

22.0615/06/2017
C66(Part 1)**ENVIRONMENTAL MANAGEMENT AND HERITAGE****22.06-1**21/09/2006
C26(Part 1)**Effluent Disposal And Water Quality**

This policy applies to all development that is unable to be serviced with reticulated sewerage.

Policy Basis

Development that cannot be serviced by reticulated sewerage should be located and designed to account for the sites unique environmental attributes and any nearby environmental features, such as creeks, rivers, lakes, springs, wetlands, bores and dams, particularly features providing water for stock, human or food production purposes.

Objectives

- Ensure water quality and human and animal health is not affected by development.
- Ensure that effluent disposal systems are suitable to the soil type and topography of the site, and are appropriately located away from environmentally sensitive features.

Policy

It is policy to:

- Recognise the ‘precautionary principle’ when assessing the likelihood of environmental impact.
- Discourage development in areas without reticulated sewerage unless it can be clearly demonstrated that the wastewater environmental impacts of the proposal can be negated.
- Ensure all effluent disposal systems and effluent and irrigation fields are located at least 100 metres from any watercourse. Council may at its discretion agree to a reduction in this setback when topographic constraints would prevent the discharge of wastewater to a watercourse or other sensitive environmental features.
- Encourage EPA approved package treatment plants.
- Encourage the reuse of wastewater.

Policy References

- *Guidelines for Environmental Management – Septic Tanks Code of Practice*, Environment Protection Authority, Publication 891, March 2003.
- *Land Capability Assessment for Onsite Domestic Wastewater Management*, Environment Protection Authority, Publication 746.1, March 2003.
- *State Environment Protection Policy (Waters of Victoria)*.
- *North East Regional Catchment Strategy*, North East Catchment Management Authority, May, 2004.
- *Upper North East Water Quality Strategy – An Action Plan within the North East Regional Catchment Strategy*, North East Catchment Management Authority, February 2001.

- *Domestic Wastewater Management – A Planning Guide for Local Government: A Literature Review of the Public Health & Environmental Impacts of Domestic Wastewater*, James C. Smith & Associates P/L, November 2002.

22.06-2 Ridgelines, Escarpments and Hilltops

21/09/2006
C26(Part 1)

This policy applies to all buildings or works on or near significant ridgelines, escarpments or hilltops.

Policy Basis

The rural landscape of the municipality is an important natural asset that requires protection from inappropriate land use and development. In particular, many ridgelines, escarpments and hilltops can be seen in the distance from almost anywhere in the municipality, including many public places, thoroughfares and tourist routes. The visual and environmental implications of development on or in the vicinity of these valued landscape features can degrade the attractiveness and visual quality of the area.

Objectives

- Protect the landscape and scenic quality of highly visible elevated areas.
- Limit development on or near prominent ridgelines, escarpments and hilltops, or on or near other visually prominent land features.

Policy

It is policy to:

- Consider the landscape and scenic quality of highly visible elevated areas in the assessment of applications to which this policy applies.
- Discourage new development on ridgelines, escarpments, hilltops, or on other visually prominent land features.
- Encourage new development near ridgelines, escarpments, hilltops, or near other visually prominent land features to be sited and designed so that the profile of the building or work reflects the landform and line on or near which it is sited.
- Discourage 'skyline' development, or development which, though location and/or design, would break the line and form of the natural landscape.

22.06-3 Bushfire Risk and Native Vegetation

15/06/2017
C66(Part 1)

Parts of the municipality are subject to conditions that contribute to both bushfire hazard and risk, and contribute to significant landscape character, (containing significant vegetation). This policy applies to places identified the Glenrowan Township and the surrounding areas affected by the BMO.

Policy Basis

This policy applies the recommendations of the *Glenrowan Bushfire Assessment, January 2014*. The policy provides direction about how to minimise risk to human life, and property when assessing development applications in areas with bushfire risks and balancing these considerations appropriately with the value of retaining native vegetation.

