

21.1622/06/2017
C51**BUILT ENVIRONMENT AND HERITAGE****Overview**

The Shire has significant heritage assets which need to be considered in land use and development decisions.

Built form within the Shire varies significantly and requires careful consideration and guidance to balance the competing demands within the area.

21.16-119/12/2013
C70**Built Environment**

The built environment of Wellington Shire is varied given the numerous landscapes within which it is located. The management of the built environment is critical in creating and maintaining a sustainable Shire with high amenity.

Objective 1

To ensure rural dwellings consider the environment in their design and construction.

Strategies

- Require dwellings in rural areas to retain all effluent and stormwater on site and to have a potable water supply and energy source.
- Require dwellings in rural areas to be sited to minimise fire risk and minimise the need for the removal of native vegetation.

Objective 2

To foster environmentally sustainable built form.

Strategies

- Promote the use of appropriate building materials, the retention of native vegetation and revegetation that enhances the scenic landscapes of the Shire's rural areas.

Objective 3

To develop and maintain a built environment that fosters community health and wellbeing.

Strategies

- Encourage physical activity and social interaction through the use of healthy by design principles in the Shire's main towns.
- Encourage developments to enhance connectivity in the public realm through the use of paths and trails.

Undertaking further strategic work

- Develop a Local Conservation Strategy to provide a strategic approach to conserving the Shire's environmental assets.
- Develop a policy to promote water sensitive urban design in the Shire in relation to urban run-off.
- Consider the application of the Design and Development Overlay to highways, main roads and tourist routes.

Other actions

- Implement the Municipal Fire Prevention Plan.
- Implement the Municipal Domestic Wastewater Management Plan.
- Council/EPA to identify further candidate sites for the Environmental Audit Overlay.

- Use Integrated Catchment Management Plans, Salinity Action Plans, and Whole Farm Plans to promote responsible resource management in rural areas.

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Heritage

Wellington Shire has an extensive and diverse cultural heritage which illustrates how the landscape has been changed by Indigenous and non Indigenous peoples. Much physical evidence is visible today including landscapes, township precincts, public buildings, residences, cemeteries, bridges, dairies, farms and the iconic cattlemen's huts of the high country.

Gipps Land (now Gippsland) was home to the Kurnai peoples for thousands of years prior to European exploration and settlement. The area became known to European explorers, including Angus McMillan and Paul Strzelecki, from the 1840's onwards.

Pastoralists followed explorers and, established Port Albert to provide a sea route to Melbourne for produce from the area's developing agricultural industries such as grazing, live animal export, wool and dairying. Port Albert provided a connection which was significant to Wellington Shire and the wider Gippsland region. Dairying in particular, was a key industry and evidence can be seen in Wellington Shire of the changes in practices and technology over time.

Victoria's gold rush had a major influence on the Shire's development as Port Albert became a pivotal centre through which miners and their equipment travelled between Melbourne and the goldfields. Later it was used for recreation, fishing and ship building.

Sale was another key port. It opened in the 1860's and provided a direct link with Melbourne thereby removing the need to send goods through Port Albert then on by road to Sale. A direct railway link consolidated its importance.

The establishment of a RAAF base and the exploitation of oil and gas had a great impact on Sale and the region bringing prosperity and employment. In the 1960s Esso BHP found oil in Bass Strait and Sale became the company's headquarters with a resulting impact on the development of both the town and the region.

Objective 1

To ensure that the Shire's heritage, including Aboriginal cultural heritage, and heritage of archaeology and scientific interest is conserved and protected for the benefit of future generations.

Strategies

- Promote an increased awareness and appreciation of the Shire's heritage.
- Promote the identification, protection and conservation of all places with heritage significance including heritage precincts.
- Promote the identification, protection and maintenance of Aboriginal cultural heritage values.
- On sites of heritage significance, encourage development and adaptive re-use of buildings to achieve a balance between development potential and conservation objectives.
- Conserve and reuse historic buildings for appropriate developments.
- Promote the conservation of heritage places and precincts.
- Support the on-going viable use of heritage places as part of their conservation.

Undertaking further strategic work

- Undertake a heritage study for the whole Shire including post contact, aboriginal and archaeological assets.
- Include heritage assets in an amendment which protects the sites under a Heritage Overlay.

Implementation

These built environment and heritage strategies will be implemented by:

Using zones, overlays, policy and the exercise of discretion

- Applying appropriate zones and overlays
- Applying the *Special Water Supply Catchment Areas* policy at Clause 22.01
- Applying the *Rural* policy at Clause 22.02
- Applying the *Heritage* policy at Clause 22.03
- Implement any relevant coastal action plan