

**Shire of Campaspe
Heritage Precincts
Incorporated Plan**

February 2016

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1. PURPOSE OF PLAN

This Incorporated Plan had been prepared to provide permit exemptions for minor works and development within the heritage precincts listed below. The exemptions only apply to heritage places originally constructed to serve a residential use.

The permit exemptions in this plan are not intended to apply to heritage places originally intended to serve a non-residential use that has now changed to serve a residential use. For example, a church or industrial structure converted to a dwelling.

In addition, this plan does not provide exemptions from the requirement for a permit under other provisions of the Campaspe Planning Scheme such as zone provisions, other overlays or particular provisions.

Despite the exemptions outlined within this plan, it is strongly advised that those who are proposing to undertake works or development within the Heritage Overlay should contact the responsible authority to discuss their proposal with a planning officer.

1.1. Application

This Incorporated Plan sets out the exemption from the need to obtain a permit for the following development when in association with the use of the land for a single dwelling:

- Demolition of a building, outbuilding or fence at a 'non-contributory' residential place;
- An alteration, addition and new building at a 'non-contributory' residential place at specific locations;
- A new outbuilding (carport/garage/shed) at a 'contributory' residential place at specific locations; and
- Minor development to a 'contributory' residential place at specific locations.

A permit is required if it cannot be demonstrated that a proposal complies with the exemptions set out in this document, or other exemptions specified in the Campaspe Planning Scheme.

1.2. Precincts

The permit exemptions contained within this Incorporated Plan apply only to buildings originally developed for a residential purpose in the following heritage precincts:

- HO3 'Echuca Central Residential Precinct';
- HO86 'Echuca East Precinct',
- HO87 'Echuca North Residential Precinct';
- HO128 'Kyabram Union Street Precinct',
- HO301 'Rushworth Precinct',
- HO401 'Lockington Precinct', and
- HO514 'Tongala Residential Precinct'.

The permit exemptions do not apply to any other heritage place listed in the Heritage Overlay, including those heritage places within the heritage precincts, which are individually significant.

1.3. Definitions (relevant to permit exemptions)

The following definitions apply in this Incorporated Plan:

Non-contributory place - A place that does not make a contribution to the significance of a heritage precinct.

Contributory place - A place that makes a contribution, either individually or as part of a collection, to the significance of a heritage precinct

Minor development - Development that does not require approval under the Building Regulations and where the wall height at natural ground level does not exceed the wall height of the existing main building on the site; or any of the following:

- A pergola;
- A verandah;
- A deck;
- A water tank and associated structures;
- Domestic services normal to a dwelling, e.g. hot water service or air conditioner or solar panels; and
- A swimming pool or spa and associated mechanical equipment and safety fencing with a wall height at natural ground level that does not exceed the wall height of the existing main building on the site

Rear major wall line - The rear major wall line, when there are multiple and parallel rear walls, is defined as the rear facing wall most distant from the street frontage

Existing Building - The existing building comprises the entire building envelop of the existing residents (excluding outbuildings)

1.4. Statement of Significance

The 'What is Significant' element of the statements of significance for each heritage precinct are contained within Clause 22.02 (Heritage) of the Campaspe Planning Scheme.

1.5. Contributory Places within the Precincts

The contributory places within each heritage precinct to which this document applies are shown on the following precinct maps and their addresses are listed in the tables. If a property is not listed then it is a non-contributory place.

Some of the contributory places also have individual significance and have a separate reference number in the Schedule to Clause 43.01 and on Planning Scheme Maps. Places of individual significance are indicated below with a red boundary.

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1.5.1. H03 Echuca Central Residential Precinct



Places that contribute to the significance of the precinct include:

Street:

Street Numbers:

