

21.08 BUILT FORM

20/06/2013
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21.08-1 Design and Built Form

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Overview

It is important that the valued aspects of the municipality's character are promoted and maintained.

Where the built form character of an area is established and valued, new development should respect this character and add to the overall quality of the urban environment and incorporate the principles of Environmentally Sensitive Design.

The strategies and objectives outlined in this clause apply to all forms of development, including residential, commercial and industrial development.

Objectives and strategies

Objective 1 To achieve a high standard of architecture and urban design for built form and public spaces throughout the municipality.

Strategy 1.1 Encourage high quality buildings and public spaces that are environmentally, economically, and socially sustainable.

Strategy 1.2 Design and site development to complement the context in which it sits.

Strategy 1.3 Ensure the siting of buildings contributes positively to the public realm and respects the character of the area.

Strategy 1.4 Ensure a high quality of design in industrial estates.

Objective 2 To maximise energy saving, water conservation, and the principles of Environmentally Sustainable Design.

Strategy 2.1 Ensure development considers energy, water and natural resource efficiency in the construction and operation.

Strategy 2.2 Encouraging passive solar design, especially where there are views to the north or south.

Objective 3 To encourage new residential subdivision estates to integrate with the existing community.

Strategy 3.1 Ensure new residential subdivision estates recognise the surrounding context and township character.

Strategy 3.2 Ensure that new subdivisions maintain and enhance traditional street patterns of the locality.

Objective 2 To protect and enhance the environmental value of the site and surrounding area.

Strategy 2.1 Minimise earthworks.

Strategy 2.2 Minimise soil relocation.

Strategy 2.3 Protect, establish and regenerate wildlife corridors as part of new development.

Strategy 2.4 Encourage new residential subdivision estates to provide permeable fencing or landscaping in areas adjacent to roads and reserves.

21.08-2 Landscape Architecture

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Overview

Landscape architecture is an integral component of the built and urban environment. Good landscape design contributes to the character of an area and can enhance the quality of the

urban environment. Landscape architecture can also provide continuity and connectivity of local urban character.

When we plan our townships, greater consideration should be given to the value of landscape design.

Objectives and Strategies

Objective 1 To increase vegetation across the municipality.

Strategy 1.1 Increase landscaping within public areas.

Strategy 1.2 Identify and enhance the landscape values in urban areas.

Strategy 1.3 Encourage the use of local native plants in landscaping.

Objective 2 To ensure that development creates and maintains a high quality landscape setting.

Strategy 2.1 Minimise vegetation removal.

Strategy 2.2 Consider landscape architecture as an integral part of an overall concept for development and provide opportunities to enhance the landscape features of the area.

Strategy 2.3 Respect and maintain the landscape character of an area.

Strategy 2.4 Retain existing mature trees wherever possible. Where mature trees are removed incorporate suitable replacement planting.

Strategy 2.5 Ensure that long term management of existing vegetation, or areas of newly planted vegetation, is integral to the development of a site.

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Cultural heritage

Overview

The protection of sites of heritage and cultural significance helps to provide character and identity to townships and landscapes and in certain situations contributes to the tourism potential of the municipality. West Wimmera Shire contains a number of places of historic and cultural significance which are important to the local and wider community and must be protected and enhanced for their conservation and tourism potential.

As traditional owners, indigenous communities have a central role in land management across the West Wimmera region. Within the region there are thousands of sites and places of Aboriginal heritage. Catchment restoration and protection works have the potential to impact heavily on these sites. Works on waterways, fencing, revegetation programs and pest plant and animal control can all directly or indirectly destroy or seriously affect sites of importance. Other activities involving ground disturbing works, for example: road works (construction and upgrading), new housing, new industrial estates, new industry (e.g. wind farms), new land clearing, pipeline construction, tree farming, logging, intensive agriculture such as vineyards and olive plantations, all have the potential to impact on sites of Aboriginal cultural significance.

Under the Aboriginal and Torres Strait Islander Heritage Protection Act 1984, all Aboriginal cultural sites and places are protected regardless of the land tenure. Therefore it is important that appropriate consultation be undertaken and partnerships formed with the acknowledged Aboriginal land management group.

Objectives and Strategies

Objective 1 To protect Aboriginal and post European settlement cultural heritage sites.

Strategy 1.1 Identify locations of important historical significance.

Strategy 1.2 Manage development in culturally significant areas to lessen or avoid impact on sites.

Strategy 1.3 Give consideration to the heritage context of sites which adjoin sites of heritage significance.

Strategy 1.4 Encourage owners to protect, restore and maintain heritage sites.

Strategy 1.5 Ensure the protection of sites of Aboriginal cultural heritage and, in this regard, give consideration to the Aboriginal cultural resource management grid maps and guidelines produced by Aboriginal Affairs Victoria.

Objective 2 To improve knowledge of the heritage significant sites and why they are important.

Strategy 2.1 Undertake mapping of areas of remaining Aboriginal cultural heritage.

Strategy 2.2 Recognise the significance of heritage buildings and sites in contributing to the character of townships within the municipality.

Objective 3 To protect and maintain those places in West Wimmera Shire that are of historic and cultural significance and are important to the community.

Strategy 3.1 Protect heritage sites through the incorporation and implementation of the Heritage Overlay in the planning scheme.