

**21.03**

15/12/2016  
C41

**SETTLEMENT, BUILT ENVIRONMENT AND HERITAGE**

This Clause provides local content to support Clause 11 (Settlement), Clause 15 (Built Environment and Heritage), Clause 16 (Housing) and Clause 19 (Infrastructure).

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**Settlement**

The settlement policies for the Shire are:

- To encourage the consolidation and enhancement of existing urban centres, through the provision of the widest possible range of services and facilities and the provision of a diverse range of housing types and lifestyle opportunities.
- To encourage new urban development which makes efficient use of existing physical and servicing infrastructure.
- To allow for urban expansion only in areas which have a suitability for specified uses and which represents an orderly extension of existing settlements and infrastructure.
- To restrict rural residential development to areas which are intrinsically suitable for this type of use, which:
  - Are in close proximity to existing urban centres and have good access to services and facilities.
  - Are not subject to significant land management hazards.
  - Are not subject to flooding.
  - Are aesthetically attractive and are capable of providing appealing lifestyle opportunities for future residents.
  - Are not inappropriately subdivided.
- To ensure that a compatible relationship exists between residential and industrial uses, including the maintenance of appropriate environmental buffers.
- To establish strategies for the development of small townships and residential settlements that promote future consolidated growth and the provision of improved services and community facilities.
- To require the abandonment and subdivisional restructuring of obsolete and defunct Crown Townships.
- To promote the retention of existing industries and employment uses and the attraction of new use and development which can take advantage of the Shire's natural and cultural resources.
- To encourage the maintenance and improvement of retail and commercial enterprises in the larger towns so as to provide the best possible levels of service to residents and visitors.
- To prepare and implement strategies for visual and landscape enhancement of townships, designed to enhance their inherent qualities and to help create a sense of "place" and unique identity. Particular emphasis should be given to roadside landscaping, and the creation of themed entrances on principal road approaches.

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**Housing**

The cultural and economic fabric of the Pyrenees shire is primarily focussed on rural values. The various townships within the Shire function mainly as rural service centres, and it is only in recent years with the emergence of tourism as a significant new industry, that there has been a diversification of the long-established values that have influenced settlement patterns.

Detached housing has been the preferred form of residential development in all townships, because of the flexibility that it offers for family accommodation, its affordability, and the strong social systems which exist, that enable elderly persons to maintain a safe and dignified lifestyle in their traditional family homes.

It is for the above reasons that only a small proportion of the Shire's population (approximately 1.5%) lives in self-contained medium density housing. It is expected that this current trend will continue for the foreseeable future, and that alternative housing forms will be sought only in isolated instances, where special accommodation is required for the elderly (i.e. retirement villages), for transient workers, or for tourist-related purposes.

Except where special locational requirements apply, future medium-density housing should be encouraged to occur in central locations in established townships, which have good accessibility to transport, shops and community facilities.

In all instances, new housing development should provide comfortable, efficient, and aesthetically pleasing accommodation, and be sited and designed in a way that responds appropriately to surrounding development and the character of the neighbourhood.

### **Objective 1**

To ensure housing meets the needs of the Shire's residents.

### **Strategies**

- Strategy 1.1 Encourage a diverse range of housing, to attract and maintain a socially diverse population base within the Shire.
- Strategy 1.2 Encourage higher density forms of development in central and accessible areas within established townships.
- Strategy 1.3 Encourage an innovative approach to the development of special housing facilities, particularly for the elderly, and non-family households.
- Strategy 1.4 Encourage site-responsive designs for dwellings which are pleasant to live in, are cost-effective, and do not adversely impact on neighbours or the surrounding environment.

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### **Heritage**

The Pyrenees Shire takes pride in the value and range of its cultural heritage.

The Pyrenees Shire's landscape is defined by a rich gold mining history. Physical evidence of this history is identified in numerous quarries, batteries, alluvial workings, adits, mines, water races, dredge ponds and mullock heaps. The early gold rushes brought about substantial development in the 19th and early 20th century that also constitute a significant part of the shire's heritage.

Townships and rural areas include commercial, public, civic, religious and residential buildings, homesteads, infrastructure, cemeteries, monuments, archaeological sites and landscapes that help to define the heritage values and cultural identity of the municipality.

A large proportion of the Shire's cultural heritage remains intact, particularly within the townships and centres of Avoca, Beaufort, Landsborough, Moonambel, Snake Valley and Waubra. Further culturally significant places are found in areas including Natte Yallock, Navarre, Percydale, Redbank, Crowlands, Bung Bong/Homebush, Lexton and Amphitheatre.

### **Key issues**

- The retention of heritage areas and places (of both individual and contributory significance) and mining-related areas such as mullock heaps and related workings provides opportunities for valuable interpretation. These interpretive elements provide opportunities for tourism and inform planning and future development in townships.
- There is community interest in protecting and conserving buildings, streetscapes, landscapes and infrastructure that contribute to the identity of the Shire. This interest has been generated as a result of commercial development in the larger towns which has affected the towns' historic and architectural amenity through the loss of important heritage assets.