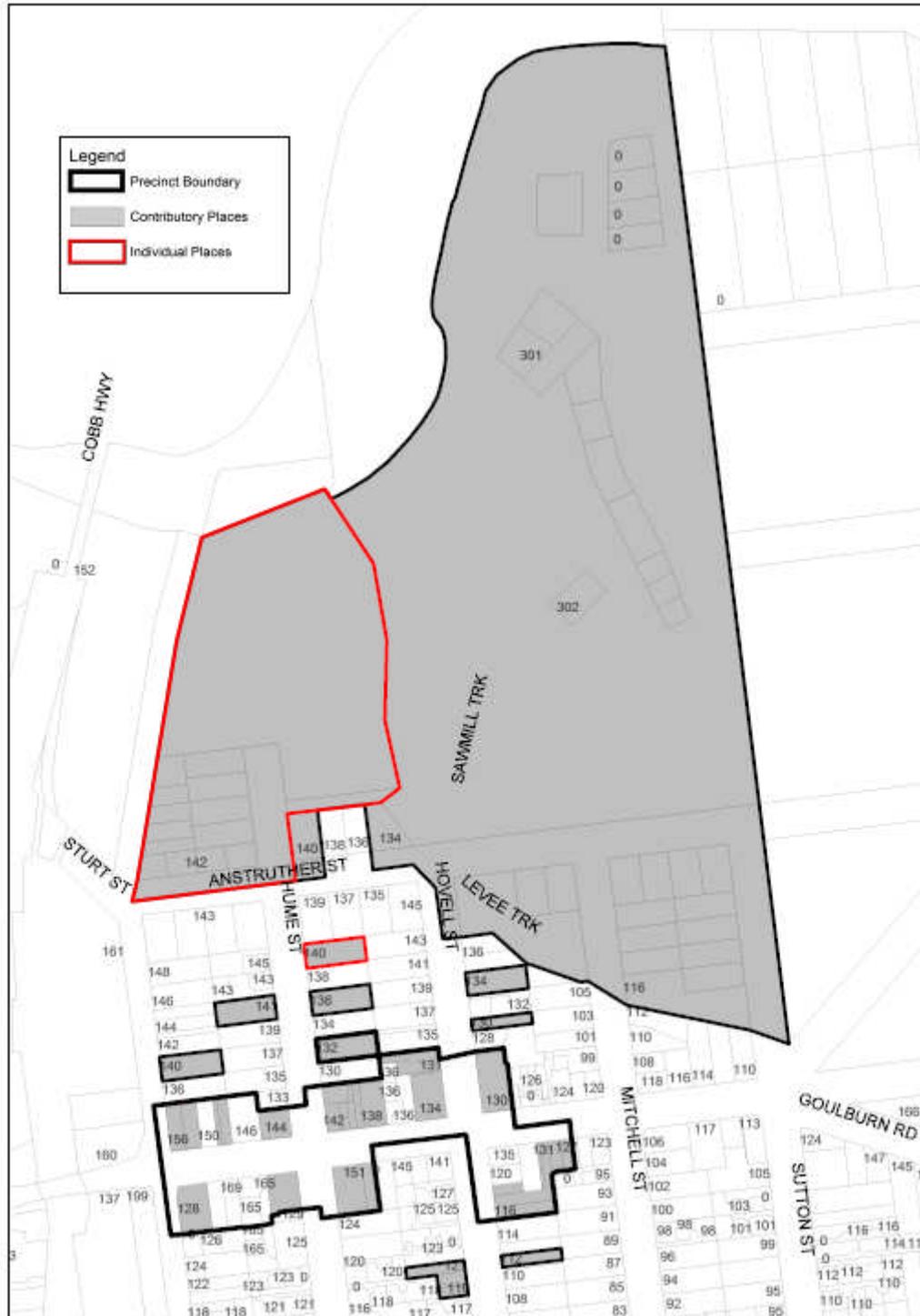
Francis Street:	41, 42, 46, 50, 53, 54, 55, 56, 59, 62, 63, 65, 67, 68, 71, 74, 75, 80,
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High Street:	325, 329, 337, 339, 341, 347, 349, 351, 355, 357, 359, 366, 368, 381, 383,
Hopwood Street:	44, 47, 50, 53, 55, 57, 59-63, 62, 65, 67, 68, 70, 73, 75, 76,
McKinlay Street:	221,
Tyler Street:	2, 4, 12 (Cadell).

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1.5.2. HO86 Echuca East Precinct



1.5.3.

Places that contribute to the significance of the precinct include:

Street:

Street Numbers:

Anstruther Street:	former sawmill site, Shinbone Alley & Reserve,
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Pakenham Street:	127, 129, 130 (Tara's Hall Hotel), 131, 134, 138, 140, 142, 144, 148, 149, 151, 154, 156, 163,
Sturt Street:	128-130 (Church of Christ), 138-140,
Hovell Street:	112, 116, 118, 119, 121, 130, 131, 133, 134,
Hume Street:	132, 136, 140, 141.

