

## **21.05 BUILT ENVIRONMENT AND HERITAGE**

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C25

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

Specific requirements for individual towns are also included within Clause 21.10 (Local Area).

### **21.05-1 Built environment**

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The Shire has a diverse range of urban areas and townships. They provide a representation of the built and cultural heritage of the development of the Western District and its pastoral industry. The presentation of the towns from the highways and major roads is important in building civic and community pride, in protecting existing heritage values and in the attraction of tourism. It will also assist in the development and settlement of towns by providing a sense of place.

#### **Key issues**

- Ensuring that the quality of the built environment is protected and enhanced.

#### **Objective 1**

To enhance the presentation of streetscapes, main streets and entrances.

#### **Strategies**

- Ensure that the design and presentation of buildings enhance the streetscape.
- Ensure that development enhances the overall appearance and character of the entrances to towns and the immediate environment.
- Ensure that town entrances are landscaped with species consistent with the town's landscape.
- Ensure that land use and development have regard to design, siting and landscaping issues so as to present an attractive residential and tourist environment.
- Development and land use should aim to enhance the appearance, presentation and utilisation of the main street as the commercial and community centre of town and as a tourist's introduction to the town.

### **21.05-2 Heritage**

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The Shire contains an outstanding array of European and Aboriginal heritage features, including some of the State's most important places of cultural heritage significance. The conservation, protection and maintenance of these places have social, community, and cultural significance to the Shire's towns and rural areas, and economic benefit for their attraction to tourists.

#### **Key Issues**

- Protecting and enhancing heritage assets.

#### **Objective 1**

To protect and enhance places of Aboriginal, natural and cultural heritage significance.

### **Strategies**

- Support the retention and use of the Shire's heritage buildings, precincts and places for their contribution to a sense of place, to the cultural landscape, their role in the Shire's history and the potential to support tourism.
- Ensure that land use and development respond positively to the heritage setting of the site, the locality and the Shire.
- Ensure that land use, development and subdivision do not prejudice the character and integrity of a heritage building, site or area.
- Ensure that building form, design, siting and materials in heritage areas are compatible with the traditional building form, design, siting and materials of the area.
- Support the retention of trees associated with the Shire's cultural heritage.
- Discourage the painting of the unpainted stone component of heritage bluestone buildings.
- Ensure that development of land adjoining or nearby a heritage building or place should have regard to any likely impact on the heritage building or place.
- Recognise, promote and protect the Shire's significant Aboriginal heritage.

### **Implementation**

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

### **Policy guidelines**

When deciding on an application for use and development that may impact on heritage, the responsible authority will consider as appropriate:

- Citations and recommendations within the City of Hamilton Conservation Study (1991) and the Southern Grampians Shire Heritage Study (2004).
- Comments from Council's Heritage Adviser or any other Council appointed heritage advisory board or committee.
- The current Aboriginal heritage study document for the municipality and/or the Aboriginal cultural resource management grid map and guidelines provided by Aboriginal Affairs Victoria (for applications to develop or rezone land).

### **Application requirements**

- Applications to develop or rezone land in areas where there is a known Aboriginal archaeological site or the potential for Aboriginal archaeological sites to occur are to include a report from a suitably qualified archaeologist demonstrating that the impacts of the proposal on Aboriginal cultural heritage have been addressed.
- Applications for use, development or alteration of a building or place included in the Heritage Overlay should include, where appropriate;
  - details of external fixtures and materials;
  - elevation plans prepared to an appropriate scale;
  - landscape plans;
  - details of any vegetation to be removed or lopped;

- a site analysis plan showing surrounding development;
- assessment of the proposal against the relevant heritage citation in the Heritage Study.

**21.05-3**

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**Shopfronts and verandahs**

Shopfronts in association with verandahs and awnings form a major element in the streetscape of urban areas and towns. The installation of inappropriate or unsympathetic shopfronts may compromise both heritage buildings and to the character and appearance of urban areas.

**Key issues**

- Maintaining the appearance of streetscapes.

**Objective 1**

To protect and enhance the historic character and unique appearance of shopfronts and verandahs in individual buildings, streetscapes and areas.

