

## 21.06 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.

### 21.06-1 Urban environment

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#### Objectives and strategies

**Objective 1 To develop accessible urban spaces which meet the needs of people of all abilities.**

Strategy 1.1 Support innovative and creative arts, cultural and heritage experiences and programs that create vibrant ‘street-life’ and ‘community-life’.

**Objective 2 To facilitate positive visual impressions gained of the municipality to those visiting or transiting through the area.**

Strategy 2.1 Recognise the visual impact of new development when viewed from public places, thoroughfares and tourist routes.

Strategy 2.2 Facilitate development that provides a positive visual experience from major thoroughfares and public spaces.

Strategy 2.3 Protect the landscape values and economic potential of tourist routes from land use and development that will compromise these values.

Strategy 2.4 Improve the appearance of gateway approaches into Wangaratta CAA, Townships and Rural Townships.

#### Implementation

##### Policy guidelines

- Refer to the Infrastructure Design Manual.
- When assessing development adjacent to, or within view from, any land zoned Road Zone Public Park and Recreation Zone or Public Use Zone 4 – Transport:
  - Consider only that land able to be reasonably seen via direct sightlines (i.e. unobstructed views) or indirect sightlines (i.e. obstructed by tree foliage but still able to be seen) from the relevant public place, thoroughfare or tourist route.
  - Consider the probable aesthetic and visual appearance of proposed buildings or works.
  - Consider the likely visual impacts of the site’s proposed activities.

##### Further work

- Prepare development guidelines to provide guidance for built form proposals in the Wangaratta Central Activities Area to maintain neighbourhood character, provide sustainable development and ensure environmental performance of buildings.

### 21.06-2 Sustainable development

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#### Context and issues

- Council has committed to embed principles around energy, water, waste, transport, pollution, materials, local economy, land use and ecology, heritage, community and facilities, built environment and climate adaptation into the new residential areas and infill development sites within the Wangaratta Rural City.
- Water sensitive urban design’ principles and ‘water reuse’ are essential components of sustainable urban development.

## Objectives and strategies

### Objective 1 To create an environmentally sustainable municipality.

- Strategy 1.1 Minimise the environmental impacts of built form.
- Strategy 1.2 Facilitate development that is energy and water efficient.
- Strategy 1.3 Minimise the environmental impacts of built form and materials.
- Strategy 1.4 Support water sensitive urban design and water reuse.
- Strategy 1.5 Support local energy production such as solar power and wind turbines.
- Strategy 1.6 Support passive solar design.
- Strategy 1.7 Support innovative and new approaches to achieving environmentally sustainable development outcomes.

### Objective 2 To create a liveable and environmentally sustainable area to live and work.

- Strategy 2.1 Facilitate development that is carbon neutral.
- Strategy 2.2 Reduce the potential for greenhouse gas emissions in planning for land use and development.

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## Heritage

### Context and issues

- The natural and built heritage of the municipality has scientific, aesthetic, architectural, cultural, historical and social significance.
- Heritage places can include buildings, sites, trees and aboriginal cultural sites.
- Heritage places contribute to lifestyle, cultural richness and economic prosperity.

### Objectives and strategies

#### Objective 1 To value, protect and celebrate environmental and cultural heritage.

- Strategy 1.1 Protect the scientific, aesthetic, architectural, cultural, historical and social significance of heritage buildings, sites and precincts.
- Strategy 1.2 Support the retention and incorporation of heritage fabric in development.
- Strategy 1.3 Support reuse of heritage buildings in Wangaratta Central Activities Area for housing or other uses as appropriate.
- Strategy 1.4 Protect heritage neighbourhoods surrounding Wangaratta Central Activities Area.

### Implementation

#### Further work

Undertake Heritage Review Stage III to finalise the implementation of the recommendations of the *Rural City of Wangaratta Heritage Study 2004*, *Heritage Review Stage I (2013)* and *Rural City of Wangaratta Heritage Review (2016)*.