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1.5.4. HO87 Echuca North Residential Precinct



Places that contribute to the significance of the precinct include:

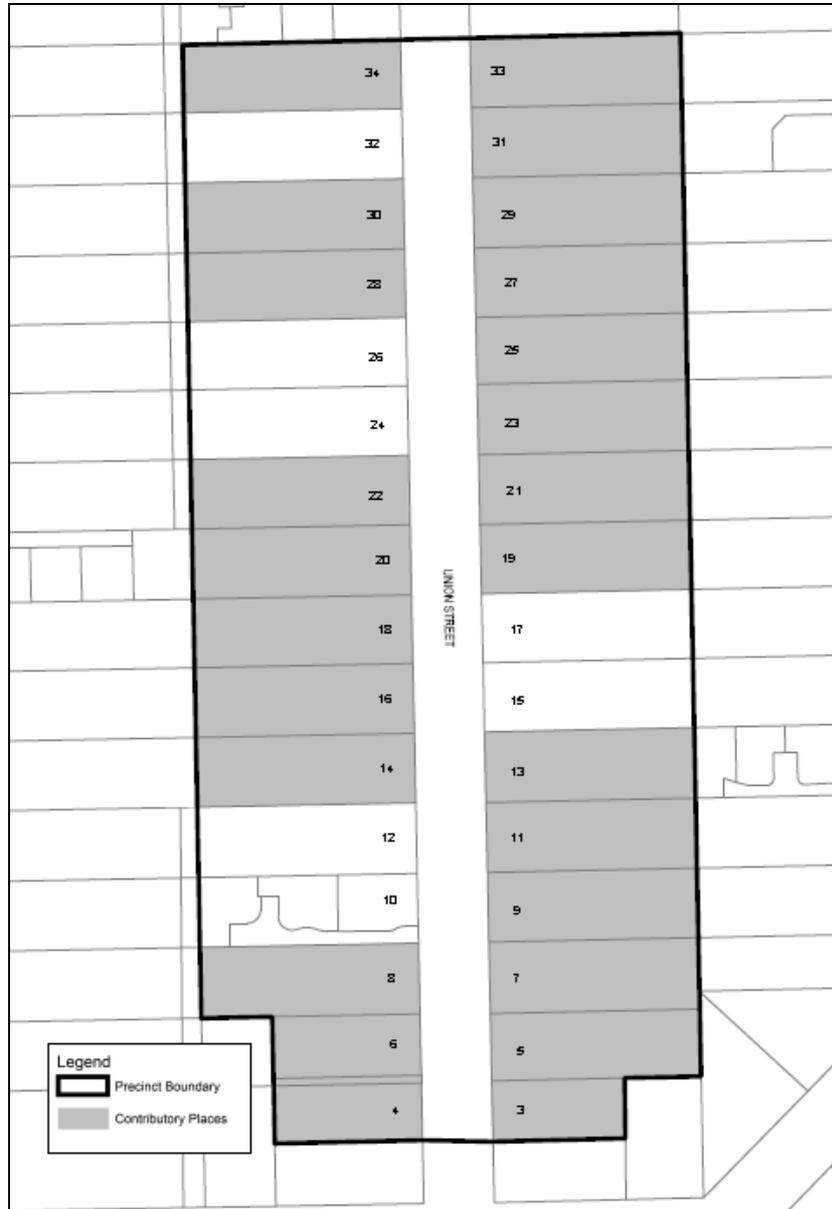
Street:

Street Numbers:

Bolton Street:	16, 18,
Connelly Street:	1, 3, 5, 9, 11 (Etan House), 15, 16, 18, 20,
Dickson Street:	10, 13, 15, 16, 17, 18, 19, 20, 21-31 (Brigidine Convent / St Joseph's), 24, 28, 30, 33, 35,
Law Court Place:	2,
Watson Street:	21, 27, 31, 33.

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1.5.5. HO128 Kyabram Union Street Precinct



Places that contribute to the significance of the precinct include:

Street: Street Numbers:

Union Street:	3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 18, 19, 20, 21, 22, 23, 25, 27, 28, 29, 30, 31, 33, 34
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1.5.6. HO301 Rushworth Precinct



Places that contribute to the significance of the precinct include:

Street:

Street Numbers:

Esmonde Street:	5, 11, 13, 15, 18, 19, 20, 26, 28, 29, 30, 31, 36, 38, Geyle Reserve
Heilly Street:	Rushworth Cemetery, 49-65 (Rushworth Primary School),
High Street:	1, 2-4 (Mechanics Institute), 6, 7, 8, 15, 17 (former Rushworth Chronicle), 18, 19- 21, 25, 26, 27, 29-31, 30-32 (former Bank of Victoria), 34-36 (former Commercial Bank), 35, 38 (former Imperial Hotel), 40, 41-47, 53, 59 (Criterion Hotel), 63(Miller Homes), 67, 69, 71(Rushworth Shire Hall), 77 (Rushworth Courthouse), The former railway reserves, Rotunda, Central Reserve,
Home Street:	10, 12, 14, 17,
Moora Road:	3, 5, 6 (post office), 7, 9, 11 (CFA), 13, 14-16, 15 (Hotel), 18, 22 & 22A, 23, 25, 26 (Masonic Lodge), 29, 33,
Nuggety Hill Road:	St Pauls Anglican Church,
Phillips Street:	1, 3, 5, 9, 11, 12, 13-15 (church & house), 17, 18, 19, 20, 21, 23,
School Street:	2,
Simpson Street:	7
Wigg Street:	Stone gutters
Whistle Post	

