

**21.06**

09/05/2019  
C006Pt1fisi

**BUILT ENVIRONMENT AND HERITAGE**

**21.06-1**

**Environmentally sustainable design overview**

French Island’s lack of services requires new developments to be self sufficient in the provision of energy generation, water supply and storage and wastewater treatment and disposal. Development must take into account the natural and cultural context of its location and must be environmentally sustainable.

**Key issues**

- Managing new development in an environment that is isolated, environmentally sensitive and has no reticulated services.
- Maintaining the development reflects the particular characteristics, aspiration and cultural identity of the community.
- Managing development designed to be sensitive to its site and location.

**21.06-2**

**Objective**

To encourage environmentally sustainable design and development.

**21.06-3**

**Strategies**

1. Encourage best practice environmentally sustainable design features to be incorporated into new development.
2. Ensure developments minimise their environmental impact through sensitive siting.
3. Ensure that developments are self-sufficient in the provision and management of services.

**21.06-4**

**Objective**

To encourage development that is sympathetic to the isolated and rural environment and valued landscape.

**21.06-5**

**Strategies**

1. Protect the landscape values of the Island, particularly along the coastline and from elevated viewing points on the Island, through appropriate set backs from the coast, building design, use of materials, building height and development density.
2. Require building design, building height and use of materials to reflect the natural and isolated state of the Island.
3. Ensure that development achieves visual integration with the landscape. Strategy 2.4 Encourage landscaping treatments to complement new developments, where appropriate, and require landscaping to include plant species indigenous to the Island.
4. Ensure that the subdivision of land does not facilitate development and land use which degrades the Island’s landscape values or detracts from its rural character.

**21.06-6 Heritage overview**

French Island retains a number of structures of historic value and interest including houses or cottages from early settler times, wattle and daub buildings and chicory kilns. These buildings provide a link to the Island's past settlement activities and a total of 28 significant heritage sites exist on the Island today. These identified heritage features make an important contribution to the significance of the visual landscape. The Island's landscape, as a whole, is classified by the National Trust as being of 'high' value, particularly along the coastline and from elevated viewing points. The Island is also listed on the register of the National Estate in recognition of its natural, cultural and historic values.

**Key issues**

- Recognising, preserving and protecting sites of Aboriginal value, and buildings and sites of historical and cultural value.
- Acknowledging the historical farming practices and settlement pattern that contribute to the Island's heritage.

**21.06-7 Objective**

To protect sites and buildings that contribute to the heritage values of French Island.

**21.06-8 Strategies**

1. Conserve and enhance buildings and sites recognised for their heritage values.
2. Encourage the re-use of historic buildings.
3. Ensure that use and development at or near a building or site recognised for its heritage value is compatible with its interest, character and appearance.
4. Ensure that development of an identified heritage place is sympathetic to and compatible with the historic interest or cultural value of the place.
5. Ensure that advertising signs do not detract from the character or appearance of an identified heritage place.

**21.06-9 Objective**

To protect and sensitively manage indigenous cultural heritage.

**21.06-10 Strategies**

1. Ensure that applications for use or development on land are considered in the context of the requirements of the Aboriginal Heritage Act 2006.
2. Preserve areas that provide evidence of linkages with the Island's presettlement history
3. Consult Aboriginal Affairs Victoria for any application applying to land within a dominant registered Aboriginal archaeological site type shown on the following map – French Island Aboriginal Sites of Significance of the Wurundjeri Tribe.



**21.06-11 Implementation**

The objectives, strategies and policy guidelines arising from this Clause are implemented through the application of appropriate zones and overlays in Clause 74.01.