

21.06

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BUILT ENVIRONMENT AND HERITAGE

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

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

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Key issue - Built environment

The community is increasingly demanding high quality architectural and urban design outcomes for built form and open spaces. The appearance of industrial, retail and residential areas and main road approaches to urban centres are considered important in maintaining good design outcomes. A consistent landscaping treatment of private land and road reserves can also have a significant effect on the appearance and visual amenity of an area. In addition, the siting of buildings can have a critical impact on visual appearance within both urban streetscapes and rural landscapes. Future housing growth should be encouraged in future residential areas as designated in the relevant local structure plans.

Objective 1

To improve the visual quality of development through improved design, siting and landscaping.

Strategies

- 1.1 Ensure that urban design and landscaping is addressed in managing the visual amenity of gateways, transport routes, streets and places.
- 1.2 Ensure that multi-unit housing is well landscaped, with tree and shrub selection creating a positive visual image.
- 1.3 Ensure there is adequate scope for canopy tree planting in private properties and within street reservations.
- 1.4 Provide adequate reserve widths or tree reserves in new subdivisions and established areas to respect road safety, power lines and neighbourhood character.

Objective 2

To provide a visually attractive urban environment which reflects a high level of civic pride, for community satisfaction and a positive image.

Strategies

- 2.1 Promote and support high quality urban design within the built environment.
- 2.2 Continue to improve the urban design elements of urban areas throughout the municipality and to upgrade degraded areas, particularly within the public realm.
- 2.3 Improve the appearance of the built form along key transport routes.
- 2.4 Promote residential, commercial, industrial and mixed use sites in key locations to be developed as municipal wide examples of high quality urban design.

Objective 3

To encourage articulation of building facades and street integration to provide for safe and active neighbourhoods.

Strategies

- 3.1 Ensure lighting is carefully designed in all parks and linear open spaces, especially along walking and cycling paths.
- 3.2 Encourage built form that supports and enhances passive surveillance.

Objective 4

To encourage the design of all development including housing that is practical, flexible and which meets the needs of people of different ages and abilities without the need for major adaptation post construction.

Strategies

- 4.1 Support a state-wide approach to *Livable Housing Design Guidelines*.

Objective 5

To create high quality, safe and active retail areas.

Strategies

- 5.1 Encourage all retail outlets to provide active street frontages, including low level advertising signage to street frontages and minimising blank walls to street facades to foster a community spirit and promote community involvement.
- 5.2 Encourage retail areas in close proximity to community centres to be walkable spaces, which promote physical activity and provide infrastructure such as bicycle racks.
- 5.3 Encourage art in public spaces to enhance the public realm. s.
- 5.4 Encourage development to be designed to ensure active street frontages and promote 'eyes on the street' for natural surveillance.
- 5.5 Encourage community centres to be located near schools, public transport, civic areas and parks.

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Key issue - Heritage

Latrobe City has a rich and diverse cultural heritage that illustrates how the landscape has been changed by indigenous and non-indigenous people. Gippsland was occupied by the Gunaikurnai people for many thousands of years prior to European settlement. The first non-indigenous people to visit Gippsland were explorers and pastoralists followed, which led to the development of agricultural industries such as grazing and dairying.

The greatest change to the cultural landscape was to come in the twentieth century with the exploitation of the vast brown coal reserves and whole towns were born, while some disappeared and others changed forever.

The diverse history of the area is reflected in the heritage places that have been identified by the *Latrobe City Heritage Study 2010*, which incorporates the findings of two previous studies; *Traralgon Heritage Study 1992* and the *Latrobe Heritage Study 1991*. The heritage places include archaeological sites, township precincts, buildings, memorials, gardens, factories and trees.

Objective 1

To ensure that the heritage of Latrobe City is protected and conserved.

Strategies

- 1.1 Ensure that all heritage places and precincts of local or state significance receive appropriate statutory protection.
- 1.2 Nominate heritage places, precincts and archaeological sites of potential state significance for inclusion on the Victorian Heritage Register.
- 1.3 Provide assistance and support to owners and custodians of heritage places in the conservation and management of these places.

Objective 2

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

Strategies

- 2.1 Ensure that the significance of a site is identified, assessed and protected.
- 2.2 Discourage demolition approvals for heritage assets until replacement buildings have been approved unless net community benefit can be demonstrated.
- 2.3 Ensure that additions, alterations and replacement buildings are sympathetic to the heritage area and surrounds.
- 2.4 Ensure that the management of heritage places will reveal rather than diminish the significance of the place.
- 2.5 Ensure development is respectful of the historic character and appearance of the area.

- 2.6 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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Key issue - Township Identity

A design response assessment is an important consideration in most new developments in their neighbourhood or local place. There is a need for urban design guidelines to assist Council and the community with making decisions on the basis of 'character and identity' to address issues including:

- Identifying and protecting areas within the municipality with significant neighbourhood character values.
- Considering neighbourhood character issues in the assessment of infill housing development proposals within existing residential areas.
- Balancing the tension in policy between promoting growth and consolidation with the desire to respect residential amenity and neighbourhood character.
- Ensuring that the scale and design of development and its impacts on existing amenity are addressed.
- Minimising the loss of backyard areas and established vegetation through subdivision and development.

Objective 1

To protect and enhance the unique landscape qualities and features that contribute to places in the urban and rural character of the municipality, and which give the different localities in the City their own identity.

Strategies

- 1.1 Ensure that new development maintains and enhances the character of the surrounding area.
- 1.2 Improve the amenity of neighbouring areas and seek to enhance the built form design.
- 1.3 Encourage the retention of intact, older buildings and features that contribute to the character of the area.
- 1.4 Integrate buildings and landscape settings with open space and the environs.

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Implementation

The objectives, strategies and policy guidelines arising from this clause are implemented through the application of appropriate zones and overlays as described in Clause 21.10