

Heritage Review 2014 - Part A

Review Methodology



Heritage Review 2014
PART A – Review Methodology

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1. INTRODUCTION

This review of heritage precincts and individual heritage places across the municipality was commissioned by the Shire of Campaspe. It seeks to ensure that the information that formed the basis of Campaspe Planning Scheme Amendment C50 is up to date and accurate. This information is then to be used to inform a new planning scheme amendment for the application of the Heritage Overlay within the Shire of Campaspe.

The Shire of Campaspe is the Planning Authority for its administrative area. Section 12 of the *Planning and Environment Act 1987* (the Act) sets out the duties and powers of Council as the Planning Authority. Importantly at Section 12(1)(a) the Act states that *a planning authority must implement the objectives of planning in Victoria*.

The Act at Section 4(1) sets out the objectives of planning in Victoria. The objectives of Planning in Victoria include:

- Section 4(1)(d) – *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and*
- Section 4(1)(e) – *To balance the present and future interests of all Victorians.*

This part of the Act establishes an important principle of the role of the Planning Authority to balance present and future needs in all decisions. Often planning decisions, such as where to apply the Heritage Overlay, may not popular with present communities but are taken with a view to balancing the future interests of that community.

When considering the objective of balancing present and future interests it must be noted that heritage places are important for enriching our lives and our communities. Buildings, areas, landscapes and other places of heritage value provide a window to the past and to the very origins of our communities. Heritage places also add character, appeal and interest to our cities, towns and countryside. They are irreplaceable and precious and so their protection under the Heritage Overlay is an important function of the Planning Authority.

Building further upon the duties and objectives of the Planning Authority established in the above sections of the Act, Council has the responsibility under the State Planning Policy Framework (Clause 15.03) of the Planning Scheme to *ensure the conservation of places of heritage significance*.

It is therefore a mandated function of Council as the Planning Authority under the Act and Planning Scheme to identify, conserve and protect heritage places.

A heritage place may be a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site or other place of natural or cultural significance and its associated land.

Heritage objects may include furniture, shipwrecks, relics, archaeological artefacts, equipment, transport vehicles and everyday articles that contribute to an understanding of Victoria's history.

Places of heritage significance to a local area (called 'heritage places') can be protected by a Heritage Overlay.

Heritage Overlays are part of local council planning schemes. They help protect the heritage of a local area. Heritage Overlays include places of local significance as well as places included in the Victorian Heritage Register.

The overlay may be applied to a single property or a number of properties. Generally when the overlay is applied to a number of properties as one 'place' it is referred to as a precinct.

This document includes information on the Heritage Precincts and Individual Heritage Places proposed for inclusion in the Campaspe Planning Scheme.

1.1. Sources of 2014 review document

The Shire of Campaspe Heritage Review 2014 is based upon the following:

- The Campaspe Shire (Gaps) Heritage Study (Robyn Ballinger, Thomas Henty, Lorraine Huddle, Ian Wight, 2005), - (referred to as the Gap Study)
- Waranga Shire Conservation Study (Graeme Butler, 1988),
- The City of Echuca Heritage Conservation Study & additional data sheets (Andrew Ward, 1994),
- Additional review work undertaken by previous Shire of Campaspe Heritage Advisor Ms Lorraine Huddle who reviewed the shape of the heritage precincts in Echuca in light of the recommended precincts included in the City of Echuca Heritage Conservation Study and reassessed the external fabric taking note of changes since the study was prepared,
- Additional review work of Ms Huddle who reviewed the extent of the proposed Kyabram Commercial Precinct in light of the recommendation of Heritage Victoria in 2008,
- Additional review work undertaken by previous Shire of Campaspe Heritage Mr Justin Francis, who authored a number of statements of significance for the implementation of the Gap study, greater detail is provided in regards to Mr Francis' input at Section 5.3,
- Review work of the proposed Gap Study heritage precincts in Lockington, Kyabram and Tongala, and the existing heritage precincts in Echuca, Rochester and Rushworth, undertaken by Ms Kemp (Heritage Concepts, 2011), and
- The implementation of the recommendations of the Independent Planning Panel convened to assess Campaspe Planning Scheme Amendment C50 - undertaken by Ms Kemp (Heritage Concepts) during 2013 and 2014.

All the above sources of data have been reviewed by Ms Kemp in the preparation of this document.

