

21.06 BUILT ENVIRONMENT AND HERITAGE

15/09/2011
C82(Part 1)

21.06-1 Urban Design

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Council is dedicated to a well designed urban environment that enhances the image, aesthetics and amenity of the city. The changing pattern of land uses and extensive development occurring in the city affords opportunities to achieve high standards of urban design and architecture. Excellence in urban design can improve streetscapes and public spaces. It can also help to achieve more sustainable development and a more attractive and liveable city.

Increasingly new residential developments are occurring on laneways, either within established suburbs or laneways designed as part of new developments. In established areas laneways should be reconfigured to provide safe, accessible and attractive settings for residents, which may require redesign and reconstruction to cater for the new development.

Objective 1

To support a sense of place and community in activity centres.

Strategies

Encourage facilities, services and places in activity centres that support the health and well being of residents, visitors and workers.

Maintain and enhance the built form character which contributes to each activity centre's individual identity.

Require appropriate development responses to gateway locations within activity centres.

Require the supply of new areas of open space in activity centres to meet the recreation needs of residents, visitors and workers.

Objective 2

To create activity centres with a high quality public realm.

Strategies

Provide friendly and safe access pathways, good lighting, quality landscaping, street furniture, conveniences and spaces for people to meet.

Encourage appropriate weather protection in front of buildings in centres with a strong convenience retailing role.

Encourage day-to-day retail uses on the ground floor in all centres with a defined convenience retailing role.

Improve the appearance, comfort and safety of public spaces.

Ensure landscaping is included to provide shade and visual relief in both pedestrian networks and car park areas.

Require the design of new public open space to comply with Council's landscape design guidelines.

Objective 3

To encourage well designed residential development.

Strategies

Encourage high quality design and development.

Encourage development that respects the heritage values and identified character of neighbourhoods.

Encourage contemporary and innovative architecture to establish a preferred neighbourhood character in new residential areas.

Objective 4

To support appropriate development on rear laneways.

Strategies

Encourage vehicle access via established laneways - that is rear loaded allotments.

Encourage new dwellings to have a frontage to established laneways.

Ensure development in rear laneways allows for passive surveillance of the laneway.

Ensure development in rear laneways provides adequate vehicular access (including turning manoeuvres and emergency vehicles).

Support innovative design and architectural forms in rear laneways.

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Environmentally Sustainable Design

The extent of redevelopment occurring in the city affords an opportunity for more sustainable design and development outcomes which can reduce greenhouse gas emissions. A large part of the city's development will be residential, and as a sector that contributes significantly to greenhouse gas emissions this offers opportunities to reduce emissions, energy consumption, waste and use of potable water.

Development will need to meet new design and development requirements, adopt new and emerging technologies and achieve best practice. Council is committed to encouraging best practice and improving the sustainability of development. Sustainability principles will therefore strongly influence the design, siting and servicing of buildings (especially residential). Council has adopted the Sustainable Tools for Environmental Performance Strategy (STEPS) for residential developments and Sustainable Design Scorecard (SDS) for commercial developments, as evaluation tools which will be used to assess the sustainability of new developments.

New developments will be expected to incorporate water re-use technology and Water Sensitive Urban Design (WSUD). Water conservation practices are needed to manage water resources and reduce reliance on potable water for non-drinking purposes.

Objective 5

To provide sustainable building design.

Strategies

Encourage development that encompasses best practice environmental sustainable design principles and operating practices.

Encourage developments that meet the requirements of STEPS or SDS evaluation tools.

Encourage the siting of new buildings and works to protect existing solar collecting devices and passive solar elements on adjoining buildings or land.

Encourage the use of sustainable building materials, the reuse and recycling of waste building materials and reduce the amount of building waste generated.

Encourage sustainable demolition and construction practices.

Ensure that any Framework Plans, Development Plans, and Urban Design Guidelines consider and require environmental sustainable design.

Objective 6

To improve stormwater quality.

Strategies

Encourage WSUD in all new developments where suitable, to meet or exceed best practice standards and reduce the impacts of stormwater on the bay and catchments.

Treat stormwater prior to discharge into the Maribyrnong River and Stony Creek.

Objective 7

To ensure that water resources are managed in a sustainable manner.

Strategies

Encourage developments that capture, store and re-use and recycle water for non-drinking purposes.

Encourage drought proof landscaping and protection of existing vegetation considering reduced water availability, increased cost and uncertainty of supply.

