

21.07 BUILT ENVIRONMENT AND HERITAGE

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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:

- Recognising, preserving, promoting and celebrating our identity, our history and our future, embracing our diversity while building a cohesive community.
- Recognising the original custodians of all land and waters in the Rural City of Swan Hill.
- Ensuring the appropriate management and protection of our built and natural environment to meet the needs of our community.

21.07-1 High standard of urban design

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Overview

The design of buildings, their mass and scale is important in preserving the historical attributes and visual character and appearance of towns. Design of buildings and works should demonstrate that these factors have been considered.

Key issues

- Recognising the importance of the visual character and appearance of towns.
- Preserving the historical attributes of towns.

Objective 1

To ensure the design, layout, height and appearance of new development contributes to the improvement of the character and visual amenity of towns.

Strategies

Strategy 1.1 Ensure the consideration of local heritage values and built character of towns when designing and siting development.

Strategy 1.2 Ensure streetscape character is considered in the design and siting of buildings and works for new uses and developments.

Strategy 1.3 Require street tree plantings that offer shade and protection from the elements as part of proposals.

Strategy 1.4 Encourage street tree plantings that are consistent with indigenous flora of the region and Council’s Street Roadside and Parkland Vegetation Procedures statement.

21.07-2 Highway development

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Overview

Presentation of highway entrances is important to the regional centre image of Swan Hill and to the character of townships. Siting and design of buildings and landscaping along frontages to private and public land need to enhance the visual and streetscape character of city and town entrances.

Highway development at the entries to the municipality’s townships needs to be of an appropriate scale with adequate setbacks and landscaping to maintain township character.

Key issues

- Recognising the importance of highway entrances to the image of Swan Hill.
- Encouraging well designed development at entrances to townships.

Objective 2

To maintain and enhance existing built and landscape character and presentation of town entrances.

Strategies

Strategy 2.1 Ensure that new development enhances the appearance and presentation of highway entrances through siting, design, height, built form, mass, materials and external finishes.

Strategy 2.2 Ensure development located along highways is landscaped to absorb the development into existing streetscapes and urban and rural character and protects existing vegetation.

Strategy 2.3 Discourage industrial and business development proposals with large external storage areas visible from the highway or main road.

Strategy 2.4 Discourage traditional retail uses that could undermine the role of town CBD areas.

Objective 3

To ensure that use and development of land does not lessen the service, safety and role and amenity of highways and major roads.

Strategies

Strategy 3.1 Limit the number of access points to the highway network.

Strategy 3.2 Require service roads, where appropriate.

Implementation

The strategies in relation to urban design and highway development will be implemented through the planning scheme by:

Policy guidelines

- When considering an application for development that fronts the Murray Valley Highway within Swan Hill, require as appropriate information including:
 - An urban design context report addressing:
 - The frontage setbacks of proposed buildings having regard to setbacks of adjacent buildings and the streetscape character.
 - Visual appearance of car parking areas and measures to soften the impact on existing streetscape character.
 - Building height, scale and mass and facade treatments having regard to existing streetscape character.
 - Landscaping and tree planting having regard to existing streetscape, entrance and landscape character.
 - How the proposal responds to existing urban character.
- When considering an application for development that fronts the Murray Valley Highway within Swan Hill, consider whether the application meets the following criteria or performance measures:

- Buildings and open storage areas should generally not exceed 60 percent of the site.
- Frontage setback should be equivalent to the setback of neighbouring buildings or, where they vary, the average setback distance.
- Frontage setback should be a minimum of 10 metres from a property boundary.

Further strategic work

- Preparing a town entry design concept for Murray Valley Highway/Latje Road intersection at Robinvale.

Reference documents

- Swan Hill Highway Business Strategy, 2011.

21.07-3

12/07/2012
C39

Heritage

Overview The heritage places within the Rural City of Swan Hill provide tangible links with the past; they demonstrate various important phases in the development of individual towns and the region, and can also provide evidence of now-obsolete aspects of daily life. Heritage places are thus valuable and irreplaceable elements which can contribute to the creation of a sense of place and connectivity to the past for the local community, as well as enrich the experience of tourists and other visitors. The conservation, protection and maintenance of this heritage have community, economic and cultural significance to the municipality.

Aboriginal heritage sites and objects are an important element of the pre-history of the municipality. These should be protected and development should be consistent with a cultural heritage management plan where required.

Key issues

- Recognising the critical importance of the protection of Aboriginal and European heritage to the growth of tourism and a sense of place.

Objective 4

To protect and conserve all heritage buildings, places, trees, streetscapes.

Strategies

Strategy 4.1 Encourage the conservation and enhancement of heritage places in the Heritage Overlay.

Strategy 4.2 Consider the impact of the proposed use and or development upon the maintenance and conservation of the heritage place.

Strategy 4.3 Discourage the demolition or substantial alteration of any heritage place.

Strategy 4.4 Consider the character and local heritage values of towns and rural areas with the siting and design of new developments.

Strategy 4.5 Encourage owners of significant or contributory buildings within heritage precincts to preserve the streetscape character by:

- Repainting buildings in heritage colour schemes where this is appropriate to the various periods of construction. Early buildings of face brick should retain original unpainted finish.
- Removing intrusive accretions, such as modern verandahs and carports, and replacing them with structures of more suitable design.

Strategy 4.6 Retain original front fences (timber pickets, woven wire and so on) and maintain heritage gardens, such as they are.

Objective 5

To recognise the significance of local Aboriginal heritage.

Strategies

Strategy 5.1 Promote the identification, protection and management of Aboriginal cultural heritage.

Implementation

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

Policy guidelines

- When considering proposals to use or develop land or to change the zoning of an area where there is a known site or the potential for Aboriginal archaeological sites to occur, require the following information, as appropriate:
 - A report prepared by a suitably qualified archaeologist demonstrating that the impact of the proposed development on Aboriginal cultural heritage values has been addressed.
- When deciding on applications affecting buildings, sites, places and landscapes of cultural heritage significance, including those listed in the schedule to the Heritage Overlay, the following matters will be considered, as appropriate:
 - How the building's mass and scale contributes to the preservation of the character and historical attributes of towns.
 - How the proposal should be informed by sensitivity to the existing building stock and respect for its original scale, materials and detailing without resorting to 'mock' heritage or replication of historic styles.
 - Any current Aboriginal heritage study document for the municipality.
 - The Aboriginal cultural resource management grid map and guidelines provided by Aboriginal Affairs Victoria.
 - The Rural City of Swan Hill Heritage Study: Stage Two. Three volumes, Adam Lovell & Associates, July/September 2001.

Application of zones and overlays

- Applying the Heritage Overlay and its Schedule to protect heritage buildings, places, trees and streetscapes.

Reference documents

Rural City of Swan Hill Heritage Study: Stage Two, Three volumes, Allom Lovell & Associates, 2001

Aboriginal cultural resource management grid map