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1.5.8. HO514 Tongala Residential Precinct



Places that contribute to the significance of the precinct include:

Street:

Street Numbers:

Cavell Street:	2 (Post Office); 4; 6 (former Bush Hospital)
Mangan Street:	40 (St Patrick's Church)
Miller Street:	38, 40, 42, 44, 46

2. PERMIT EXEMPTIONS

The exemptions only apply to places originally constructed to serve a residential use. Where the objectives and conditions of this plan cannot be met, a planning permit will be required. This plan does not provide exemptions for places within the precincts which also have individual significance.

Under Sub-clause 43.01-2 of the planning scheme, no permit is required to:

2.1. Demolition

Demolish a residential building and associated outbuilding and fence within a site identified as being 'non-contributory' on the relevant precinct maps contained in Section 1.5 of this document.

2.2. Swimming Pools and Spas

Construct or extend a domestic swimming pool or spa and associated mechanical equipment and safety fencing to a non-contributory building located beyond the major wall line of the rear of the building.

2.3. Alterations, Additions and New Buildings on 'Non Contributory' Places

- Alter the rear elevation of a building as shown in Figures 1 and 2.
- Construct an addition to a building which projects beyond the major wall line of the rear of the building and which has a wall height no greater than the wall height of the existing building as shown in Figures 1 and 2.
- Construct a new building setback beyond the major wall line of the rear of the building and which has a wall height no greater than the wall height of the existing building as shown in Figures 1 and 2.

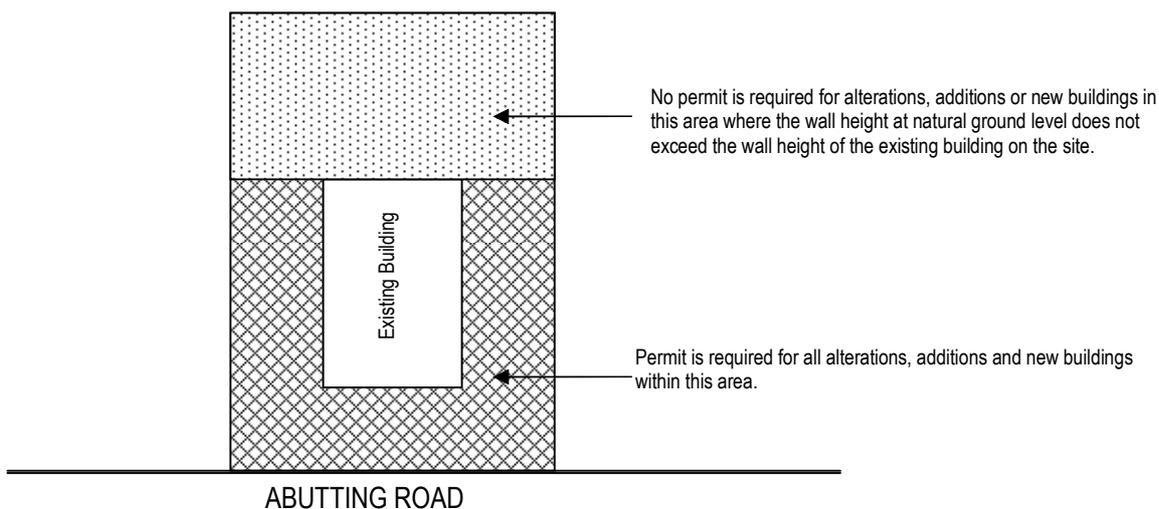


Figure 1: Exemptions for alterations, additions and new buildings for non-contributory places not on a corner site within the Heritage Overlay.

Note: A laneway and a carriageway easement are defined as an abutting road.

