

22.01 SETTLEMENT AND HOUSING

15/12/2016
C61

22.01-1 Aboriginal Heritage

19/01/2006
VC37

This policy applies to all land.

Policy Basis

The Moyne Shire has been occupied by three Aboriginal clans. As noted in the MSS, there are many significant cultural heritage sites are known to exist in Moyne, particularly along the coast and river valleys). The MSS recognises the need to appropriately protect Aboriginal sites.

Objectives

To promote the protection and appropriate management of Aboriginal cultural heritage values.

Policy

It is policy that, in considering an application, particularly in the vicinity of the coast or river valleys, the responsible authority will:

- Have regard to the current Aboriginal heritage study document for the municipality, or have regard to the Aboriginal cultural resource management grid map and guidelines provided by Aboriginal Affairs Victoria;
- Where there is a known Aboriginal archaeological site, request a report be prepared by a suitably qualified archaeologist detailing the impact of the proposal on Aboriginal cultural heritage values, and this report will be referred for comment to the appointed Aboriginal authority.

22.01-2 Port Fairy Residential Heritage Precincts

07/04/2016
C55

This policy applies to all that land designated on the Heritage Overlay Map as HO13, HO49, HO50, HO51, HO52, HO53, HO54, HO55, HO56, HO57, HO68, HO70, HO71, HO73, HO74.

Policy Basis

Europeans first settled Port Fairy in 1828. Whalers and sealers from Tasmania established a lucrative whaling and sealing industry on nearby Griffith Island until the mid 1840's. Trade at the port reached a peak during the 1850's. Wealth created by the Victorian gold rush and surrounding farms created significant town growth. The rich history of Port Fairy and the connection with the sea is reflected in its built form.

The MSS has identified tourism as an important component of the future economic development of the Shire. Moyne's heritage and the unique character of particular areas need to be identified and protected.

Objectives

The objectives of this policy are:

- To conserve and enhance the architectural and historic character of the buildings, works, objects, sites and streetscapes within the area.
- To accommodate a range of residential land uses within the area.
- To encourage development of a type which is sympathetic to the existing character and appearance of the streetscapes and area generally.
- To ensure new development and alterations to existing development are not visually intrusive or dominate their surroundings and play their part in retaining Port Fairy's character.

Policy

It is policy that:

General

- The objectives of the policy will be taken into account in assessing any planning permit application.
- the existing architectural or historic character of any building, work, object or site proposed to be demolished, removed, altered or decorated will be taken into account and consideration will be given to the contribution that the building, work or site makes to the architectural or historic character of the area;
- any proposed building or works will harmonise in character and appearance with adjacent buildings and with the character of the area;
- the general form of new residential buildings will include single or double gabled roofs, timber posted verandahs and vertical rectangular timber windows;
- consultation will occur with Heritage Victoria, the Australian Heritage Commission or the National Trust (Victoria) where relevant in relation to the application;
- Preference will be given to buildings or building additions that are constructed to a height of not more than one storey.

Building Settings and Setbacks

- New development should consider the characteristic range of setbacks and settings within the lot along the street and be set in its lot in a way that is characteristic of the street as a whole.
- Corner lots will affect the appearance of more than one street and consequently should consider the characteristic front and side setbacks of all the lots from both streets.

Relationship to Street

- Wide building facades of new development should be articulated through changes in footprint or height to break down perceived building bulk.
- New development should orientate the main door of the dwelling and the windows of habitable rooms towards the street.
- Verandah treatments are encouraged and should be constructed to use style, materials and detailing which complements those of heritage buildings and should be pitched less steeply than roofs.

Pitched Roofs and Chimneys

- New development should be designed with pitched roofs of at least 30 degrees.
- Chimneys are encouraged to reflect existing residential skyline character.

Services

- Infrastructure services such as air conditioning units, storage for gas bottles, TV aerials, above ground rainwater tanks and solar panels should be located where they cannot be seen from the street.

Colours and Materials

- The use of muted tones of lighter colours are encouraged for larger surfaces such as walls and roofs while darker deep colours are encouraged for details such as window frames, door frames and verandah posts.

