

21.04 BUILT ENVIRONMENT AND HERITAGE

DD/MM/YYYY
Proposed C76

This Clause provides local content to support Clause 15 Built environment and heritage of the State Planning Policy Framework.

21.04-1 Urban design

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Objectives and strategies

Objective 1 To provide a high quality urban environment within existing township areas.

Strategy 1.1 Encourage improvements to urban design within shopping, main street and public precincts.

Objective 2 To achieve environmentally sustainable design.

Strategy 2.1 Promote water sensitive development, and environmentally sustainable design in new development and subdivision.

Objective 3 To ensure accessibility for all.

Strategy 3.1 Support incorporation of universally accessible design principles.

Objective 4 To cater for changing housing needs.

Strategy 4.1 Support a range of housing styles and types within urban areas.

Implementation

The strategies for urban design will be implemented through the planning scheme by:

Application of zones and overlays

- Applying a Development Plan Overlay.
- Applying a Design and Development Overlay.

21.04-2 Heritage

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Context and issues

The heritage of the Shire is rich with much of the cultural heritage represented by individual sites, buildings, structures, trees or gardens.

The Shire's history is also evident in the layout and settlement pattern of 19th century towns, rural properties and historic infrastructure related to agriculture and gold mining areas.

Cultural heritage is also found in the natural environment where Avenues of Honour, streets and reserves were planted to beautify towns and to improve their practical amenity. These areas are important for the Shire's residents and tourists.

Objectives and strategies

Objective 1 To protect, maintain and enhance heritage areas and features in private and public ownership.

- Strategy 1.1 Support development which contributes to the protection and enhancement of items, buildings, areas and places of natural and cultural heritage.
- Strategy 1.2 Support works to individual places in the Heritage Overlay which contribute to their conservation and enhance their significance.
- Strategy 1.3 Support the removal of alterations that do not contribute to their significance.
- Strategy 1.4 Maintain all places in heritage precincts that contribute to the significance of the precinct.
- Strategy 1.5 Support new development in precincts that responds to the historic character, form and context of the precinct and makes a positive contribution through innovative design.

Implementation

The strategies for heritage will be implemented through the planning scheme by:

Policy Guidelines

- Local Planning Policy Clause 22.12 – Heritage.

Application of zones and overlays

- Applying a Heritage Overlay to buildings, places and precincts of identified heritage value as listed in the Schedule to the Heritage Overlay.
- Applying a Significant Landscape Overlay.

Reference documents

Golden Plains Shire Heritage Study Stage Two, Heritage Matters Pty Ltd (2009)