**Strategies**

- Support the conservation, restoration and enhancement of old or original verandahs and shopfronts in preference to the construction of new verandahs and shopfronts.
- Ensure that new shopfronts are in keeping with the architectural period of the building.
- Encourage new shop development to incorporate traditional shopfront design and materials, except that aluminium may be considered an acceptable material if it can be shown that it will not compromise the heritage aspects of the building.
- Encourage shopfronts to be simple in form and not exhibit elaborate design themes, such as false arches or small panel windows.
- Encourage shopfronts to have in-goes (doors that are setback behind the display window).
- Encourage the retention and restoration of existing parapets.
- Encourage the use of subdued and sympathetic colour schemes around windows, above parapets and on the face of awnings.
- Support glass, timber, brick, stone and cement render as the preferred materials for additions and alterations to existing shopfronts and verandahs.
- Ensure that new shopfronts and verandahs do not obstruct roads and footpaths.

**Implementation**

The strategies in relation to shopfronts and verandahs will be implemented through the planning scheme by

**Policy guidelines**

When deciding on an application to erect, alter or replace a verandah and/or awning in a heritage area, the responsible authority will consider whether the following performance measures are met:

- All verandahs and awnings should be set back at least 750mm from the kerbside.

- The height of the verandah or awning should be greater than 3 metres above the footpath.
- Modern bracket supported verandahs, where considered appropriate to the design of the existing or proposed building should be totally supported from below using steel roof framing and angles.
- The roof pitch of the verandah, where visible, should be between 8 and 15 degrees.
- Verandah roofs should be attached to a building facade above the main shopfront window and normally above the narrow band of clerestory lights directly above the shop window where they exist.
- The roof material of traditional verandahs should be either rolled or straight galvanised iron sheeting.
- Original soffits should be retained or replaced with like.
- Traditional pre-war post supported verandahs are encouraged where their installation would protect or enhance the architecture and historic character and appearance of buildings and areas and the streetscape generally.
- Corner building verandahs should be continuous into the side street where possible.
- All awnings, if not retractable, should incorporate guttering.
- New or altered shopfronts should include a stall board with a maximum height of 600mm. This should either be of timber, brick or stone.

When deciding on an application to alter or replace a shopfront window in a heritage area the responsible authority will consider whether the following performance measures are met:

- The shop windows should incorporate vertical and/or horizontal divisions.
- Window frames should give the appearance of structural solidity and strength to support the mass of the upper floors, and include decorative detail around the window display.
- Glass areas should be divided by one or more timber mullions and a timber transom bar, rather than being a single pane of glass.

## 21.05-4

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### Advertising signs

Advertising signs in association with shopfronts, verandahs and awnings form a major element in the streetscape of urban areas and townships. The installation of inappropriate or unsympathetic advertising signs may be harmful to the appearance of both heritage buildings and to the character and appearance of urban areas. In some instances, such as minor sports grounds, the erection of promotional signs on enclosed land can add visual interest and enhance the character and setting of such arenas and at the same time provide useful revenue for the organisations concerned.

#### Objective 1

To ensure that advertising signs in urban areas and heritage buildings and areas are in keeping with the scale, character and appearance of the site and area.

#### Strategies

- Encourage advertising signs of a high standard of design which provide diversity and add visual interest and detail to commercial areas and buildings.
- Encourage signs relating to the use of the building as opposed to products.

- Discourage a clutter of signs to increase the legibility of each individual sign.
- Ensure that the design, location and appearance of advertising signs do not constitute a traffic hazard.
- Encourage promotional signs within enclosed land that provide diversity, add visual interest and complement the activity carried out on the enclosed land.
- Discourage multiple signs under verandahs except where:
  - the premises occupies a long street frontage and/or the building accommodates multiple shop units; and
  - signs are more than 2.7 metres above the footpath (as measured from a sign's lowest point) and located more than 750mm from the kerb.
- Discourage animated, high wall, panel, pole and sky signs except where:
  - the sign will not be detrimental to the character and appearance of the streetscape or individual building; and
  - the sign will provide diversity and visual interest.
  - Discourage the use of internally illuminated or reflective signs in heritage areas or places.
  - Support floodlit signs that are not detrimental to the character and the appearance of the streetscape or individual buildings.

### **Implementation**

The strategies in relation to advertising signs will be implemented through the planning scheme by

### **Policy guidelines**

When deciding on an application to display promotional signs on enclosed land the responsible authority will consider whether the following performance measures are met:

- The sign should not be legible from nearby land.
- The sign should not be detrimental to the character, appearance or amenity of the site or its surroundings.
- Except in exceptional circumstances, no part of the sign should project more than 3.7 metres above ground level.
- When assessing proposals, advice may be sought from VicRoads on the traffic safety aspects of the proposal.
- Advertisement area should not exceed 2 square metres.
- No part of sign should project more than 0.3m outside the site.