

# **MITCHELL SHIRE COUNCIL**

## **Council Meeting Attachment**

### **SUSTAINABLE COMMUNITIES**

**20 JUNE 2016**

**7.1**

#### **WANDONG & HEATHCOTE JUNCTION HERITAGE GAP STUDY 2016**

**Attachment No: 3**

**Mitchell C113 21\_mss06**

## **21.06 BUILT ENVIRONMENT AND HERITAGE**

24/09/2015  
C56

This clause provides local content to support Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

Specific references to individual towns are also included in Clause 21.11 (Local Areas).

### **21.06-1 Urban environment**

05/12/2013  
C87

The siting and design of development should consider the character and local heritage values of towns. The design of buildings, their mass and scale are important in preserving the character and historical attributes of towns. Streetscape elements are also important to the character of each town and identified streetscape character should be taken into account in the consideration of new use and development.

Development along highways and main roads is important for the character and streetscape presentation of the towns. Development at town entrances should be designed to respect the built environment, and sited and finished to enhance the overall appearance and character of the town and the town entrance.

Street trees are important in creating areas that offer shade and protection from the elements and are conducive to people stopping and using the town. Development located along entrances to all towns should be landscaped with species consistent with the landscape assessment or plan for the town.

Developments located on the edge of towns should also be landscaped to absorb the development within the surrounding landscape and to provide a delineated edge to the town. Attention should also be paid to any opportunities to landscape railway station areas that have a significant impact on the townscapes of Wandong, Broadford, Tallarook and Seymour.

#### **Key issues**

- Improving the presentation of towns and activity centres, particularly from the highways, major roads and pedestrian level.
- Improving the design, siting and landscaping of development.

#### **Objective 1**

To enhance the presentation of towns and their main road entrances.

#### **Strategies**

- Improve the quality of development through improved design, siting and landscaping.
- Improve the urban quality of train stations and their links to town centres.
- Build on the established and strong sense of identity and character of each town.
- Support respectful infill development that contributes to the character and identity of towns.

#### **Objective 2**

To enhance the safety of neighbourhoods.

## Strategies

- Implement crime prevention through environmental design principles, encouraging activity in public places, upgrading public lighting where needed and working with the police and other stakeholders on crime prevention and perceptions of safety.

### 21.06-2

05/12/2013  
C87

## Sustainable development

Built form and urban infrastructure can contribute substantially to the demand for energy. Energy efficiency of buildings is affected by a range of factors including solar orientation, fittings and occupant behaviour. Urban form impacts on the ability of buildings to be energy efficient, particularly through solar orientation and access. Urban form also impacts on the need for people to use transport, including to access services and employment. Consolidated settlements provide for shorter travel distances, walking and cycling, and support more effective public transport.

## Key issues

- Achieving more sustainable development.
- Reducing greenhouse gas emissions.

## Objective 1

To minimise the production of greenhouse gas emissions.

## Strategies

- Support renewable energy technologies in buildings and enterprises.
- Support low carbon modes of transport.
- Ensure new residential subdivisions, roads and allotments are orientated in accordance with energy efficiency principles.
- Support home-based businesses.

### 21.06-3

24/09/2015  
C56

## Heritage

Mitchell has a number of places of heritage significance including the Kelly family house in Beveridge, the Australian Light Horse Memorial Park in Seymour (Site 17), Aboriginal greenstone axe quarries at Mount William, the pioneer homestead at Reedy Creek, and numerous buildings in Kilmore which is Victoria's oldest inland town.

The Mount William Stone Axe Quarry is a major archaeological place and it and other places have significant cultural and spiritual connections for the Wurundjeri people. The quarry is an example of one of the most influential complexes of stone working traditions known to have occurred in the Greenstone belts of Victoria. It is one of the best preserved examples of prehistoric quarrying and ground edge hatchet head manufacturing technologies to have survived into the 19th century in southeast Australia. Other Aboriginal cultural heritage sites are evident throughout the Shire and have state heritage protection.

The Australian Light Horse Memorial Park was an important site for the Australian Army and its Light Horse Regiment. Since the formation of the Seymour Group of the Victorian Mounted Rifles in 1887 the community has had a rich association with the Australian Army. The Australian Light Horse Memorial Park is a major heritage asset for the community and visitors. The Goulburn River has 'Heritage River' status and the Trawool Valley is listed as a regionally significant landscape by the National Trust.

In addition to its intrinsic value, Mitchell's heritage is of enormous value in community, cultural and economic terms. It gives the Shire's towns and regions distinctive amenity and character as well as a cultural identity and sense of place. It is also a basis for building tourism and business opportunities.

Heritage Studies have been prepared for a number of areas within the Mitchell Shire including the *Kilmore Heritage Study 1982*, *Mitchell Shire Heritage Study 2006*, *Mitchell Shire Heritage Amendment Review of Heritage Precincts 2012*, ~~and~~ *Mitchell Shire Review of Individual Places 2013* *and Wandong & Heathcote Junction Heritage Gap Study 2016*. Heritage Citation Reports for many heritage places within Mitchell Shire have been consolidated into the *Mitchell Shire Heritage Study Amendment C56 - Heritage Citations, April 2014* and *Kilmore Heritage Study 1982*. The Heritage Studies have identified post-contact places and precincts of cultural significance, provide a thematic environmental history of post-colonial European occupation and seek to provide a more comprehensive heritage analysis for the Mitchell Shire.

### **Key issues**

Managing heritage places to ensure their preservation.

### **Objective 1**

To recognise and protect places of heritage, cultural and social significance.

### **Strategies**

- Conserve and enhance the heritage places that distinguish each town.
- Ensure that development on land adjoining heritage places located within the Heritage Overlay does not detract from or obscure the heritage significance of the adjoining heritage place.
- Conserve places that contribute to the further development of tourism.
- Support the preservation of heritage places threatened by development or neglect.
- Identify places with cultural heritage values.
- Ensure supporting information for all places is contained in HERMES.

### **Objective 2**

To recognise and to protect the heritage, cultural and social significance associated with the Australian Light Horse Memorial Park.

### **Strategies**

- Conserve the site's heritage features as evidence of the area's rich association with the Australian Army and its former role as a training facility for the Australian Light Horse.
- Retain the significant block of remnant box/stringybark on the site.
- Focus the long term development of the site on open space, conservation and recreational activities.
- Guide the use and development of the site by an overall development plan for the site.

### **Objective 3**

To preserve the cultural significance and archaeological fabric of the Mt William Archaeological Area, and all associated archaeological artefacts.

### **Strategies**

- Discourage development which adversely affects the significance of the site.
- Protect the site from unsympathetic development beyond its boundaries but within its visual and activity catchment.

### **Policy guidelines**

#### **Exercise of discretion**

- Seek the views of Aboriginal Affairs Victoria and the Wurundjeri people when deciding on an application on land abutting or encroaching on the Mt William Quarry.