21.07 BUILT ENVIRONMENT AND HERITAGE

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

21.07-1 Local character and sense of place

21.07-1.1 Overview

The quality and character of the urban fabric can impact upon the liveability of a place. High quality design outcomes can engender community pride, enhance community cohesion and create a sense of safety. Built form, landscaping and topography are all elements that contribute to the City’s character and define the desired future character of the municipality and its sense of place.

Rapid population growth presents a significant challenge to preserve and enhance the City’s existing local character, to provide for good design and avoid the creation of indistinct places in the future.

Council recognises that the quality and functionality of green spaces, both in the public and private realms has not received the priority it deserves in growth areas.

The retention of trees not only reduces the urban heat island effect, but also makes a significant contribution to the character of neighbourhoods and defining the desired future character of an area.

Council has a key role to play in creating vibrant, flexible, integrated and connected public spaces relevant to people’s day to day lives. Good design also means that spaces, buildings and pathways are suitable for use by people with disabilities. Protecting the municipality’s heritage assets contributes to an attractive environment and creates an important sense of place.

21.07-1.2 Key issues

- Creating vibrant and safe neighbourhoods, Activity Centres and public spaces that are engaging places for all.
- Creating places and spaces that enhance and contribute to a sense of place for the local community.
- Improving urban design outcomes to enhance the community’s well-being and improve neighbourhood liveability.
- Recognising that topography, green spaces and landscaping are intrinsic characteristics of a local area’s amenity, liveability, character and sense of place.
- Creating high quality industrial areas that are practical, functional and attractive.

21.07-1.3 Objectives and strategies

**Objective 1** To create healthy and safe communities.

Strategy 1.1 Require urban design to address issues of community safety and crime prevention (CPTED principles).

Strategy 1.2 Improve connectivity and access around the city for all members of the community.

Strategy 1.3 Support building designs with active street frontages.

Strategy 1.4 Require all development to optimise opportunities for passive surveillance.

Strategy 1.5 Facilitate opportunities for social interaction at interfaces between public and private areas.

Strategy 1.6 Support designs that provide for private and where appropriate shared garden space for food production.

Strategy 1.7 Facilitate the provision of public art.

Strategy 1.8 Require new developments and public realm areas to be reasonable and safely accessible by all members of the community.

Strategy 1.9 Reduce opportunities for graffiti and vandalism through the application of appropriate design and construction materials.
Objective 2 To protect the preferred neighbourhood character in established residential areas of the municipality.

Strategy 2.1 Maintain residential streetscape quality and character.

Strategy 2.2 Require new development to make a positive contribution to residential streetscape quality and character.

Strategy 2.3 Ensure new development is in accordance with the preferred character of each area outlined in the Melton Housing Character Assessment and Design Guidelines: Character Statements and Guidelines, September 2015.

Strategy 2.4 Avoid more than one dwelling per lot within the Low Density Residential Zone.

Objective 3 To enhance the amenity and appearance of industrial and commercial areas.

Strategy 3.1 Require industrial development to provide high quality and consistent built form outcomes.

Strategy 3.2 Minimise visual clutter and the proliferation of signage that will detract from the amenity of the natural and built environment.

Strategy 3.3 Design residential interfaces to minimise the adverse impacts of the business operations.

Strategy 3.4 Locate loading, car parking and service areas at the rear of the site with appropriate screening.

Strategy 3.5 Require appropriate landscaping to be incorporated into the site layout, and where appropriate is also included within the public realm.

Strategy 3.6 Minimise the impact of land uses that have a high car parking requirement have on the amenity or functionality of surrounding land uses within industrial precincts.

Objective 4 To create communities that are attractive and desirable places in which to live, work and visit.

Strategy 4.1 Facilitate good quality urban design that responds to its site context, provides a high level of amenity and enhances the unique qualities of place.

Strategy 4.2 Facilitate development that:
- addresses and enhances the street,
- provides an active interface to the public realm
- has an appropriate sense of scale.

Strategy 4.3 Support built form that includes colours, materials, architectural features and finishes that add visual interest and enhance the streetscape.

Strategy 4.4 Support design that enables the public realm to be used for multiple purposes with the flexibility to change over time.