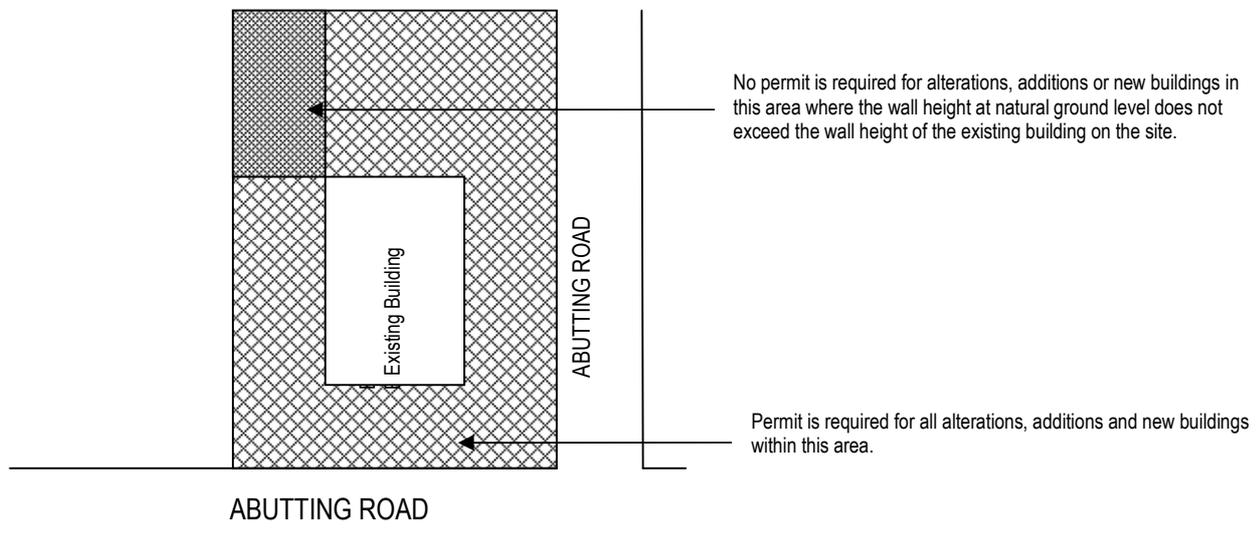


Figure 2: Exemptions for alterations, additions and new buildings for non-contributory places on a corner site within the Heritage Overlay.

Note: A laneway and a carriageway easement are defined as an abutting road.

2.4. New Outbuildings (carports/garages/sheds) on 'Contributory' Places

Construct an outbuilding that meets all of the following criteria:

- The outbuilding is located within the cross-hatched area shown in Figure 3 below;
- The setback from the major wall line of the front facade is equal to or greater than 3 metres;
- The outbuilding is detached from the existing building;
- The wall height at natural ground level does not exceed the wall height of the existing building on the site; and
- The maximum building footprint does not exceed 40 square metres.

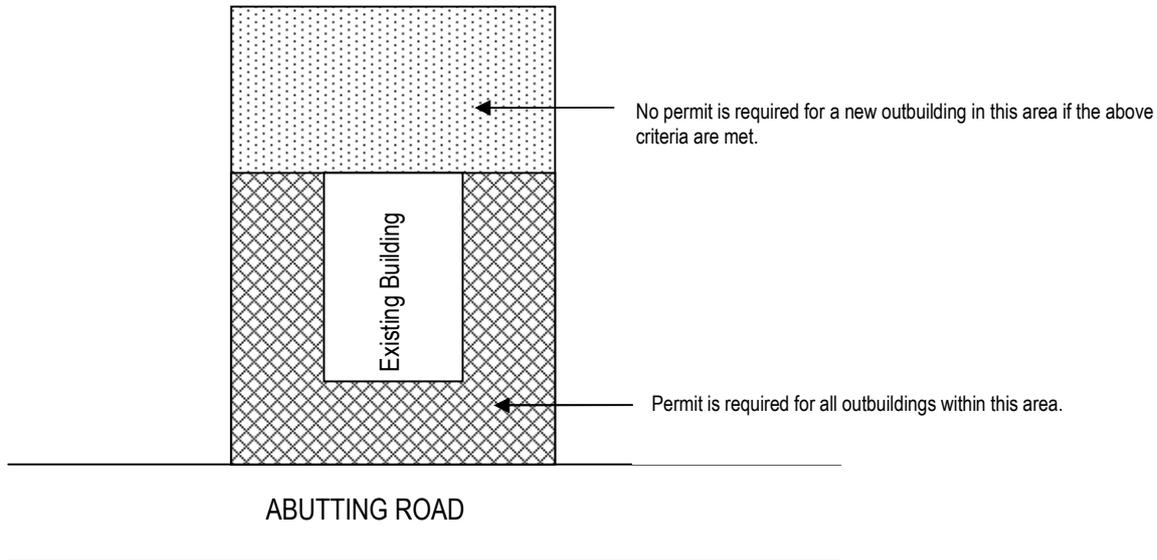


Figure 3: Exemptions for new outbuildings (carports/garages/sheds) for 'contributory' places not on a corner site within the Heritage Overlay.

Note: A laneway and a carriageway easement are defined as an abutting road.

