

## 21.10 BUILT ENVIRONMENT AND HERITAGE

19/10/2017  
C100

### 21.10-1 Key Issues

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- Improving the design, amenity appearance and quality of built form in the municipality.
- Enhancing the image of the municipality at key entrances, viewpoints and along boulevards.
- Reflecting the identity and character of the municipality in its built form.
- Ensuring new development responds to its context and the preferred future character of the area.
- Ensuring that development of heritage sites and adjoining land is appropriate and sympathetic to heritage values.
- Protecting sites of Aboriginal cultural significance.
- Assessing what level of development is consistent with maintaining relevant environmental or heritage values.
- Ensuring new development retains space for canopy trees and vegetation.

### 21.10-2 Objectives, Strategies and Implementation

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#### Objective 1

Seek a high level of architectural, urban and sustainable design in new development, which projects a positive image of the City.

#### Strategies

- Ensure that new development on key sites, along main roads, and in retail, commercial and industrial areas is designed using best practice architecture and urban design, including attention to interface with the public domain, materials, signage, landscaping and form.
- Encourage all development to be well designed, responsive to its context, and incorporate design features that demonstrate attention to quality and sustainability.

#### Objective 2

Ensure that in areas of mixed non-residential and residential use, the form of non-residential development does not adversely impact on adjoining residents.

#### Strategies

- Along Nepean Highway between Beach Street and Mile Bridge, new mixed use developments should be respectful of nearby housing scale.
- Ensure new development incorporates best practice urban design, architecture, external finishes, identification/advertising signs and landscaping.

#### Objective 3

Protect and maintain the integrity of significant Aboriginal cultural heritage and “post settlement” heritage sites.

#### Strategies

- Identify sites of “post settlement” heritage significance and maintain the values and integrity of those sites.
- Ensure that heritage values are adequately addressed when dealing with development proposals.

- Encourage the preparation of detailed conservation management plans to identify the heritage and development potential of heritage sites identified in the planning scheme.

#### **Objective 4**

Encourage the adoption of environmental sustainability principles in the design and development of all new buildings.

#### **Strategies**

- Ensure new development incorporates environmentally sustainable design principles in its design, layout, materials, energy and water provisions, construction and landscaping.
- Incorporate water sensitive urban design principles in the layout and choice of landscaping materials and plants.
- Retain existing canopy trees and provide sufficient space to accommodate new canopy trees.

#### **Implementation**

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

#### **Policy guidelines**

- Encourage the development of flagship 'green' commercial and industrial buildings that demonstrate cutting-edge design and exceed standard energy efficiency ratings and reduce water consumption.
- Ensure that the importance and obligations regarding places of Aboriginal cultural heritage significance are understood.

#### **Further strategic work**

- Develop urban design guidelines for key sites, main roads, and retail, commercial and industrial areas.
- Review Clause 22.03 Nepean Highway – Mile Bridge to Central Activity District Policy.
- Review Clause 22.07 Streetscape Policy.
- Review Clause 22.08 Neighbourhood Character Policy.
- Undertake a review of the schedule to the Design and Development Overlay and the Development Plan Overlay as directed by the above reviews.