## PYRENEES PLANNING SCHEME

- A lack of population growth and development in some of the smaller, outlying towns has also resulted in the loss of heritage assets through the lack of maintenance and sustainable use.
- The *Avoca Shire Heritage Study* (1995) for the northern area of the Shire (that includes the townships of Avoca, Landsborough, and Moonambel) and the *Pyrenees Shire Heritage Precinct Study* (2001) for the southern area (including Beaufort, Snake Valley and Waubra) are critical tools in providing an understanding and appreciation of the Shire's heritage assets.

### Objective 1

To conserve and enhance individual places and precincts of cultural heritage significance in relation to 19th and 20th century settlement and associated development.

#### Strategies

- Strategy 1.1 Promote places of individual cultural heritage significance (significant at a state or local level) by ensuring that conservation, enhancement and any development contribute to their significance.
- Strategy 1.2 Discourage demolition of heritage places whilst using discretion to support the removal of later modifications where this will enhance their heritage significance.
- Strategy 1.3 Promote the preparation of conservation management plans for key or complex heritage places prior to seeking planning and building approvals and the commencement of works.
- Strategy 1.4 Promote community awareness about the heritage values of the Shire through the heritage advisory service.
- Strategy 1.5 Promote and retain physical evidence of the Shire's important gold history in the mining sites, mullock heaps and related workings.
- Strategy 1.6 Promote and retain significant views to mining sites from the townships such as Snake Valley and Avoca.
- Strategy 1.7 Assess proposed developments in heritage areas to have regard and respect for the character, integrity and composition of the areas.
- Strategy 1.8 Retain contributory places in heritage precincts because these places "contribute" to the historic and architectural amenity of the local areas.

### Objective 2

To promote respectful and sympathetic new work for sites and buildings in heritage areas.

#### Strategies

- Strategy 2.1 Promote and facilitate development in heritage areas that responds to the character, form, scale and context of its surrounding environment and makes a positive contribution to the heritage area through innovative design.

### Objective 3

To conserve individual places of known Aboriginal cultural heritage significance.

#### Strategies

- Strategy 3.1 Establish appropriate planning guidelines and provisions to protect known Aboriginal heritage places from inappropriate development and ensure where appropriate that proposals respond to the character, form, scale and context of these places.

### Implementation

These objectives and strategies will be implemented by:

- Using policy and the exercise of discretion
- Utilising the Local Planning Policy to protect culturally significant heritage places and areas.
- Applying the Pyrenees Shire Heritage Precinct Policy Report (an incorporated document) which includes specific local heritage objectives and policies for each of the heritage precincts, together with policy maps and lists of relevant heritage places within the precincts.
- Applying the Heritage Overlay to identified heritage places and precincts of cultural significance.

### Other implementation

- Continue providing a part-time heritage advisory service that offers restoration and architectural advice to owners of heritage places, public promotion of the importance of conserving the Shire's heritage and advice on potential funding opportunities that may support heritage place property owners' conservation or restoration work.
- Investigate and liaise with state and federal government heritage departments and agencies for funding opportunities for the preparation of promotional schemes and financial incentives for owners of heritage places.
- Establish a heritage committee to assist with heritage award and interpretation programs and the administration of financial incentives, with the ultimate aim of building a partnership between the Council and the community.

### Further work

- Undertake more detailed research and assessments of potential individually significant heritage places in the southern area of the Shire (identified in the Pyrenees Shire Heritage Precinct Study 2001) through the preparation of detailed citation sheets that include a brief history, description and statement of significance. Those places found to be of state or local significance should then be included in the schedule to the Heritage Overlay of the planning scheme after a process of public consultation and review.
- Incorporate those individual heritage places (including mining sites and related workings) in the northern half of the Shire that are outside heritage precincts into the planning scheme, after a process of public consultation and review.
- Conduct detailed heritage research and assessment for the southern half of the Shire, including for individual places within and outside township precincts identified in the Pyrenees Shire Heritage Precinct Study.
- Develop heritage and design guidelines for existing places and new work in heritage areas that will alleviate the potential conflict between heritage conservation and redevelopment objectives.
- Establish strategic planning objectives and heritage interpretation for historic mining sites, areas and related workings in the municipality;
- Establish strategic planning objectives and undertake further heritage studies (particularly for the former Shires of Ripon and Lexton and in areas which may be identified as having Aboriginal cultural heritage significance) as and when the necessary resources become available.
- Incorporate all heritage places identified in the Avoca Shire Heritage Study (1995) and Pyrenees Shire Heritage Precinct Study (2001) into the planning scheme.
- Identify and pursue opportunities to promote and leverage community benefits from Pyrenees Shire's significant heritage legacy, such as heritage restoration or garden competitions, development of heritage walks, heritage awards and financial incentive schemes.
- Develop planning strategies or heritage interpretation to assist with maximising the heritage value and tourist potential of sites within the Shire, other than in the northern half of the Shire where heritage assessments have been carried out.

### 21.03-4

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### Reference documents

- *Avoca Shire Heritage Study*, Volumes 1-3, prepared by W. Jacobs & K. Twigg for the Shire of Avoca (1995).
- *Pyrenees Shire Heritage Precinct Study*, Volumes 1-2, prepared by Authentic Heritage Services Pty Ltd for the Pyrenees Shire (2001).
- *Addendum to the Pyrenees Shire Heritage Precinct Study, Volumes 1 and 2, prepared by Amanda Jean (December 2014).*