

21.06 BUILT ENVIRONMENT AND HERITAGE10/11/2016
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This clause provides local content to support Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

This clause implements the following core theme of the Council Plan:

- *The Shire of Campaspe is endowed with an abundance of beautiful historic buildings and attractive townships. Council takes pride in the heritage aspects of the Shire and the appearance of public places and facilities. (p. 16)*
- *Maximise use of existing public infrastructure to accommodate growth. (p. 15)*
- *Enable desired lifestyle property development. (p. 16)*
- *Develop water sensitive urban design. (p. 17)*

Specific references to individual towns are also included in Clause 21.09 (Local Areas).

21.06-1 Neighbourhood character10/11/2016
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A neighbourhood character assessment is required of all residential applications, and it is considered that the 'scale' of a building is the most relevant of the assessment criteria, referring to its height, bulk, setbacks and separation between buildings. Council will primarily assess neighbourhood character focussing on the 'scale' and design of a structure as the benchmark reference point.

Often commercial and industrial areas develop in an ad-hoc manner with little consideration of how buildings relate to one another and the streetscape, which detracts from the amenity and appearance of the urban environment. Careful consideration should be given to the design of commercial and industrial development situated close to residential areas, major roads, town entrances or natural heritage sites.

Objective 1

To promote a high standard of architecture, landscaping and urban design.

Strategies

- 1.1 Create safe and compact neighbourhoods with good access to services and facilities and a strong emphasis on walking and active transport.
- 1.2 Ensure all new subdivisions are designed to facilitate walkability and a high level of connection to open space, linear trails, social and community infrastructure, public transport, employment destinations and town centres.
- 1.3 Promote high quality and attractive residential developments which provide a high level of amenity and include appropriate landscape treatments.
- 1.4 Ensure that all new residential development or subdivision fronts existing and proposed road networks and/or open space networks.
- 1.5 Encourage building setbacks in accordance with the prevailing character.
- 1.6 Ensure that new development maximises energy efficiency and water re-use.

Objective 2

To provide a visually attractive urban environment which creates a positive image.

Strategies

- 2.1 Ensure that urban design and landscaping is addressed in managing the visual amenity of gateways, transport routes, streets and places.
- 2.2 Ensure that multi-dwelling housing is well landscaped, with tree and shrub selection creating a positive visual image.
- 2.3 Ensure there is adequate scope for canopy tree planting in private properties and within street reservations.
- 2.4 Provide adequate reserve widths or tree reserves in new subdivisions to provide for road safety and accommodate power lines.

Objective 3

To improve the appearance of commercial and industrial areas.

Strategies

- 3.1 Promote and support high quality urban design within the built environment.
- 3.2 Improve and maintain visual appearance along key transport routes.
- 3.3 Require quality urban design, built form and landscaping of new commercial development to enhance the visual qualities of each township, especially at the town entrances.

Objective 4

To recognise places of distinct neighbourhood character.

Strategies

- 4.1 Maintain the landscape settings of buildings and the tree canopy of neighbourhoods.
- 4.2 Maintain the rhythm of spacing between buildings.
- 4.3 Avoid side-by-side residential development where this is not characteristic of the neighbourhood.
- 4.4 Provide space for front gardens and planting around buildings.
- 4.5 Minimise the loss of front garden space and the dominance of car parking structures.
- 4.6 Avoid buildings or extensions dominating the streetscape.
- 4.7 Encourage the retention of intact, older buildings that contribute to the character of the neighbourhood.
- 4.8 Encourage articulation of building facades and integration with the street to provide for safe and active neighbourhoods.

- 4.9 Assess the character impacts of development, focussing on the ‘scale’ of the proposed structure.

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Heritage

The cultural heritage within the Shire of Campaspe is rich and varied, and the municipality has a relatively high proportion of places demonstrating National and State values.

Pre-settlement cultural heritage is of particular significance, and the majority of known Aboriginal cultural heritage places in the shire occur in the vicinity of the Murray, Lower Goulburn and Campaspe river systems.

Places of post-settlement cultural heritage significance include buildings, infrastructure, streetscapes, sites and precincts, landscapes and natural features. These places reflect the origins of the Campaspe Shire as an important pastoral area that developed in response to the gold rushes of the 1850s.

These heritage places are important assets for the continued economic, social and cultural development of the community, and include the Port of Echuca which is recognised as the “anchor” tourist attraction in the region; the Rushworth Town Centre with its intact 19th century main commercial street; the Whroo historic area; and the Rochester Town Centre with many individually significant buildings.

Some of the older parts of the Echuca commercial and residential precincts date back to the mid to late 19th century when Echuca first developed as a crossing place on the river for stock, general merchandise and freight. In addition, there are individual sites scattered throughout the shire, reflecting its origins as an important pastoral area after the gold rush of the 1850s.