Window and Wall Ratios

- Window treatments in new development should reflect the predominant vertical orientation and pattern and a 33%-67% window to wall proportion, which is characteristic of early heritage buildings in Port Fairy.
- Window recesses of at least 300mm depth are encouraged.

Garages, Carports and Parking

- Garages and carports should be sited behind dwellings and if not practical should be setback behind the building façade. The greater the width of garage/carport, the greater the setback should be to minimise the impact of the garage/carport on the street facade.
- Vehicle crossovers should be as narrow as possible and constructed using permeable materials such as gravel which is more ecologically friendly than concrete.
- Areas of hard paving should be screened, where possible by planting when viewed from the street.

Landscaping

- New development should contribute to maintaining and establishing the garden character of Port Fairy by retaining street trees, providing low boundary walls, landscaped cottage gardens, permeable surfaces and avoiding excavations and parking areas over the root spread of street trees.

Corner Lots

- Development on corner lots should be designed to present an attractive and appropriate façade to all street frontages including similar street setbacks, verandahs, glazing styles, fencing styles and materials on all facades facing a public street.

Reference Document

“Port Fairy - A study” prepared by Cox Tanner Pty Ltd.

Port Fairy Heritage Citations 2015 (Context Pty Ltd 2015).

22.01-307/04/2016
C55**Port Fairy Commercial Heritage Precinct**

This policy applies to all that land designated on the Heritage Overlay Map as HO14.

Policy Basis

Europeans first settled Port Fairy in 1828. Whalers and sealers from Tasmania established a lucrative whaling and sealing industry on nearby Griffith Island until the mid 1840's. Trade at the port reached a peak during the 1850's. Wealth created by the Victorian gold rush and surrounding farms created significant town growth. The rich history of Port Fairy history is reflected in its built form.

The MSS has identified tourism as an important component of the future economic development of the Shire. Moyne's heritage and the unique character of particular areas need to be identified and protected.

Objectives

The objectives of this policy are:

- To accommodate a range of retail, commercial and service uses within the town centre.
- To conserve and enhance the existing scale, character and architectural detail of the streetscapes and the area generally.
- To ensure new development and alterations to existing development are not visually intrusive or dominate their surroundings and play their part in retaining Port Fairy's character.

Policy

It is policy that:

General

- the objectives of the policy will be taken into account in assessing any planning permit application.
- the existing architectural or historic character of any building, work, object or site proposed to be demolished, removed, altered or decorated will be taken into account and consideration will be made to the contribution that the building, work or site makes to the architectural or historic character of the area;
- any proposed building or works will harmonise in character and appearance with adjacent buildings and with the character of the area;
- the general form of new buildings will include post supported verandahs, recessed doorways, parapets which may be combined with a pediment or gable end and timber windows;
- consultation will occur with Heritage Victoria, the Australian Heritage Commission or the National Trust (Victoria) where relevant in relation to the application;
- the need for a permit condition will be considered specifying siting, dimensions, roof pitch and design requirements, including the provision of loading docks, as well as materials, colours and finishes to be used; and
- Preference will be given to buildings or building additions that are constructed to a height of no more than one storey.

Building Settings

- New development should consider the characteristic range of settings within the lot along the street and be set in its lot in a way that is characteristic of the street as a whole.
- Corner lots will affect the appearance of more than one street and consequently should consider the characteristic setting of all the lots from both streets.

Relationship to Street

- Wide building facades of new development should be articulated through changes in footprint or height to break down perceived building bulk.
- New development should orientate the main door and windows of the building towards the street.
- Verandah treatments are encouraged and should be constructed to use style, materials and detailing which complements those of heritage buildings and should reflect the characteristic pitch and coverage across the entire footpath.

Parapets and Chimneys

- New commercial buildings should incorporate parapets that reflect the variety of parapet styles in the commercial centre of Port Fairy.
- Chimneys for shop top housing are encouraged to reflect existing skyline character.

Services

- Infrastructure services such as air conditioning units, storage for gas bottles, TV aerials, above ground rainwater tanks and solar panels should be located where they cannot be seen from the street.