Objective 1 In areas of bushfire risk reduce the impact on loss of native vegetation.

- 1.1 Recognise the risk of bushfire in densely vegetated areas (which often contains significant vegetation).
- 1.2 Avoid residential development in high bushfire risk areas.

1.3 Minimise risk between all existing and future urban-forest interfaces.

Objective 2. Use design principles to minimise the risk of bushfire to the community.

- 2.1 Locate residential growth within the Township boundary to avoid the need to remove significant vegetation.
- 2.2 Locate new development within the Township Zone to protect urban areas from bushfire risk
- 2.3 Facilitate effective fire suppression by meeting Country Fire Authority requirements for access and water supply.
- 2.4 Reinforce the township edge to create a sharp interface between rural and urban areas.
- 2.5 Use landscaping to reduce the risk from bushfire.

22.06-4 Heritage Places and Precincts

15/06/2017
C66(Part 1)

This policy applies to the heritage places and precincts identified in the heritage overlay for Wangaratta and land adjoining that part of the Ovens River which is listed as a 'heritage river' in Schedule 1 to the *Heritage Rivers Act 1992*.

Policy Basis

This policy applies the recommendations of the *Wangaratta Urban Area Heritage Study 2002* and subsequent review reports in respect of urban precincts and rural places. The policy also recognises the *Heritage Rivers Act 1992*.

The terms used in this policy are consistent with those used in the Burra Charter. For the purposes of this policy the term 'heritage place' includes:

- A place that is individually cited in the Heritage Overlay to this planning scheme.
- A place that is contributory to the significance of a heritage precinct in the Heritage Overlay to this planning scheme.

A 'heritage precinct' is a group of heritage places, and statements of their significance are listed in the Heritage Management Electronic Database (HERMES).

Objectives

- Implement *the Rural City of Wangaratta, Wangaratta Urban Areas Heritage Study, 2002*, *the Heritage Study Review (Part 1) Urban Precincts 2011 Volume 1 – Urban Precincts and Volume 2 – Rural Places Final Reports 2013 and Rural City of Wangaratta Heritage Review, April 2016*.
- Encourage the conservation, and discourage the demolition, of all significant and contributory heritage places in the Heritage Overlay.
- Ensure that new development and any publicly visible additions and/or alterations to a heritage place maintain the significance of the heritage place and/or precinct.
- Encourage the retention, reuse and recycling of significant and contributory heritage places in the Heritage Overlay in a manner which conserves and does not detract from the significance of the heritage place and/or precinct.
- Facilitate a consistent approach to the conservation of heritage places and precincts.
- Ensure that the conservation of heritage places and precincts is based upon a clear understanding of the reasons for their significance.
- Improve community awareness of the importance and value of heritage places and precincts and the reasons why they should be conserved.

- Implement the *Heritage Rivers Act 1992*.

Policy

Exercising discretion

It is policy to:

General:

- Encourage the restoration and reconstruction of heritage places in all parts of the Heritage Overlay.
- Encourage new development to be respectful of the scale, form, siting and setbacks of nearby significant and contributory buildings.
- Disregard the impact of buildings that are obviously atypical to the character of the streetscape when determining the appropriate mass and scale for new buildings or extensions or upper storey additions in the Heritage Overlay.

Conservation of a heritage place or precinct:

- Encourage the removal of alterations and additions that detract from the heritage significance of a place.
- Encourage the retention and conservation of previous alterations and additions when the original heritage place has been altered but alterations contribute to the significance of the heritage place.
- Encourage the accurate reconstruction of original streetscape elements such as verandas or fenestrations, where appropriate.

Demolition:

- Require all applications to be accompanied by an application for new development.
- Allow the demolition of part of a heritage place if it will not affect the significance of the place and the proposed addition is sympathetic to the scale and form of the place.
- Discourage the demolition of a significant or contributory building unless and only to the extent that:
 - The building is structurally unsound or cannot be feasibly reused.
 - The replacement building and/or work displays design excellence which clearly and positively supports the ongoing heritage significance of the area.