Objective 5

To protect and enhance heritage places, including buildings, trees and structures of natural or cultural significance, for present and future generations.

Strategies

- 5.1 Ensure the protection, maintenance and enhancement of heritage places and features.
- 5.2 Encourage appropriate forms of compatible development adjacent to heritage places and features.
- 5.3 Provide guidance on balancing development and the conservation of heritage places and features.
- 5.4 Recognise the contribution that individual buildings make to the cultural significance of a heritage precinct.
- 5.5 Encourage the restoration of heritage buildings; sympathetic alterations and additions; contemporary infill development that is in harmony with the characteristics of the precinct; and appropriate street treatment and fencing.

Objective 6

To identify, recognise and protect places of heritage, cultural and social significance.

Strategies

- 6.1 Ensure that all heritage places and precincts of local or state significance receive appropriate statutory protection.
- 6.2 Ensure that the significance of a site is identified, assessed and protected.
- 6.3 Discourage demolition permission for heritage assets until replacement buildings have been approved.
- 6.4 Ensure that additions, alterations and replacement buildings are sympathetic to the heritage area and surrounds.
- 6.5 Ensure that development makes a positive contribution to the built form of the area.
- 6.6 Ensure that development is respectful of the historic character and appearance of the area.
- 6.7 Ensure that the use and development of heritage places and adjoining land is compatible with and does not adversely affect the significance of the place.

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Built environment

Objective 7

To improve the environmental performance of housing and ensure that it is responsive to local climatic conditions.

Strategies

- 7.1 Ensure that new dwellings are sited and designed to achieve a high level of thermal performance.
- 7.2 Promote greater use of water harvesting and water reuse within residential areas.
- 7.3 Include water sensitive urban design techniques in all new developments.
- 7.4 Promote energy efficient building design.

Objective 8

To encourage environmentally sustainable land use and development.

Strategies

- 8.1 Promote low energy travel modes, such as walking and cycling.
- 8.2 Encourage higher densities near public transport and town centres.
- 8.3 Ensure that dwellings and other buildings are energy and water efficient.
- 8.4 Encourage storm water capture and recycled water to reduce urban water demands.

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

Application of zones and overlays

- Applying the General Residential Zone to all existing and proposed residential land within Echuca, Kyabram and Rochester.
- Applying the Design and Development Overlay, Schedule 2 to land affected by the Former Rice Mills Site, Annesley Street, Echuca.
- Applying the Design and Development Overlay, Schedule 3 to land affected by the Northern and Murray Valley Highway Precinct, Echuca.
- Applying the Design and Development Overlay, Schedule 4 to land affected by the Echuca Town Entrance Gateway.
- Applying the Design and Development Overlay, Schedules 5, 6 and 7 to land affected by the Echuca Aerodrome's Obstacle Limitation Surfaces Plan.
- Applying Design and Development Overlay, Schedule 8 to land in the Commercial 2 Zone along the Northern Highway, Rochester.
- Applying Design and Development Overlay, Schedule 9 to land in McEwen and McCormick Roads and Albion Street, Kyabram.
- Applying Design and Development Overlay, Schedules 10 and 11 to land along Sturt Street, the Murray Valley Highway and Cornelia Creek Road, Echuca.
- Applying the Heritage Overlay to heritage places including buildings, areas, places and sites of natural or cultural significance, subject to the exemptions in the "Shire of Campaspe Heritage Precincts Incorporated Plan, November 2011".

Policy guidelines

- When deciding on applications for use and development that may impact on built environment and heritage, considering, as appropriate:
 - Using local policy at Clause 22.02 Heritage Policy to guide decisions on conservation, demolition and adaptation of heritage places.
 - Using local policy at Clause 22.03 Port of Echuca Heritage Policy to maintain and protect the Port of Echuca heritage assets as a nationally significant heritage tourism precinct.

Further strategic work

- Undertaking a Town Gateway Project for Kyabram.
- Developing a Town Entrance Strategy for Gunbower.
- Developing a heritage policy for Rushworth's alluvial mining heritage.
- Developing neighbourhood character guidelines based on identifying an acceptable 'scale' of development in different areas.
- Preparing industrial guidelines for industrial and commercial precincts, including policy consideration for building design, landscaping, siting, parking and sustainability.

Reference documents

Business Signage Guidelines for Historic Areas, 2011

Campaspe Urban Design Guidelines, 2012

Echuca Urban Character Residential Design Guidelines - Urban Initiatives, 2007

Municipal Health and Wellbeing Plan 2013-2017

Council Plan 2013-2017

Review of Schedule 6 to the Design and Development Overlay, Kyabram, 2010

Parking Strategy for Echuca CBD and Historic Port Precinct, 2008

Shire of Campaspe Heritage Precincts Incorporated Plan, November 2011