Strategy 4.5 Provide signage that supports business and is of a high quality design to promote an attractive image for the municipality’s urban and rural areas and gateways.

Objective 5 To improve the quality and functionality of green space throughout the municipality

Strategy 5.1 Support the planting of indigenous vegetation where appropriate.

Strategy 5.2 Encourage planting in accordance with the Landscape Guidelines for the Shire of Melton 2010.

Strategy 5.3 Protect existing trees where possible and increase greening to maintain canopy and shade features to provide urban cooling.

Strategy 5.4 Support development that protects natural ecosystems and provides a connection to nature.

Strategy 5.5 Support development that maximise the use of permeable surfaces.

Strategy 5.6 Require canopy tree planning to be incorporated into landscaping setbacks.

Strategy 5.7 Provide canopy tree planting within the public realm.

21.07-1.4 Implementation

The strategies will be implemented through the planning scheme by:

Policy guidelines

When deciding on applications for use, development or subdivision the following local policy will be considered, as appropriate:

- Clause 22.12 Housing Diversity Policy
- Clause 22.17 Advertising Signs Policy

Scheme implementation

- Applying the Design and Development Overlay to achieve specific design and built form outcomes.
Further strategic work

- Preparing a planning scheme amendment to implement the recommendations of the *Housing Character Assessment and Design Guidelines: Character Statements and Guidelines 2015*.
- Reviewing and update the Landscape Guidelines for the Shire of Melton 2010.
- Preparing Public Realm Design Guidelines.
- Preparing a Street Tree Strategy.

21.07-2

**Environmentally Sustainable Design**

21.07-2.1 **Overview**

Melton City Council is committed to planning for ecological sustainability to minimise the negative impacts of climate change and enhance liveability. Council recognises that environmental performance of the built environment plays an important role in creating a sustainable City, resilient to the impacts of climate change and one that is more resource, energy and water efficient.

The *City of Melton Environment Plan 2017 – 2027* supports the incorporation of Environmentally Sustainable Design (ESD) principles as part of the planning permit application assessment.

21.07-2.2 **Key issues**

- Achieving greener buildings and better developments through the application of environmentally sustainable design principles.
- Recognising the opportunities to implement principles of sustainability, including environmentally sustainable design and water sensitive urban design through Precinct Structure Plans in growth areas.

21.07-2.3 **Objective and strategies**

**Objective 1** To facilitate environmentally sustainable development.

**Strategy 1.1** Require environmentally sustainable design principles to be applied in all planning frameworks and applications including Precinct Structure Plans, subdivisions and new buildings.

**Strategy 1.2** Support water conservation and Water Sensitive Urban Design at both individual and precinct wide scale.

**Strategy 1.3** Design subdivisions and site buildings to maximise passive solar design.

**Strategy 1.4** Support best practice industrial and commercial development to minimise amenity impacts and achieve long term environmental sustainability.

21.07-2.4 **Implementation**

The strategies will be implemented through the planning scheme by:

Further strategic work

- Preparing Environmentally Sustainable Design guidelines and incorporate into the Planning Scheme.
- Investigating including the Sustainable Design Assessment in the Planning Process (SDAPP) in the planning scheme.

Other actions

- Encouraging environmentally sustainable development within the community by:
  - Demonstrating best practice environmentally sustainable development in all Council building and infrastructure projects.
- Encouraging developers to incorporate best practice sustainability into development by working in partnership with the development industry and conducting advocacy programs.

- Advocating for the co-location of services and facilities within Precinct Structure Plans to reduce transport-related greenhouse gas emissions.

21.07-3

Heritage

21.07-3.1 Overview

The City of Melton is the boundary between two tribes of the Kulin nation: the Wurundjeri to the east of the Werribee River and the Wathaurong on the west side of the Werribee River. The remnant grassland landscape, river and creek valleys and volcanic cones of the City provide reminders of indigenous stewardship and occupation of the land. The names of creeks and locations, such as Djerriwarrh, Toolern and Kororoit are testament to the continuing relationship of indigenous people with this area. Evidence of pre-contact Aboriginal occupation of the landscape is concentrated around watercourses and on the high rises above the plain, and is mainly demonstrated in artefact scatters.