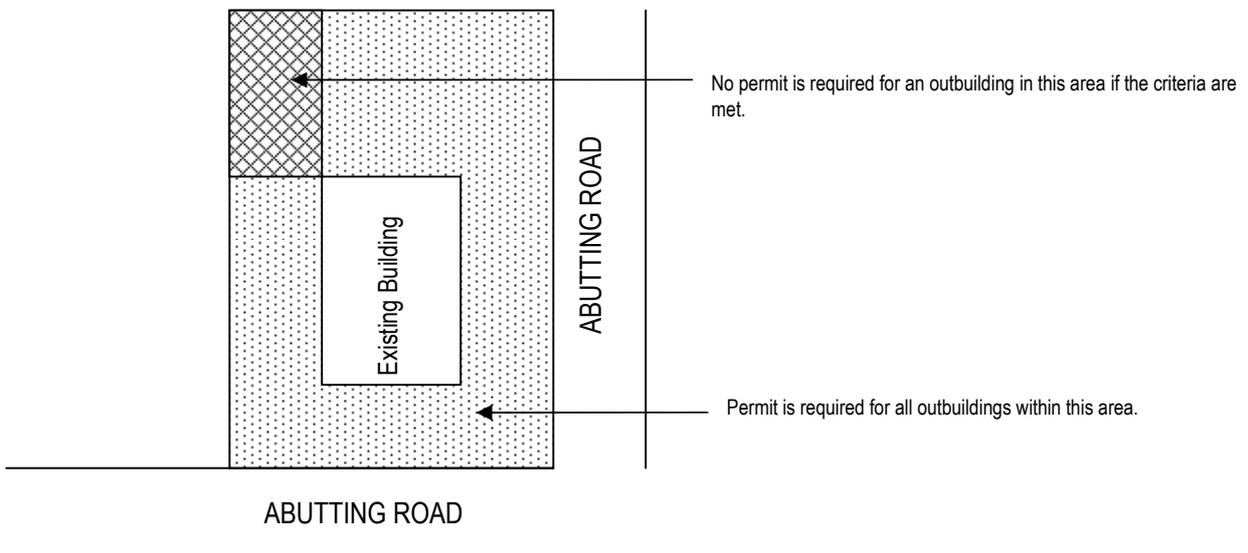


Figure 4: Exemptions for new outbuildings (carports/garages/sheds) for contributory places on a corner site within the Heritage Overlay.

Note: A laneway and a carriageway easement are defined as an abutting road.

2.5. Minor Development to 'Contributory' Places

- Construct or carry out minor development located beyond the major wall line of the rear of the building in the areas shown in Figures 5 and 6.

