

**21.11 BUILT FORM**

17/05/2012  
C81

This deals with the design of buildings and places and the protection and conservation of cultural heritage values.

**21.11-1 Visual Character of Towns and Rural Landscapes**

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**Context**

The rural setting of townships and the high quality landscapes in the Shire are strongly valued by the community.

Warragul and Drouin provide the option of an urban lifestyle in a rural setting in their developing role as twin towns.

**Objective 1**

**To protect the character and heritage of the Shire's towns and their hinterland from inappropriate development.**

Strategy 1.1

Maintain the separate identity of the communities within the Shire.

Strategy 1.2

Develop the urban settlement pattern based on towns clustered along the transport corridor and separated by rural land.

**Objective 2**

**To retain high quality rural landscapes.**

Strategy 2.1

Prepare a code for development in rural areas within areas of landscape value, including along the Princes Highway Corridor.

Strategy 2.2

Ensure that new uses and developments in the towns and rural areas and particularly on the fringe of towns and the Princes Transport Corridor are of a high quality design and presentation, are consistent with the landscape qualities and the maintenance of the environment.

**Implementation**

- Apply State policy, Design and built form, under Clause 19.03.
- Apply State policy, Regional cities and rural residential development, under Clause 12.03-2 when dealing with residential development applications in rural areas.
- Apply local policy, Townscape, under Clause 22.02-2 for applications on the approaches to towns.
- Apply local policy, Steep land, under Clause 22.03-4 for development applications on land with a slope greater than 20 per cent.

**21.11-2 Heritage**

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**Context**

The Shire contains a wealth of built heritage assets. The enhancement of heritage buildings and places is of significant value to tourism and economic development.

### **Objective 1**

**To seek to apply a consistent approach to the retention of built heritage.**

#### Strategy 1.1

Prepare a comprehensive heritage study for the Baw Baw Shire to complement the existing heritage studies of Warragul and Walhalla.

#### Strategy 1.2

Introduce heritage planning provisions to protect historic places and sites in Warragul as identified in the Rural City of Warragul Heritage Study 1991.

### **Implementation**

- Apply State policy, Heritage, under Clause 15.11.
- Apply Clause 43.01 Heritage Overlay to planning applications affecting heritage places.

### **Reference Documents**

- Bick, D. Wilde, S., Patrick, J., [1991] Rural City of Warragul Heritage Study, Rural City of Warragul.