All precinct Statements of Significance have been revised and updated. Where the extent of proposed precincts remain substantially the same and the historical and descriptive information continues to apply, this information has simply been cited from the relevant existing studies, with minor amendments as necessary. All sources have been acknowledged.

1.2. Methodology

There has been limited primary historical research undertaken for the purposes of this report as the majority of the relevant information is already contained in the documents listed above at Section 1.4. The exception to this was to implement a number of the recommendations of the independent Panel who assessed Amendment C50. Greater detail in regard to these places are set out in the following sections of this report.

Planning controls by their nature are in constant review. This is in part fuelled by the legislated requirement to review planning schemes on a regular basis. Specifically however there have been a number of reviews undertaken of the Heritage Overlay in the Shire of Campaspe over the years. The most relevant of those which have informed this document are the 2011 and 2014 reviews undertaken by Ms Deborah Kemp. The reviews by Ms Kemp have incorporated all previous Heritage Overlay work by previous heritage advisors to the Shire. The 2011 review was commissioned and sought to be implemented through amendment C50. The 2014 review sought to further refine those findings in light of the Planning Panel Report and its recommendations for Amendment C50.

For the purposes of the review Ms Kemp adopted the thematic and environmental histories of each of the existing base studies. The base studies and other areas of work that have influenced this document are identified above at Section 1.4.

A major component of review work completed for Amendment C50 and this document was in relation to heritage precincts within the Shire of Campaspe. This initially involved an examination of the precincts identified in the Gap Study but was later expanded to include a review of the existing precincts in Echuca, Rochester and Rushworth.

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Greater detail is provided in regards to this process in Section 4. The approved C50 Part 1 implemented some of this work but this document outlines further refinements to those existing precincts.

During the 2011 review by Ms Kemp all buildings within the boundaries of the existing and Gap Study precincts were re-assessed and a street-by-street survey of external fabric undertaken. Particular note was taken of changes that have occurred since the relevant studies were prepared. Each building was individually assessed and categorised either as a contributory building (assuming a heritage precinct were subsequently found to exist) or a non-contributory building. Greater detail about this process is included at Section 3.

Contributory places are defined as being deemed to make a contribution, either individually, or as part of a collection, to the significance of the Heritage Precinct. Non-contributory buildings are those which make no important contribution to the notable character of the heritage precinct (as defined in the Statement of Significance), and do not contribute to an understanding of the important or unique aspects of the historical and architectural development of that area.

Over the years numerous attempts have been made at a national, state and local level to define an appropriate means of categorising heritage places in terms of their level of significance. It is clear that a broad range of factors can contribute to making a place significant.

Through the initial review of the Gap Study and existing precincts in 2011 and this more recent review in 2014 the Shire of Campaspe has adopted the HERCON assessment criteria for assessing significance. The HERCON criteria were adopted at the 1998 Conference on Heritage and are based upon the longstanding and much used Australian Heritage Commission criteria for the Register of the National Estate. These are summarised below but greater detail is also included at Section 3. This list is advisory and general, and is not exhaustive.

Criterion A: Importance to the course or pattern of our cultural or natural history.

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history.

The results of the review assessment were then used to help determine whether the previously proposed or existing precinct, or individual place in question was of sufficient significance to warrant inclusion within a Heritage Overlay. Where changes had occurred within precincts, the boundaries of the precinct were adjusted to reflect the existing conditions. The existing Statements of Significance were then revised and added to as necessary, as were the lists of contributory buildings. This process is expanded upon in Section 3 & 4.

All of the precinct Statements of Significance have been written in accordance with the requirements and principles of:

- Applying the Heritage Overlay Practice Note (September 2012) and
- The *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (2013).

1.3. Structure of Heritage Review 2014 Report

The Shire of Campaspe Heritage Review 2014 is broken into three separate volumes for ease of reference and understanding as follows:

- Part A – Review Methodology
- Part B – Heritage Precincts
- Part C – Individual Heritage Places

Part A details the methodology and the background that informed the initial review in 2011. Part A also details the process since the 2011 review examining the proposals of Campaspe Planning Scheme Amendment C50, the Panel Hearing and its recommendations and the process of the formulation of this document.

Part B provides detail in regards to the existing and proposed Heritage Precincts. This document contains Statements of Significance, and the source of the data is identified for each precinct. A map is provided to identify the precinct boundaries, the contributory places to the precinct as well as those properties that also have an individual listing.