Colours and Materials

- The use of muted tones of lighter colours are encouraged for larger surfaces such as walls and roofs while darker deep colours are encouraged for details such as window frames, door frames and verandah posts.

Window and Wall Ratios

- Window treatments in new development should reflect the predominant vertical orientation and pattern with ground floor commercial buildings encouraged to provide full glazing while upper floor areas are encouraged to provide a 33%-67% window to wall proportion, which is characteristic of early heritage buildings in Port Fairy.
- Window recesses of at least 300mm depth are encouraged.

Corner Lots

- Development on corner lots should be designed to present an attractive and appropriate façade to all street frontages including similar street settings, verandahs, glazing styles and materials on all facades facing a public street.

Reference Document

“Port Fairy - A study” prepared by Cox Tanner Pty Ltd.

Port Fairy Heritage Citations 2015 (Context Pty Ltd 2015).

22.01-4

15/12/2016
C61

Mortlake Heritage Precincts

This policy applies to all that land designated on the Heritage Overlay Map as HO12 and HO77.

Policy Basis

Mortlake was established in the mid nineteenth century at the base of Mount Shadwell as a service centre for pastoral stations, and resting place for travellers between Geelong and Hamilton. The township experienced significant development in Shaw Street in the latter half of the nineteenth century, and retains a number of important civic, religious and residential buildings and the market reserve dating from this period, as well as important later nineteenth and early to mid twentieth century places. The town’s commercial focus developed along Dunlop Street from the late nineteenth century, and experienced significant growth and development in the late nineteenth century, the period immediately after World War One and the Post World War Two ‘boom’ period. The growth of the area is well represented by a range of intact commercial premises from these periods, as well as residential buildings.

The MSS has identified tourism as an important component of the future economic development of the Shire. Moyne’s heritage and the unique character of particular areas need to be identified and protected.

Objectives

The objectives of this policy are:

- To conserve and enhance the existing scale, character and architectural detail of the streetscapes and the area generally.
- To ensure that development is compatible with the existing bluestone buildings of the area

Policy

It is policy that:

- In considering applications the responsible authority shall have regard to the objectives of the Overlay
- the existing architectural or historic character of any building, work, object or site proposed to be demolished, removed, altered or decorated will be taken into account and consideration will be made to the contribution that the building, work or site makes to the architectural or historic character of the area;
- any proposed building or works will harmonise in character and appearance with adjacent buildings and with the character of the area;
- any alterations to existing buildings will retain all bluestone elements;
- consultation will occur with Heritage Victoria, the Australian Heritage Commission or the National Trust (Vic) where relevant in relation to the application;

- the need for a permit condition will be considered specifying siting, dimensions, roof pitch and design requirements, including the provision of loading docks, as well as materials, colours and finishes to be used.

Reference Document

Mortlake Heritage Citations 2016 (Context Pty. Ltd., 2016).

22.01-5

14/01/2016
C48(Part 1)

Koroit

This policy applies to land in the Residential, Business, Low Density Residential, Industrial and Rural Living Zones in and around Koroit.

Policy Basis

Koroit is a rural settlement located to the north of the Tower Hill State Game Reserve. It was established in 1837 and prospered with an influx of Irish settlers and wealth associated with the Victorian gold rush and agricultural production. The town currently has a population of some 1530 people. Koroit's main street character, collection of heritage buildings and semi rural lifestyle is important elements that attract visitors and new residents. The town also contains the Murray Goulburn milk production factory that is one of the major industries in the district.

Objective

To strengthen and diversity Koroit's economic, social and cultural base in a sustainable manner that preserves the character of the town and promotes a good quality of life for its residents.

Policy

It is policy that:

Development

- Development in accordance with the following framework plan is promoted.

Character

- New development should be of a consistent and appropriate scale and character for Koroit based on its present rural village character.
- The existing building stock and streetscapes of Koroit's central area should be protected and new development should be managed to reflect the traditional elements of heritage buildings in the town.
- Significant heritage buildings and precincts in the town should be protected and promoted.
- The reinstatement of verandahs and the maintenance of commercial premises to reflect their original character should be encouraged.
- The church precinct should be protected and promoted.