Decision guidelines

General:

When assessing a permit application, it is policy for Council to consider:

- The extent to which the application meets the objectives and directions of this policy.
- The statement of significance for the heritage place or precinct.
- The views of Council's heritage adviser, where sought by Council.
- The views of the *National Trust of Australia (Victoria)*, where sought by Council.
- Recommendations of representatives of the aboriginal community for the management of sites of aboriginal cultural significance.
- Heritage studies and all available documentation.
- The need to prepare a tree condition or heritage impact assessment for any proposed development which could affect cultural heritage places.

- The need to prepare a tree or heritage management plan to guide the implementation of any proposed development, including conservation and arboricultural works.
- Where applications propose to use a heritage building for a prohibited use, council will consider:
 - The appropriateness of the use having regard to zone objectives and surrounding land uses.
 - Whether the proposed use furthers the heritage objectives of this planning scheme.
- The permit history of the land.

Heritage places or precincts:

It is policy that, before deciding on a permit application for a building or work to be demolished, removed, altered or constructed, Council will consider:

- Heritage precinct statements of significance (where relevant)
- Existing character and appearance of the building, work or object, and the contribution such building or work or object makes to the architectural or historical character and appearance of the immediate area or precinct.
- Cultural significance of the building, work, tree, object or site.
- Whether the proposed design, building materials, colours or general appearance of the alterations will detrimentally affect the architectural or historical character or appearance of the existing building/s, work/s, object/s, site or streetscape.
- That the demolition or alteration of heritage buildings should not be supported unless it is demonstrated that:
 - The outcome will contribute to the long-term conservation of the significant fabric of the building.
 - The demolition involves the removal of later inappropriate modifications.
- Whether any new or replacement front fences are appropriate to the architectural style of the building and interpret the prevailing character in the immediate environs, in particular the prevailing height, form, materials and degree of transparency.
- Whether the design of new infill buildings are compatible with, and recessive to, the significance of the heritage precinct with particular reference to any adjoining heritage places.
- Whether vehicle crossovers and parking areas proposed to be located at the front of contributory heritage places – vehicle crossovers, if necessary, should be located to the rear or to the side of a heritage place.
- Whether any subdivision is in keeping with the historic subdivision character of the site, adjacent heritage places and the precinct as a whole.
- Whether any advertising signs are complementary to the historic character of a heritage precinct or the appearance of a heritage place.

Heritage Rivers:

In evaluating an application for use or development of land adjoining the part of the Ovens River that is listed as a heritage river in Schedule 1 to the *Heritage Rivers Act 1992*, Council will have regard to:

- The likely effect of the proposed land use or development on the heritage river.
- Whether any permit conditions should be applied to protect the values of the heritage river.

Any comments received from the *North East Catchment Management authority* pursuant to Section 52 of the *Planning and Environment Act 1987*.

Application information requirements

It is policy that permit applications include the following information:

- A site analysis plan showing the location/outline of surrounding buildings/walls and existing vegetation.
- A scaled and dimensioned site plan showing all existing and proposed building work, including outbuildings, fences, trees, car parking, new driveway crossovers, and any signage.
- Side elevation/s of all proposed building work.
- Details of all proposed new building work, including a schedule of all building materials, colours and detailing.
- Details of any vegetation proposed to be removed or lopped.

Reference Documents

- *Rural City of Wangaratta, Wangaratta Urban Areas Heritage Study, 2002*
- Rural City of Wangaratta Heritage Study Review (Part 1) and Urban Precincts 2011 – Volume 1: Urban Precincts. Final Report 3 June 2013
- Rural City of Wangaratta Heritage Study Review (Part 1) and Urban Precincts 2011 – Volume 2: Rural Places. Final Report 3 June 2013
- *Rural City of Wangaratta Heritage Review, April 2016*