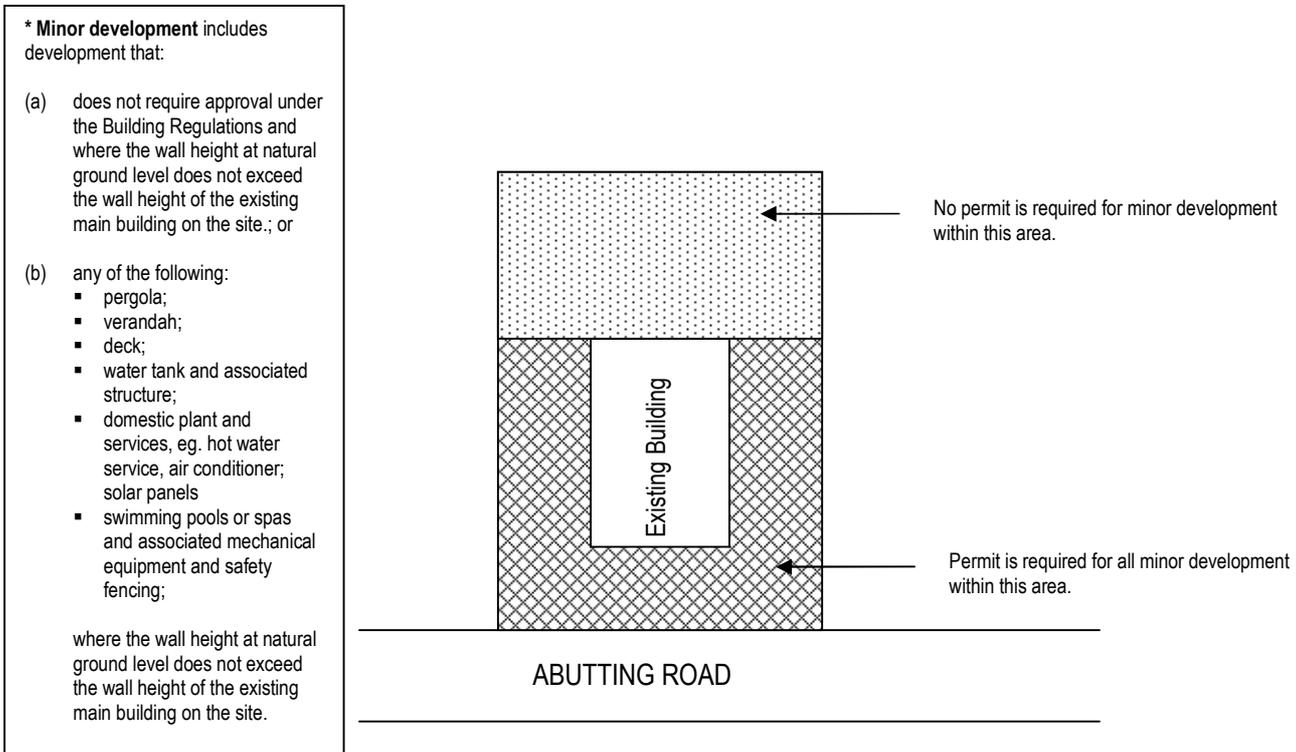


Figure 5: Exemptions for minor development* to 'contributory' places not on a corner site within the Heritage Overlay.

Note: A laneway and a carriageway easement are defined as an abutting road.

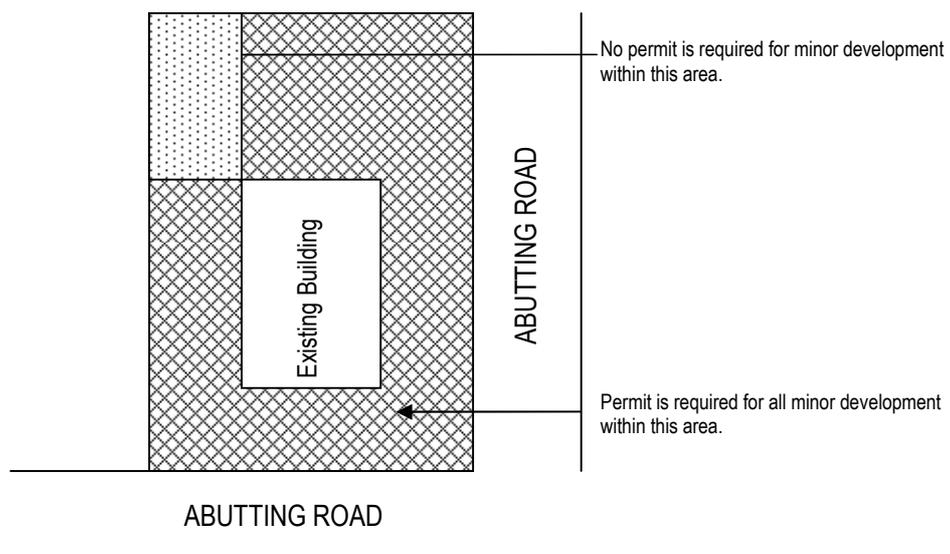


Figure 6: Exemptions for minor development* to 'contributory' places on a corner site within the Heritage Overlay.

3. GENERAL DEFINITIONS

The following terms or phrases are used regularly throughout this document and when considering development proposals in the heritage overlay generally. Therefore a common understanding of their meaning should be established.

A *heritage place* may consist of a site, area, land, landscape, building, group of buildings or other works and may include components, contents, spaces and views. Heritage places have cultural heritage significance. If located within a precinct, these places are identified as being either 'Individually Significant', 'Contributory' or 'Non-Contributory'

An *Individually Significant* place is a place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a heritage precinct. 'Individually Significant' places will usually have a separate Statement of Significance and statement of significance.

Heritage precincts refer to areas identified in the planning scheme which:

- Contain buildings that derive considerable cultural significance from their context and/or relationship with others in the area.
- Have largely intact or visually cohesive streetscapes, creating precincts of historic and/or architectural integrity.
- Contain a large number of substantially intact buildings.
- May contain buildings that contribute to the historic or architectural significance of the area as a whole.
- May contain historically or botanically contributory gardens, reserves and specimens.

A *Heritage Precinct*, consists of 'Contributory' places (some of which may be 'Individually Significant' places) and 'Non-Contributory' places.

Contributory places refer to those places that are deemed to make a contribution, either individually, or as part of a collection, to the significance of the heritage precinct.

Non-Contributory places do not contribute to the heritage significance of a heritage precinct.

Conservation means looking after a place with the intention of retaining its heritage significance. It may refer to maintenance, preservation, restoration, reconstruction and adaptation to accommodate new uses.

Heritage significance means the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Fabric means all of the physical material of a heritage place including components, fixtures, contents and objects.

