

21.07 BUILT ENVIRONMENT AND HERITAGE

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This clause provides local content and strategy to support **Clause 15 Built Environment and Heritage** of the State Planning Policy Framework.

Specific references to individual suburbs and towns are also included at Clause 21.13 (Local Areas).

21.07-1 Urban Environment

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Key issues

- Ribbon development along arterial roads on the northern, eastern and western approaches to the City offer a poor visual presentation.
- ‘Big box’ shopping centres with car parking in front of buildings represent a poor design outcome.

Objective

To improve the visual appearance of the City.

Strategies

- Require Neighbourhood and Local Activity Centres to be street based centres, where the buildings are developed to the street edge and where off street parking areas are located to the rear of development.
- Require active frontages along streets and reserves to improve personal safety through increased surveillance and activity.
- Encourage well planned and designed areas and built form which contributes to the positive presentation of the City.
- Improve the visual presentation of use and development along the major approaches and main roads to the City.
- Continue to maintain City landscapes and public areas that promote civic pride.

Policy guidelines

- Use local policy White Box Rise Estate Mixed Use Zone at Clause 22.01 to ensure that uses are compatible with the general residential amenity of the White Box Rise Estate and that general massing and scale of development is sympathetic to surrounding residential uses.
- Use local policy Urban Design Along Main Roads at Clause 22.02 to ensure that new development along arterial roads leading to the City makes a positive contribution to the visual presentation of the city.
- Use local policy Streetscape Character – Beechworth Road at Clause 22.03 to retain and enhance the residential character of Beechworth Road and ensure that new development responds appropriately to the character of this area.

21.07-2 Public art

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The role of public art in public spaces is critical to fostering community identity and creating a sense of place. Public art activates community spaces and places to reflect the location’s unique identity and reinforces their roles as gathering points and destinations. Communities value livability and demand not only supporting infrastructure networks but

landscapes and spaces that enhance their lifestyles. Contemporary urban planning recognises the role of public art in enhancing the aesthetic of the public realm. Public art can also add economic value to places and buildings through increased land values and improved livability factors.

Council seeks to provide new residents with a greater sense of place and belonging, whilst providing developers with an opportunity to maximise their return on investment in substantial developments and subdivisions within the City. Public art provides a sense of pride and connection to the community for residents and a branding opportunity for subdivision developers.

White Box Rise Estate demonstrates the effective incorporation of public art into landscape and infrastructure design and in parks and playgrounds, activating local spaces and creating a sense of place.

Key issues

- Historically, new estates and substantial subdivisions have largely provided mundane signage as entrance features and do not use public art to provide a unique identity or point of difference.
- Infrastructure is designed to serve a functional role rather than contribute to neighbourhood and community buildings.

Objective

To promote public art installations to create more vibrant places and neighbourhoods.

Strategies

- Encourage the integration of public art into streets and buildings to make them more locally distinctive and promote civic, community and cultural identity.
- Encourage the integration of public art into entrance features of new development and substantial subdivisions.
- Encourage the integration of public art into public open space, where art can transform a simple park or playground into an inspirational location for youth and a place of pride for residents to enjoy.
- Encourage public art which is designed to offer a tactile experiences for local residents.
- Encourage public art in natural settings which complements the natural landscape and surroundings and encourages community ownership of the space.
- Ensure public art is designed and constructed with long term maintenance and user safety in mind.
- Public Art should recognise and implement the vision and guiding principles of the Public Art Strategy and Masterplan 2015 to 2020.

21.07-3

Sustainable neighbourhoods

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Wodonga's neighbourhoods and settlements will grow and change over time. Wodonga recognises that growth, if proactively managed and co-ordinated, can deliver positive outcomes for the existing and future residents and creates opportunities to improve the liveability and prosperity of the city.

Wodonga has adopted a clear philosophy with regard to planning for its communities – sustainable neighbourhoods - which seeks to integrate economic, community and environmental factors to build better neighbourhoods and communities that are coherent, attractive and liveable.

The *Wodonga Growth Strategy* recognises the importance of good urban design and the concept of sustainable neighbourhoods. There is often a tendency for elements of neighbourhoods to be considered in isolation, particularly when considering engineering standards and approaches. It is Wodonga's policy that a holistic approach be taken, that elevates urban design as the primary influence when considering change and development in the appearance and functionality of urban environments.

Key issues

- Historically, residential subdivisions have been designed for efficiency of infrastructure serviceability and lot yield rather than urban design principles.
- Culs-de-sac in subdivision design are a barrier to walkable neighbourhoods.
- High fencing abutting walkways and reserves restrict passive surveillance and create unsafe spaces.

Objective

To facilitate the design of healthy, safe and inclusive communities.

Strategies

- Require new development and subdivisions to apply the principles of sustainable neighbourhoods, where appropriate, including:
 - Design driven and site responsive
 - Compact neighbourhoods
 - Walkable and pedestrian scale
 - Mixture of land uses (Shops, community uses, employment)
 - Diverse housing, streets and public spaces
 - Interconnected streets
 - Variety of transport options
 - Range of green spaces as features (Parks, waterways, trees)
 - Environmentally responsive design (Energy, water, waste).
- Provide high quality design and treatment of the public realm (streets, open spaces, activity centres) which designs spaces as places for people.
- Create character and deliver diversity as a priority consideration in new housing areas.
- Retain positive site features, where these can be suitably accommodated, such as scattered vegetation, that will assist with creation of urban character in new developments.
- Support non-standard design initiatives and responses that contribute to creation of a deliberate neighbourhood character or as a response to specific site conditions.
- Require a clear urban structure with interconnected streets and open spaces, which demonstrate permeability. Culs-de-sac should be discouraged and only used where specific site constraints warrant the treatment.
- Require neighbourhood and subdivision design to promote the principle of providing for a walkable catchment, with parks and neighbourhood centres and bus routes located within a radius of 400 metres unless significant constraints prevent it.