Housing

- A range of residential opportunities should be facilitated in a manner that protects and reflects the important historical and amenity values present in and around Koroit.
- Sufficient residential land should be made available in appropriate locations within the town.
- Existing agricultural land should be protected from smaller lot subdivision.
- Smaller lot subdivision and higher density types of residential development compatible with the character and appearance of the town should be promoted.

Commercial

- The development of a range of retail and commercial facilities necessary to meet the day to day needs of residents and tourists should be encouraged.
- The consolidation of retail and service functions within Koroit's central area should be promoted.
- Advertising signage displayed in the commercial historic precincts of Koroit must be designed having regard to the Moyne Commercial Areas Signage Guidelines.

Industrial

- Industry sympathetic in design and use with surrounding development should be promoted.
- Industry should be encouraged with the existing industrial areas.
- Manufacturing and industrial establishment should be facilitated without adversely impacting on the scale and character of the town.

Infrastructure

- The provision of community and engineering services necessary to support the needs of the community are encouraged.
- The introduction of the proposed sewerage system and infrastructure should be promoted.

Tourism

- Koroit and surrounding areas should be promoted as points of tourist interest.
- Small-scale tourist related facilities and services that are consistent with the traditional design elements and character of heritage buildings and the historical function of the original settlement should be encouraged.
- Improvements to Commercial Road in accordance with the adopted streetscape improvement plan should be carried out.

Accessibility

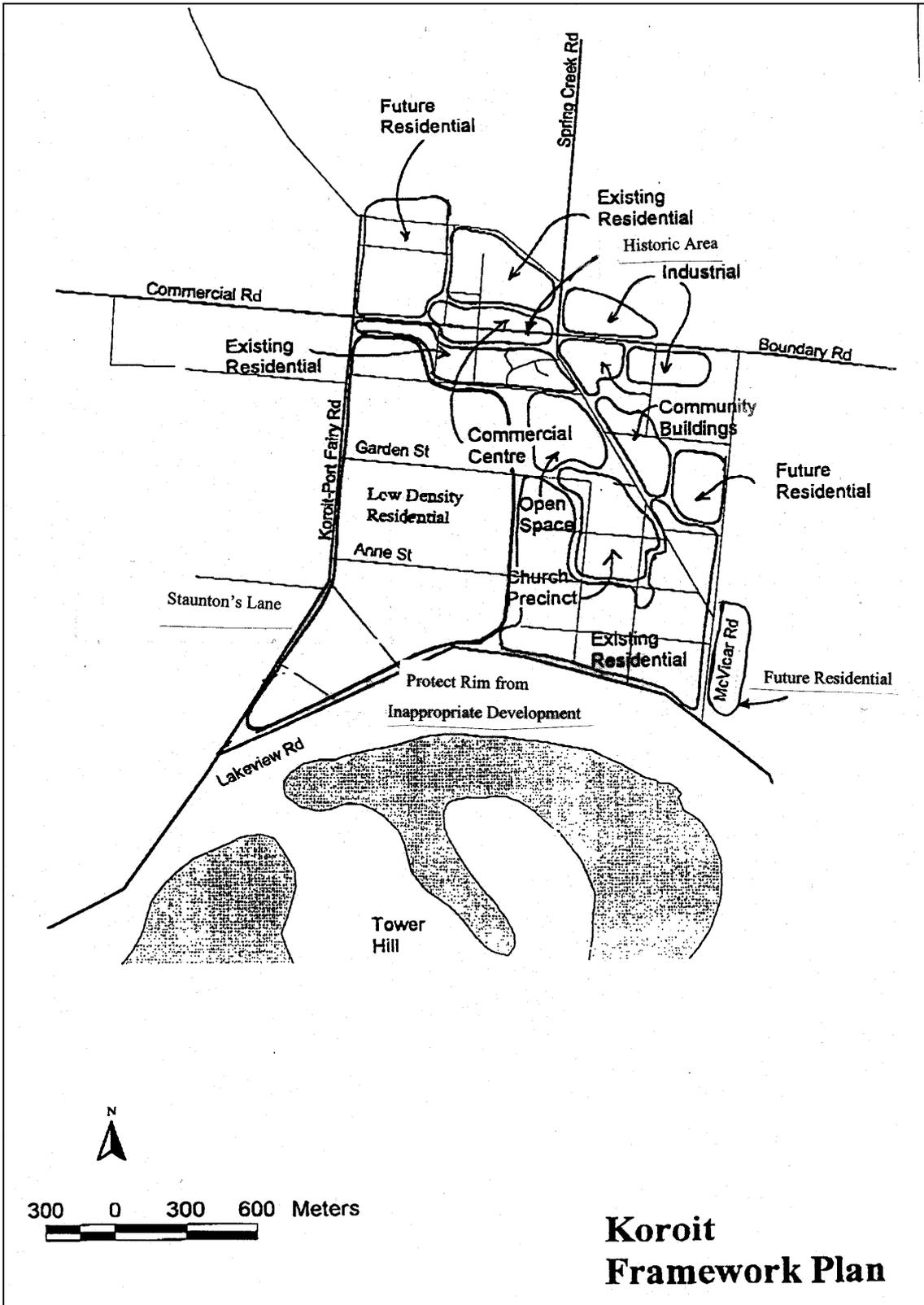
- A high degree of accessibility within Koroit will be promoted.
- Safe, direct and convenient pedestrian and cycle routes between major residential areas, schools, public open space and Koroit's central area should be provided.

