedestrians and cyclists between key areas of activity and within neighbourhoods.

- Strategy 8.2 Discourage development where pedestrian access is compromised by cul-de-sac arrangements.
- Strategy 8.3 Require that the design of key pedestrian and cycle routes considers Mildura’s climate, with sufficient shade.
- Strategy 8.4 Require new residential neighbourhoods to incorporate greenways or linear parks to connect key areas of activity and encourage active transport and incidental exercise.
- Strategy 8.5 Encourage the development of public spaces which are safe, diverse and interesting.
- Strategy 8.6 Require the design of development adjoining key public spaces such as parks or identified key pedestrian routes to respond to this.
- Strategy 8.7 Encourage the inclusion of ‘non-planned’ community spaces in new residential areas.

Objective 9

To recognise the distinct neighbourhood character that defines many of Mildura’s low density residential estates.

Strategies

- Strategy 9.1 Recognise the larger lots sizes which define many of Mildura’s low density estates, and discourage resubdivision where this is out of character with the neighbourhood.
- Strategy 9.2 Encourage the design of new low density residential estates to employ ‘non-urban’ treatments in the provision of infrastructure, such as swale drains and post and wire fencing.

Objective 10

To provide improved landscaping outcomes in the public and private realm, respond to Mildura’s climate and promote future resilience to climate change.

Strategies

- Strategy 10.1 Require that roads in new residential neighbourhoods are designed to accommodate canopy tree planting.
- Strategy 10.2 Pursue higher targets for permeable surfaces in public and private development, to maximise opportunities for landscaping.
- Strategy 10.3 Investigate targets for the provision of new trees within the public realm.
- Strategy 10.4 Develop guidelines for residents and developers to identify climate appropriate species.
- Strategy 10.5 Prioritise the use of fast growing tree species in the development of new estates.
- Strategy 10.6 Encourage the design of new residential neighbourhoods to include linear parks or greenways where urban vegetation corridors can be created.
- Strategy 10.7 Continue to encourage water sensitive urban design.
- Strategy 10.8 Encourage the retention of landscaping within the public realm.
- Strategy 10.9 Encourage the use of grown plants in front setbacks and the public realm, including native grasses and groundcovers.

Implementation

The strategies in relation to new residential development will be implemented through the planning scheme by:

- Using Clause 22.02 (Healthy and sustainable neighbourhood design) in assessing applications for subdivision or development in residential areas.
- Developing landscaping guidelines for residents and developers.

Application of zones and overlays

- Applying the Development Plan Overlay to new development areas.

Reference documents

- Mildura Housing and Settlement Strategy 2013
- Healthy by Design 2004 (Heart Foundation guidelines)