Encourage roof top gardens in multi level developments to provide opportunity for green spaces and food growing.

Policy Guidelines

Request applications for planning scheme amendments, and applications for 60 dwellings or more, provide the following information as appropriate:

- An ESD Strategy Plan that demonstrates:
 - Best practice and the use of emerging technology.
 - Compliance with all statutory obligations in environmental sustainability.
 - The level of sustainability performance standards to be adopted.
 - The means by which the agreed level of sustainable performance standards will be achieved.
 - Responsibilities for implementation and staging of any environmentally sustainable development strategy.

- A strategy for review, maintenance and monitoring.
- A new resident awareness and education plan to promote the objectives of sustainability.

Request the following classes of applications provide, as appropriate, a Sustainable Design Assessment using 'Sustainable Tools for Environmental Performance Strategy (STEPS)', or another approved assessment tools for assessing the sustainability of new developments:

- Development of 5 or more dwellings.
- Dwellings on lots less than 300 square metres.
- Multi storey residential buildings.

Request all new commercial and industrial developments provide Sustainable Design Assessment as appropriate. The Sustainable Design Assessments may use the Sustainable Design Scorecard (SDS), or another approved assessment tools for assessing the sustainability of new developments.

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Heritage

A range of heritage places can be found in the city that reflect its pre-European aboriginal cultural heritage, early European settlement and the various phases of the city's industrial, commercial and residential development.

Industrial heritage is significant within the city. This history stretches back to the first industrial establishment on the Maribyrnong River in the 1840's. There are valuable remnants of the City's industrial past remaining. Future development of these sites will be guided by local planning policy. The role of local defence establishments in the production of explosives and munitions, especially at Maribyrnong and Maidstone, are also significant elements of the city's heritage.

The city's industrial and defence heritage has influenced the patterns of residential development. Late Victorian and Edwardian-era housing is evident in parts of Footscray, Seddon and Yarraville. Later Interwar housing is evident in areas of West Footscray, Kingsville and Yarraville. In Braybrook the munitions workers housing is significant. There are examples of significant post-war housing evident throughout the city.

Many activity centres are characterised by Victorian and Edwardian commercial buildings, which along with a smaller number of Interwar examples, express the major commercial growth eras for the city. Culturally significant trees and landscapes are important as very few examples of early introduced trees and landscapes remain.

The changes the city is undergoing places pressure on heritage places. In industrial areas and activity centres, such as the Footscray CAD, there is greater pressure to demolish or alter heritage places. In these areas buildings are considered more difficult to retain, adapt and incorporate into larger redevelopments. Conversely, gentrification of the city has seen an increased appreciation of heritage places resulting in the conservation of many heritage buildings.

Many of the changes occurring are within the context of adaptation to contemporary living requirements. Knowledge of the values and significance of the heritage places can assist in minimising the impact of any changes. Citations prepared for heritage places detail the particular heritage values and significance of a place and will be used in the assessment of applications. In some situations conservation management plans, will be required for places to guide development. Local planning policies guide development within heritage precincts.

Demolition or removal of significant heritage elements should be seen as a last resort. Options for retention should be considered and the necessity for demolition or removal demonstrated. Prior to demolition, the heritage place must be recorded and interpretation opportunities identified.

Objective 8

To protect and conserve heritage places.

Strategies

Protect areas and sites which are the best expression of the city's major industrial, commercial and residential growth eras.

Encourage development to be undertaken in accordance with the accepted conservation standards of the International Council on Monuments and Sites (ICOMOS) Burra Charter.

Record and interpret heritage places.

Interpret heritage places through various methods including interpretative signage, brochures, and trail creation where appropriate.

Ensure representation of all the different phases of the City's development.

Objective 9

To protect heritage places from adverse impacts.

Strategies

Consider the heritage values and significance of places when assessing planning applications.

Support applications that conserve heritage places through the adaptive reuse of heritage buildings.

Support applications that conserve and enhance the public view of significant places.

Preserve the public view of cultural heritage places and elements.

Encourage conservation and other works including maintenance, restoration, reconstruction and adaptation that assist in the restoration of original features of heritage areas and places.

Use Conservation Management Plans as a tool to manage change where appropriate.

Objective 10

To preserve significant trees and landscapes.

Strategies

Support development applications that retain trees and landscapes of cultural significance.

Ensure new street trees complement the species of contributory trees.

Policy Guidelines

Apply the Heritage Policy at Clause 22.01.