The City of Melton was first settled by European pastoralists in the 1830s and 1840s, attracted to the extensive volcanic grasslands, deep creeks and easy access to ports at Melbourne and Geelong. Most of the City was taken up by three large pastoral holdings, Exford, Greenhills and Rockbank. These properties left a legacy of elegant homesteads and outbuildings, dry stone walls, dams, historic roads, fords and bridges. In the late nineteenth century smaller farmers moved into the area, as the large estates were broken up. These settlers created small dairy holdings, took up cropping and processed chaff, planted shelter belts, built wooden homesteads and constructed more dry stone walls.

The dry-stone wall landscape of the City is expressive of both the natural history of the volcanic creation of the area and the cultural history of its human modification.

Identification and planning around heritage assets in the early stages of Precinct Structure Planning is critical in ensuring cultural values are protected and enhanced.

Council adopted the Shire of Melton Heritage Study in May 2007 and the Melton Dry Stone Walls Study in August 2011 which identified and assessed places of cultural heritage significance.

21.07-3.2 Key issues

- Recognising and retaining the City’s cultural heritage which creates an important sense of local identity for existing and future residents.

- Protecting recognised sites and precincts that are of national, state and local level significance.

- Integrating heritage features into future urban development and planning for growth areas.

- Protecting dry stone walls in developing urban areas.

21.07-3.3 Objectives and strategies

Objective 1  To protect, conserve and enhance places of historic, aboriginal, and cultural significance.

Strategy 1.1 Ensure places of cultural heritage significance are protected, conserved and enhanced.

Strategy 1.2 Support creative adaptive reuse of heritage places in Precinct Structure Plan areas with sympathetic and imaginative designs compatible with the significance, scale, form and materials of the heritage place.

Strategy 1.3 Require the preparation of Conservation Management Plans for heritage buildings and places which are undergoing adaptation and change of use.

Strategy 1.4 Support the retention of places listed in the Conservation Desirable schedule of the Melton Heritage Study, Vol 1 2007.
Strategy 1.5 Support the identification and interpretation of archaeological, historical and cultural significance within the City.

Strategy 1.6 Support the retention of roadside dry stone walls with integrated planning of transport networks, road design, subdivision and utility installation in dry stone wall areas.

Strategy 1.7 Avoid the use of fake or reproduction dry stone walls and faux-style buildings in public spaces and heritage areas.

21.07-3.4 Implementation

The strategies will be implemented through the planning scheme by:

Policy guidelines

When deciding on an application for subdivision within the Heritage Overlay, the following will be considered, as appropriate:

- Significant views to and from the place
- Access
- Buffers
- Whether the subdivision will impact on the significance of the place.

When deciding on applications affecting land containing dry stone walls within the Heritage Overlay, the following local policy will be considered, as appropriate:

- Clause 22.14 (Dry Stone Walls policy)

Scheme implementation

- Applying the Heritage Overlay to places of identified heritage significance, such as sites in the Shire of Melton Heritage Study, or any other relevant heritage studies

Further strategic work

- Reviewing and update the Shire of Melton: Environmental History 2007 to identify places which could be included in future gap studies.
- Assessing Conservation Desirable sites in Shire of Melton Heritage Study Volume 1 2007 and make recommendations for protection under a Heritage Overlay.
- Reviewing the environmental history from the Melton Heritage Study 2007 to ensure consistency with Victoria's Framework of Historical Themes which now forms the basis of heritage studies in Victoria.

Other actions

- Providing heritage funding and advisory services to assist landowners in the enhancement and protection of places of significance.
- Advocating for the protection, adaptation and conservation of heritage places, dry stone walls and landscapes in growth areas.

Reference documents

City of Melton Heritage Strategy 2013-2017
Shire of Melton Heritage Study May 2007
Shire of Melton Environmental History 2007
Shire of Melton Dry Stone Walls Study August 2011
The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance
City of Melton Environment Plan 2017-2027
Healthy by Design: A Planner’s Guide to Environments for Active Living, National Heart Foundation of Australia, 2012

Landscape Guidelines for the Shire of Melton 2010

City of Melton Industrial Design Guidelines 2016

City of Melton Advertising Signage Design Guidelines 2017