Maintenance refers to the continuous protective care of the fabric and setting of a contributory site. It is to be distinguished from repair, which involves restoration and reconstruction.

Preservation means maintaining the fabric of a place in its existing state and preventing deterioration.

Reconstruction means returning a place to a known earlier state. Reconstruction is distinguished from restoration by the introduction of new materials into the fabric.

Interpretive refers to a design approach that acknowledges its modernity whilst maintaining a relationship to the historic or architecturally significant character of its context. Interpretive is a looser reference to historic size, form, proportions, colours, detailing and decoration, but still requires use of historic or closely equivalent materials.

Respectful describes the approach where historic building size, form, proportions, colours and materials are adopted, but modern interpretations are used instead of copies of historic detailing and decorative work.

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Restoration means returning the existing fabric of a contributory site to a known earlier state by removing accretions or later additions or by reassembling existing components without the introduction of new materials.

Adaptation means modifying a place to suit the existing use or a proposed use.

Associations mean the special connections that exist between people and a place.

Cultural Heritage Significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural heritage significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Façade refers to the principal elevation of a building. It generally refers to one exterior elevation of a building, usually, but not always, the front elevation.

Integrity refers to the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance.

Meanings denote what a place signifies, indicates, evokes or expresses.

Minor Works/Development as defined in the Building Regulations 2006.

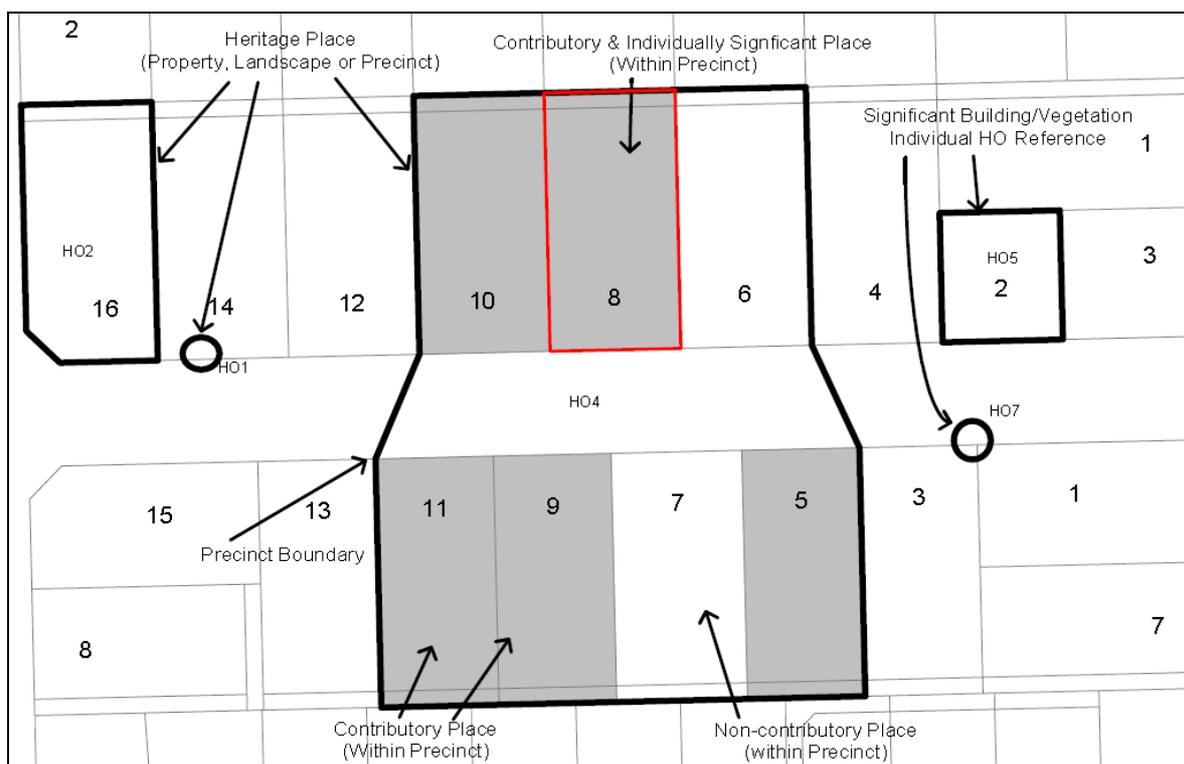
Related Object means an object that contributes to the cultural heritage significance of a place but it is not at the place.

Related Place means a place that contributes to the cultural heritage significance of another place.

Setting means the area around a place, which may include the visual catchment.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible Use means a use which respects the cultural heritage significance of a place. Such a use involves no, or minimal, impact on cultural heritage significance.



Visual illustration of definitions