The Statement of Significance for each precinct identifies 'what' is important, 'why' it is important and 'how' it is significant. The proposed controls for each precinct are listed.

Finally detailed information is provided in regards to each property that contributes to the precinct. This includes a photograph of each place, data about the type/use of place, how each place contributes and a brief description of each place. Information is also provided as to which places also have individual or any additional level of protection.

The precincts are as follows:

- Old Echuca Township Precinct
- Echuca Central Precinct
- Echuca Central Residential Precinct
- Echuca East Precinct
- Echuca North Residential Precinct
- Kyabram Commercial Precinct
- Kyabram Union Street Precinct
- Rochester Central Precinct
- Rushworth Central Precinct
- Balaclava Hill Open Cut Mine and Whroo Township Site
- Lockington Precinct
- Tongala Commercial Precinct
- Tongala Residential Precinct

Part C details each individual place proposed for inclusion in the Campaspe Planning Scheme. For each place information is provided in regards to the place type, significance, architectural style, integrity and a source for the information. A photograph and map are provided along with the Statement of Significance.

All historical research and preparation of the Statements of Significance has been undertaken by Ms Kemp. They have been prepared taking account of the recommendations of Planning Panels Victoria and their report dated 16 July 2013 who considered Campaspe Planning Scheme Amendment C50. Each statement takes its source from one of the above referenced documents at Section 1.4.

This document has been compiled and edited by James McNulty, Strategic Land Use Planner for the Shire of Campaspe.

1.4. Background for Heritage Review 2014 Report

The preparation of the Heritage Review 2014 document has been influenced by the previous Campaspe Planning Scheme Amendment C50 and the subsequent Panel report and recommendations.

Planning Scheme Amendment C50 was authorised and exhibited during 2012. The amendment related primarily to places identified in the Campaspe Shire Heritage Gaps Study, the existing Echuca and Waranga Conservation Studies, and to a number of other places in the municipality which were identified as being of local cultural heritage significance.

In addition to modifying and adding a number of heritage precincts Amendment C50 sought to add a number of new individual places to the Heritage Overlay. Other changes to the Planning Scheme included a new Incorporated Plan providing permit exemptions, a revised Clause 22 local planning policy and additional reference documents at Clause 21.05. The amendment also sought to rectify a number of mapping anomalies that existed in the current Heritage Overlay mapping.

The Amendment commenced exhibition on 23 April 2012 and ended on 25 June 2012. The Amendment was individually notified to landowners and occupiers across the municipality and several one-on-one community information sessions were held across the municipality.

A total of 56 submissions were received to the exhibition of the Amendment of which 44 objected or could not be resolved so an independent Planning Panel was appointed to hear and consider submissions relating to the Amendment. Ms Jennifer Moles and Mr Ray Tonkin made up the Panel.

A Directions Hearing was held on 15 October 2012. The Panel hearings were held on 5 and 6 December 2012 at Echuca and 19 and 20 December 2012 at Kyabram. A second Directions Hearing relating to one property (The Star Hotel, Echuca) was held in Melbourne on Wednesday 3 April 2013 and a further Hearing was scheduled for Friday 14 May 2013. This Hearing was later cancelled following gazettal of Amendment C97 (which rectified a mapping anomaly applying to the subject site) to the Planning Scheme which resolved the matter.

Ultimately the Panel recommended a split amendment. The Panel made the following general statement in regards to Amendment C50:

Amendment C50 should be split.

Part 1 should comprise those elements which we do not specifically recommend be included in Part 2.

Part 1 should proceed to adoption.

The elements included in Part 2 should be subject to further review, exhibition and assessment (or alternatively omitted from the Amendment and processed via a subsequent amendment).

This principal recommendation is subject to the following further general and particular recommendations:

1.4.1. Panel Recommendations

The Panel specifically recommended the following:

1. *A document should be compiled outlining the post Gap Study review work, methodology and outcomes, not only in relation to the precincts but also the individual places.*

This document should be proposed for inclusion in the Planning Scheme as a reference document as component of Part 2 of the Amendment (or a later amendment).

The review document should be subject to public notice and/or review.

This document has been developed as a single source reference document for future use by all users of the planning scheme in response to the above recommendation of the Panel.