Environmental

- The significant environmental features around Koroit are to be protected and promoted.
- The Tower Hill crater rim should be protected from inappropriate and intrusive development.

Reference documents

Moyne Commercial Areas Signage Guidelines



22.01-6
14/01/2016
C48(Part 1)

Macarthur

This policy applies to the township of Macarthur and environs.

Policy Basis

Macarthur is a rural service centre located in the northwestern portion of the Shire, to the east of Mt. Eccles National Park. It enjoys good access to both Port Fairy and Hamilton via the Port Fairy-Hamilton Road. The township has a number of historic buildings and a primary school.

Objective

To strengthen and diversify Macarthur's economic and social functions in a sustainable manner that promotes ongoing prosperity and a good quality of life for its residents.

Policy

It is policy that:

Development

- Development in accordance with the following framework plan is encouraged.

Character

- New buildings and development should be of a consistent and appropriate scale and character for Macarthur based on its role as a rural service centre.
- Significant heritage buildings in the town are protected and promoted.

Housing

- A range of residential opportunities should be encouraged in a sustainable manner that promotes a high quality residential living environment.
- Existing agricultural land is protected from smaller lot subdivision.
- Rural residential subdivision is concentrated around the town.
- The development of a range of residential types to meet the town's needs, including medium density development should be provided.

Commercial

- The development of a range of retail and commercial facilities consistent with the town's role as a service centre for the surrounding rural area should be facilitated.

Industrial

- Sympathetic industrial development should be promoted.

