

21.08 BUILT ENVIRONMENT AND HERITAGE

26/04/2018
C123

This clause provides local content to support Clause 15 of the State Planning Policy Framework.

Overview

A key feature of the Shire is its rich heritage which encompasses pre and post European settlement. Regulation and protection of the heritage features and values is critical in achieving sustainable development outcomes and decision making. The high landscape qualities of the Shire and its towns demand appropriate control of built form.

21.08-1 Heritage conservation

10/09/2015
C84

Heritage features include buildings, precincts, streetscapes, natural landforms, archaeological sites and landscapes.

Objective 1

To protect and enhance important heritage features and values for residents, visitors and future generations.

Strategies

- Strategy 1.1 Support alternative uses of heritage buildings to achieve the protection of places of significance.
- Strategy 1.2 Protect public views of heritage places and other important heritage features such as significant trees.
- Strategy 1.3 Ensure development of land adjoining or nearby a heritage building or place has regard for any likely impact on the heritage building or place.
- Strategy 1.4 Protect significant heritage streetscapes.

Application requirement

An application to use, develop or alter a building or place listed in the Schedule to the Heritage Overlay must be accompanied by the following information, as appropriate:

- Details of external fixtures and materials.
- An elevation prepared to an appropriate scale.
- A landscape plan.
- Details of any vegetation proposed to be removed or lopped.
- A site analysis plan showing surrounding development.
- Any ground to be excavated or disturbed.

Decision guideline

When deciding on an application under the Heritage Overlay, the following matters will be considered, as appropriate:

- The views of relevant local heritage bodies.
- Any comments from the National Trust on applications which may have a significant impact on a place classified by the National Trust.

Specific implementation

- Apply the Heritage Overlay to sites and places of heritage significance.

Further strategic work

- Prepare and implement a Macedon Ranges Shire Heritage Strategy, which identifies a program of heritage studies and reviews as relevant.

21.08-2

Aboriginal cultural heritage

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C84

Overview

The Shire recognises Aboriginal people as the primary guardians, keepers and knowledge holders of all Aboriginal cultural heritage in Macedon Ranges Shire.

Objective 1

To protect Aboriginal cultural heritage places and values within the Shire.

Strategies

- Strategy 1.1 Identify and protect Aboriginal cultural heritage values by working with traditional owners and other relevant parties as appropriate.
- Strategy 1.2 Ensure development and land use appropriately protects and manages Aboriginal cultural heritage places and values.
- Strategy 1.3 Consider Aboriginal cultural heritage in any aspect of land use planning that may impact on Aboriginal cultural heritage.

Decision guidelines

When deciding on an application to use or develop land that may impact on Aboriginal cultural heritage values, the following matters will be considered, as appropriate:

- Any relevant Aboriginal cultural heritage study, the Heritage Overlay and guidelines provided by Aboriginal Affairs Victoria.
- The approved cultural heritage management plan, where appropriate.
- The views of the Registered Aboriginal Parties, where appropriate.
- The views of Aboriginal Affairs Victoria in relation to any application of land abutting or encroaching on:
 - The Mt. William Quarry which may have a detrimental effect on the significance of the site.
 - Any other Aboriginal place that may potentially be harmed by the intent of an application or consent.

21.08-3

Built environment

26/04/2018
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Overview

The high landscape qualities of the Shire and the built form of its towns must be appropriately controlled to ensure development is sustainable and respects character.

Objective 1

To promote development that respects the rural character and high landscape values of the municipality.

Strategy

- Strategy 1.1 Direct population and development to settlements where scenic landscapes will not be jeopardised.

Objective 2

To protect and enhance the existing character and form of the Shire's towns.

Strategies

- Strategy 2.1 Encourage new extensions to residential areas to reflect existing street patterns and sub-division layouts and to harmonise with the surrounding environment.
- Strategy 2.2 Encourage development that respects the distinctive character and defining attributes of each settlement.
- Strategy 2.3 Ensure development in sensitive areas respects its context and the preferred character of the area.
- Strategy 2.4 Identify appropriate locations for higher density urban development in town centre structure plans and outline development plans that do not detrimentally affect the heritage values, preferred neighbourhood character or landscape character of the Shire's towns.
- Strategy 2.5 Ensure the planning density and design of new residential development recognises the environmental and infrastructure constraints and preserves the distinctive characters of the Shires various communities and individual towns and settlements.

Objective 3

To ensure development and built form occurs in a sustainable manner.

Strategies

- Strategy 3.1 Encourage energy efficient subdivisions and buildings.
- Strategy 3.2 Ensure subdivisions and development add to the walkability and accessibility of townships.
- Strategy 3.3 Ensure development does not exacerbate stormwater capacity issues.

Specific implementation

- Apply the commercial zones and use local policy to retain the compact form and character of town centres in Gisborne, Woodend, Kyneton and Romsey.
- Apply the Design and Development Overlay in appropriate areas to protect and enhance existing character by specifying requirements for design and built form of new development.
- Apply the Development Plan Overlay in appropriate areas to ensure new uses and development/redevelopment of the land is well co-ordinated, and considers impact on existing uses on abutting land.
- Apply Clause 22.01 (Macedon Ranges and surrounds) local planning policy to consider protection of water quality and preservation/enhancement of natural systems and landscape character when considering applications for development of land within the policy area.
- Apply Clause 22.05 (Battle axe allotment) local planning policy when considering applications for small lot subdivisions to appropriately respond to on-site features and existing neighbourhood character.
- Apply Clause 22.06 (Design of industrial and commercial development) local planning policy to facilitate new industrial and commercial development that is attractive and has a positive impact on the amenity of the area.

Reference documents

Gisborne and Kyneton Heritage Study, December 2017

Kyneton Streetscape Study, 1994

Macedon Ranges Cultural Heritage and Landscape Study, 1994

Macedon Ranges Pre-contact Pilot Study Victoria, Hilary 1996

Macedon Ranges Shire Council Stage One Heritage Review – Citations Report 2010
(revised April 2011)

Malmsbury Urban Design Framework, 2003

Shire of Kyneton Conservation (Heritage) Study, 1990

Small Towns Study, 2006

Woodend Strategy Plan, 1974

Woodend Urban Design Strategy, 1999