- Support the location of bus stops on straightened connector roads with associated pedestrian access near logical crossroads and reserves to maximise bus stop pedestrian catchment.
- Provide access by way of an interconnected street and path network that facilitates safe efficient and pleasant walking and cycling.
- Require neighbourhood and subdivision design to accommodate all users including users with disabilities.
- Require design response to consider site features including topography, existing vegetation, buildings and relevant site history.
- Design and create spaces at subdivision stage where the community can gather, celebrate and recreate.
- Require subdivision and development to be designed to facilitate social interaction and a sense of community through active street land use interfaces and the provision of attractive public spaces.
- Where subdivision and development abuts reserves along waterways, require development to front reserves and avoid development which backs onto reserves.
- Require parks and open space to be fully landscaped at subdivision stage and edged with roads.
- Where possible, incorporate existing trees into open space reserves to provide shade, landscape relief and contribute to the character of estates.
- Protect urban waterways by incorporating them into subdivision design as landscape features.
- Ensure development includes best practice stormwater treatment measures through the use of water sensitive urban design.
- Encourage residential development which overlooks parks and open space to provide passive surveillance.
- Avoid the use of sound mounds and back fenced edges to roads in residential areas.
- Provide service roads to residential subdivisions abutting arterial roads and discourage residential subdivisions from backing onto arterial roads.
- Require the consideration of universal design principles in new development and open spaces.

21.07-4 Sustainable development

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Energy conservation has positive impacts on the environment, the community and the economy. Environmentally, measures that reduce energy use therefore reduce greenhouse gas emissions and air pollution and in the long term aim to contribute to reducing climate change impacts. New development should implement the principles of environmentally sustainable development in recognition of the need to respond to climate change.

Key Issues

- The challenges resulting from climate change, including extreme and variable weather events and scarcity of water.
- Development will need to be designed to respond to the challenges of climate change.
- Reducing the reliance on fossil fuels.

Objective

To encourage new development to be energy, water and waste efficient and minimise resource consumption.

Strategies

- Require new development proposals to provide a sustainability report outlining how the proposal has considered and will apply principles of environmentally sustainable development, particularly demonstrating opportunities to:
 - Save water;
 - Conserve energy and resources;
 - Utilise solar and other renewable energy opportunities; and
 - Recycle materials on site.
- Encourage development to use recycled and low-embodied energy materials in their design and be planned to address future climate impacts and resource efficiency.
- Encourage water cycle planning including recycled, reused and captured water to be incorporated into all new developments.
- Increase landscaping in the public realm, including in parks and streetscapes.

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Heritage

The City of Wodonga contains a diverse collection of heritage places, distinctive to the municipality, of both European and Aboriginal origin. The early European settlement of the area has provided the municipality with a collection of heritage buildings and places of both local and State significance. The heritage places, as well as the layout and settlement pattern of the central city Wodonga and surrounding rural areas, provide information about the history and development of the region.

Key Issues

- The Lawrence Street precinct is under threat from development pressure associated with urban consolidation.
- The need to balance urban growth with the protection of heritage places.
- The initial heritage study identified further heritage places for investigation, which is yet to be implemented.

Objective

To sensitively respond to, manage and integrate sites and features of historical and cultural heritage when planning for new growth and development.

Strategies

- Identify and protect all individual places and precincts of heritage significance in the municipality.
- Conserve and enhance the City of Wodonga's heritage places for their contribution to a sense of place, their role in the City's history and their potential to support tourism.

Policy guidelines

- Use local policy Cultural Heritage Policy at Clause 22.05 to protect, conserve and enhance all heritage places and precincts within the Heritage Overlay.

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Implementation

These strategies will be implemented through the planning scheme by:

Zones and overlays

- Applying the Heritage Overlay to individual heritage places and precincts.

Further strategic work

- Review local policy Urban Design Along Main Roads at Clause 22.02 and determine whether to convert to a Design and Development Overlay.
- Review local policy Streetscape Character – Beechworth Road at Clause 22.03 and determine whether to convert to a Design and Development Overlay.
- Review and update Design and Development Overlays as appropriate.
- Investigate the preparation of a local policy for environmentally sustainable design or modification of overlays to include energy efficiency assessment.
- Undertake and implement a climate change risk and opportunity assessment.
- Complete *Wodonga Heritage Study Stage 2* by continuing to undertake assessment of the cultural heritage significance of places identified in *Wodonga City Council, Victoria, Heritage Study, Volume 1, Thematic Environmental History (2004)*.
- Investigate allowing prohibited uses to be permitted to allow adaptive reuse of heritage buildings in appropriate locations.
- Review and update Clause 22.05, if required, following the completion of the *Wodonga Heritage Study Stage 2*.