Infrastructure

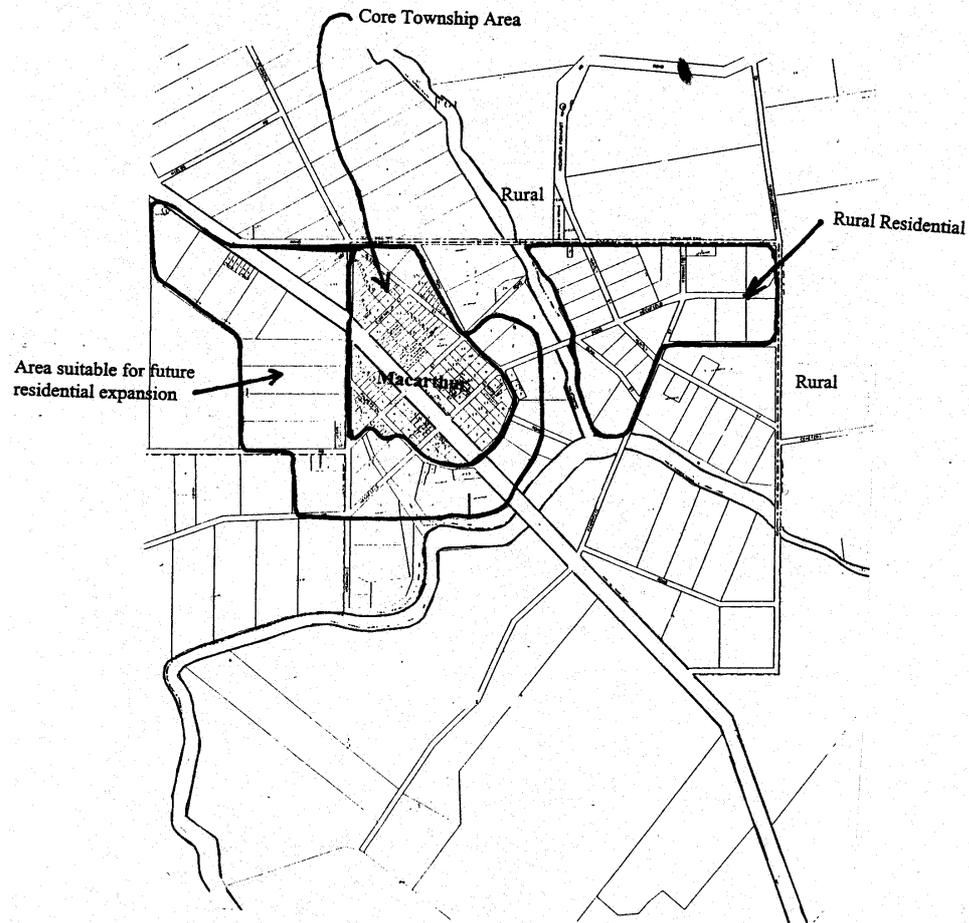
- The provision of community and engineering services necessary to support the needs of the community should be encouraged.

Tourism

- Macarthur should be promoted on the basis of its proximity to Mt. Eccles National Park.

Accessibility

- A high degree of accessibility within the town is encouraged.



Macarthur Framework Plan

22.01-7

14/01/2016
C48(Part 1)

Smaller Townships and Settlements

This policy applies to the following townships and settlements: Yambuk, Mailors Flat, Winslow, Woolsthorpe, Grassmere, Hexham, Caramut, Ellerslie, Framlingham, Cudgee, Panmure, Garvoc, Nullawarre, Chatsworth, Woorndoo, Killarney, Kirkstall, Hawkesdale, Bessiebelle and Orford.

Policy Basis

There are a number of smaller townships and settlements located throughout the Shire, which provide an important community focus, and, in some instances, a local convenience shopping role. The population of these townships and settlements is in most cases declining and there is unlikely to be pressure for growth in the foreseeable future. Beyond catering for the immediate needs of the local communities, there is no justification for any extension of the retail facilities within these settlements, or for any extension of the settlements themselves.

Objective

To encourage growth within the smaller townships and settlements in the Shire within clearly established boundaries in order to protect the character of the townships/settlements, protect adjoining farm land and to ensure that the environment of the area is not compromised.

Policy

It is policy that:

- Residential development opportunities within and adjacent to existing serviced areas should be encouraged.
- Improvement and enhancement in the appearance and character and streetscape of settlements should be encouraged.
- The development and implementation of townscape plans should be encouraged.
- Local communities are encouraged to maintain the appearance of settlements.
- A key feature of the townships/settlements (eg. a hall, school or similar facility) should be promoted as a central focus point for local interaction.
- The continued operation of existing recreational and community facilities, such as the East Framlingham Golf Club, is supported.
- Township zones are applied in order to provide flexibility in the development of the smaller townships/settlements but within existing designated boundaries.
- Development in the Hexham Township must be designed having regard to the Hexham Strategic Plan.

Reference documents

Hexham Strategic Plan

22.01-8

14/01/2016
C48(Part 1)

The Belfast Rural Area

This policy applies to land identified in the Schedules 5 and 6 to the Significant Landscape Overlay.

Policy Basis

The Belfast Rural area (also known as the Killarney Area) between Rosebrook and the Tower Hill State Game Reserve comprises high quality fertile volcanic soils which have traditionally been the focus for potato farming. The area is characterised by a large number of small land holdings, which are predominantly managed as conglomerations.

Objectives

To maintain the rural character of the Killarney area.

