

21.04 BUILT ENVIRONMENT AND HERITAGE

11/05/2017
C27

21.04-1 Urban Character

11/05/2017
C27

The Borough’s character is fundamental to its amenity, to the lifestyle of its residents and to its tourism economy.

The Borough has resisted major redevelopment of sensitive areas and recognised that it is the inherent structure, size and dimensions of Queenscliffe that have consistently been its primary appeal. It is the ‘feel’ of the Borough and the delicate balance of urban heritage, natural coastal and residential themes that make Queenscliffe a memorable place.

The unique combination of development diversity and intimacy will continue to position the Borough as an intensely popular living environment and tourism destination of regional and state significance.

Key Issues

- The natural coastal and heritage character qualities of the municipality are highly sensitive to the adverse impacts of taller buildings.
- Managing the pressure to allow taller buildings, especially where there is an opportunity to access bay views.
- Preventing new development and redevelopment from eroding the valued characteristics of the Borough.
- Managing shared view lines and the opportunity to protect ‘reasonable views’.

Objective

- To require that new development in the Borough protects, enhances and harmonises with the following distinguishing elements of the Borough’s urban character:
 - The significant view lines to and from the sea, coastal dune environments and the Queenscliff townscape skyline;
 - The unique and intact building, landscape heritage, and natural foreshore qualities of the Borough;
 - The distinguishing cultural heritage identity of the township of Queenscliff, including the prevailing Victorian and Edwardian built form and scale of development;
 - The sense of seclusion and intimacy of Point Lonsdale, which is created through its low-rise, recessive built form and informal, narrow streets in a natural landscape dominant environment; and
 - The distinctive natural coastal settings of Queenscliff and Point Lonsdale, including significant areas of intact native and remnant indigenous vegetation.

Strategies

- Require new development in Queenscliff to have regard to the prevailing scale, style, height, siting, fencing, and palate of building materials and finishes in the core heritage centre of the town.

- Require new development in Point Lonsdale to have regard to the retention of existing vegetation and to the prevailing scale, height, siting, fencing, driveway design, materials and finishes of buildings and works in the natural coastal areas.
- Ensure that buildings in the Point Lonsdale activity centre are designed to contribute to street level ambience and activity.
- Minimise the visual impact of new development in foreshore areas, having regard to building height and topographical features of the land, bulk, site coverage, external materials and finishes, and the removal of vegetation.

Implementation

These strategies will be implemented by:

Policy Guidelines

- Apply Clause 22.02 (Heritage Policy) in considering all applications under the Heritage Overlay.
- Apply Clause 22.03 (Urban Character) in considering applications that trigger a Planning Permit.

Exercise of Discretion

It is policy to:

- Require that new development protects, enhances and harmonises with the distinguishing elements of the Borough's urban and heritage character.

Future Strategic Work

- Complete the *Significant Tree and Vegetation Study* (2004).
- Complete the *Queenscliffe Heritage Review* (2007).
- Prepare a Local Planning Policy relating to external materials, finishes and colours, to be used in areas of environmental or landscape significance.

21.04-2

11/05/2017
C27

Heritage Conservation

The Borough has both pre and post-settlement heritage elements. In particular, there remains evidence of a unique combination of civic, military, maritime, economic and social activities in the mid to late-nineteenth century and later, which survive in the form of urban planning, buildings, monuments and associated infrastructure.

In a State context, Queenscliff is an unusually intact example of a Victorian-era seaside resort and fishing town. These two aspects continue to be clearly demonstrated through its layout and surviving fabric.

Key Issues

- The Borough's heritage elements contribute to its unique character and sense of place.
- Protecting the Borough's heritage places.
- The Borough's heritage places are a key factor in attracting visitors and growing the tourism industry, which is vital to the local economy.

- The Borough's significant heritage elements provide a reference for residents and visitors to appreciate the social and cultural history of the local area, and the role of Queenscliffe in the history of the region and State.

Objective

- To protect the heritage values of cultural and historical heritage sites, places and objects.

Strategies

- Require that all new use and development in places of cultural, historical and architectural significance protect heritage interests.
- Require retention of buildings of heritage significance.
- Avoid use and development that would damage heritage interests.
- Protect the diverse interests and character of local heritage conservation precincts.
- Support residents' and visitors' appreciation of the Borough's heritage values and interest.
- Provide expert heritage conservation advice to the public, developers, designers and other interested parties.

Implementation

These strategies will be implemented by:

Policy Guidelines

- Apply Clause 22.01 (Advertising Sign Policy) in considering applications for signage.
- Apply Clause 22.02 (Heritage Policy) in considering all applications under the Heritage Overlay.
- Apply Clause 22.03 (Urban Character) in considering applications that trigger a Planning Permit.

Exercise of Discretion

It is policy to:

- Avoid the demolition of buildings of heritage significance.
- Ensure that new use and development within heritage precincts preserves and enhances the identified precinct character.
- Ensure that new use and development within individual heritage settings preserves and enhances the adjacent heritage interest.
- Ensure that new use and development preserves and enhances Aboriginal cultural heritage by addressing all applicable legislative requirements.

Future Strategic Work

- Continue to identify and catalogue trees, plantings and vegetated areas of heritage significance or which contribute to heritage contexts, with the intention of including these features within the Heritage Overlay.
- In consultation with Aboriginal Victoria and the Wathaurong people (the local Aboriginal community), develop a local policy addressing Aboriginal cultural heritage for inclusion within the Planning Scheme.
- Complete the *Queenscliffe Heritage Review* (2007), a review of the *Queenscliffe Urban Conservation Study* (1984).

21.04-3

11/05/2017
C27

Sustainable Development

There is an increasing preference for new urban development to be environmentally responsive and sustainable. Sustainable design may call for the inclusion of features, built form and infrastructure which, if not carefully considered, has the potential to detract from the established character of the Borough.

Key Issues

- Minimising the adverse impact of sustainable development infrastructure and built form on heritage and urban character values.

Objective

- To encourage environmentally sustainable development, while ensuring that the valued heritage and urban character values of the Borough are protected.

Strategies

- Facilitate sustainable development initiatives, including the appropriate installation of solar panels and water tanks on buildings within the Heritage Overlay.
- Support environmentally sustainable housing and subdivision designs, particularly those that improve energy efficiency and storm, and wastewater disposal mechanisms.

Implementation

These strategies will be implemented by:

Policy Guidelines

- Apply Clause 22.02 (Heritage Policy) in considering all applications under the Heritage Overlay.
- Apply Clause 22.03 (Urban Character) in considering applications that trigger a Planning Permit.

Decision Guidelines

- When deciding on an application for the installation of solar panels and water tanks on buildings within the Heritage Overlay the following matters will be considered, as appropriate:

- Practical alternate locations not within the view of the street;
- The integration of water tanks into the building design through either screening or another appropriate design response; and
- The contributory or non-contributory status of buildings.