To discourage subdivision or development that is not compatible with, or may compromise the use of the land for farming or primary production.

To encourage:

- maintenance of existing large lots;
- consolidation of lots through restructure of old subdivisions;
- protection of the coastal environment;
- protection of environmental values;
- compatibility between residential and rural land uses; and
- conservation of fertile soils.

To ensure that:

- development is preceded by adequate infrastructure; and
- development responds to land capability.

To provide for the sustainable use of land for intensive agricultural production.

To encourage:

- an integrated approach to land management;
- protection and creation of an effective rural infrastructure and land resource;
- improvement of existing agricultural techniques;
- protection and enhancement of the biodiversity of the area;
- value adding to agricultural produces at source;
- promotion of economic development compatible with rural activities; and
- development of new sustainable rural enterprises

Policy

It is policy that:

- Farming and primary production on the high quality fertile volcanic soils around Koroit and Killarney should be provided for and encouraged.
- Subdivision or development that is not compatible with, or which may compromise, the use of the land for farming or primary production should be discouraged.
- The rural character of the area should be protected.
- The amalgamation of titles should be encouraged and the further subdivision of land, which may be detrimental to the environment and to the agricultural sustainability of the land, should be discouraged.

- The design of subdivision and housing should ensure that compatibility between residential and rural land uses be achieved.
- Development is preceded by the provision of an effective rural infrastructure.
- Sustainable use of the land for intensive agricultural production should be encouraged.
- Development and use of land in accordance with sound management and land capability practices, and which takes into account the environmental sensitivity and biodiversity of the locality should be encouraged.
- Subdivision, which promotes effective land management practices and infrastructure provision, should be encouraged.
- Improvements in existing agricultural techniques and of value adding to agricultural products at source should be encouraged.
- Economic development in the area, which is compatible with rural activities including the development of new sustainable rural enterprises, should be promoted.

22.01-9

14/01/2016
C48(Part 1)

Building Construction in Low Density Residential and Rural Living Zones

This policy applies to all applications for new buildings in the Low Density Residential Zone and Rural Living Zone.

Policy Basis

The MSS refers to the need to provide for quality residential development taking into account landscaping and urban design of development in low-density residential zones and rural living zones.

Objective

To ensure that all structures harmonise with the surrounding environment.

To ensure that the aesthetic amenity of the area is preserved and/or enhanced.

Policy

It is policy that:

- The external cladding of all new buildings within the rural living and low density residential zones should be of a subdued tone, except where the buildings are not readily visible from roads, public land or adjoining properties due to the topography or existing vegetation.
- The colour of building materials should minimise the visual intrusion of structures in any area by use of a green or earthy tone.
- Subdued toning should be used which is a non-reflective surface unless an effective visual buffer is provided to adjoining landowners and/or roadways or any other public space.
- The buildings should be painted, screen planted or otherwise treated within 6 months of completion.

22.01-10

14/01/2016
C48(Part 1)

Tower Hill

This policy applies to land identified in Schedule 6 to the Significant Landscape Overlay.

Policy Basis

The Tower Hill volcanic crater and environs are major natural features of geological, ecological and landscape significance. The rim of the crater should be protected from development which may impact on these physical and biological features of the Tower Hill reserve and its volcanic crater.

Objective

To recognise the geological and ecological significance of the Tower Hill volcanic crater and to protect and enhance its environmental qualities and character.

Policy

It is policy that

- Development around the rim of Tower Hill should minimise the physical impact of any development on the reserve itself.
- Tourism development around the rim of Tower Hill should be encouraged, which is sensitively designed and does not have a detrimental impact on the geology and ecology of the reserve.

22.01-11
14/01/2016
C48(Part 1)

Unit Development and Public Open Space Provision for Multi-Unit Developments

Policy Basis

The MSS mentions the importance, in township areas, of public open space, including the provision of open space in conjunction with medium density development.

Objective

To enable the appropriate provision of public open space for medium density developments where a contribution in the form of land is not viable.

Policy

This policy applies to all medium density development applications. At the time of construction of the proposal, an open space levy, to the satisfaction of the responsible authority, may be required.