1.4.2. Heritage Precincts

The following precincts were supported and deemed appropriate to be adopted by the Panel (subject to a number of minor changes) and included in Part 1 of the Amendment:

- HO1 – Old Echuca Township, (Subject to the general recommendations of report)
- HO2 – Echuca Central, (Subject to some changes around the Aldi Store – these changes were not deemed appropriate and not advanced in Part 1)
- HO3 – Echuca Central Residential, (subject to some boundary realignments taking account of submissions and some future work around properties to be excluded from the precinct)
- HO87 – Echuca North Residential Precinct, (subject to some boundary realignments)
- HO127 – Kyabram Commercial, (subject to some boundary realignments and alterations of contributory status on properties having regards to submissions)
- HO128 – Union Street Kyabram, (subject to removing paint & tree controls in line with submitter concerns)
- HO203 – Rochester, (subject to some general recommendations)
- HO301 – Rushworth, (subject to some general recommendations)
- HO312 – Whroo, (as exhibited)
- HO401 – Lockington, (subject to some general recommendations and with some identified future work to investigate the heritage significance of other parts of the town)

The Panel found that the above listed precincts were sufficiently justified and warranted application of the Heritage Overlay. The strategic work and review work presented to the Panel was found to sufficiently demonstrate the heritage significance of the above precincts.

The Panel recommended that the following two precincts be subject to further work and public exhibition. They would therefore form part of Part 2 of the Amendment:

- HO86 – Echuca East Residential, (heritage controls for this area should be revisited and incorporate the saw millers' cottages and the Pakenham Street commercial properties along with a review of significant individual places)
- HO501 – Tongala (subject to investigation as to the appropriate controls for the town)

1.4.3. Individual Properties

The Panel recommended the majority of proposed individual properties be advanced with some minor revisions having regard to submitter concerns. Greater detail is provided in regards to the individual places and can be found at Section 5, 6 and 7.

However, the generic Statements of Significance for schools, halls and churches were recommended to be held over until Part 2. Section 5.2 details the response to these places.

One property (10 Richards Street in Kyabram) was recommended to be removed owing to conflicting information supplied by the owner in regards to the history of the place. On the basis of this conflicting information the Panel deemed it not appropriate to include the place within the Heritage Overlay. It is therefore appropriate to remove this property from consideration to apply the Heritage Overlay.

1.4.4. Recommended Contents of C50 Part 2

In line with the original recommendations of the Panel C50 Part 2 would then consist of:

1. one document containing all of the post Gap Study review work with a clear explanation of its source and the manner in which it was completed,
2. further work required to appropriately implement the proposed generic Statements of Significance for heritage protection of the schools, halls and churches,

3. further work for the Tongala Precinct – Panels recommended two separate precincts for Tongala,
4. further work required around the appropriate treatment and protection of the Echuca East Residential Precinct.

1.4.5. Council Variation to Split Amendment

Council resolved to vary the split recommended by the Panel. At its meeting on 17 December 2013 adopted the following:

- the exhibited precincts for the townships of Echuca (HO1, HO2, HO3, HO87), Rochester (HO203) and Rushworth (HO301) on land only where the Heritage Overlay currently applies,
- the Echuca East Precinct is retained as part of HO1 as an interim control to allow the controls proposed in Part B of this review to be implemented,
- the new local policy and incorporated document to apply to those areas, and
- introduced new reference documents to the Campaspe Planning Scheme, being the Burra Charter, and the Business Signage Guidelines for Historic Areas.

The remaining elements were to be progressed either through Amendment C50 Part 2 or as a new amendment and are as follows:

- consolidation of the post gap work into a comprehensive document inclusive of the purpose of the work, methodology and all new statements of significance forming part of C50 Parts 1 & 2, to achieve a single source reference document for community and Council,
- heritage precincts for Lockington, Tongala Residential, Tongala Commercial, Echuca East, Kyabram Union Street and Kyabram Commercial,
- any extensions to existing precincts in Echuca, Rochester and Rushworth,
- a revised local policy and incorporated document applying to all heritage areas,
- group listings of Schools/Halls/Churches, and
- new individual places.

Council at its meeting on 17 December 2013 adopted C50 Part 1. The Minister for Planning on 22 May 2014 approved and gazetted C50 Part 1 into the Campaspe Planning Scheme. The remaining elements to be progressed in Part 2 are to be advanced as a new planning scheme amendment.

The following maps highlight what was introduced in the Campaspe Planning Scheme with the approval of C50 Part 1.

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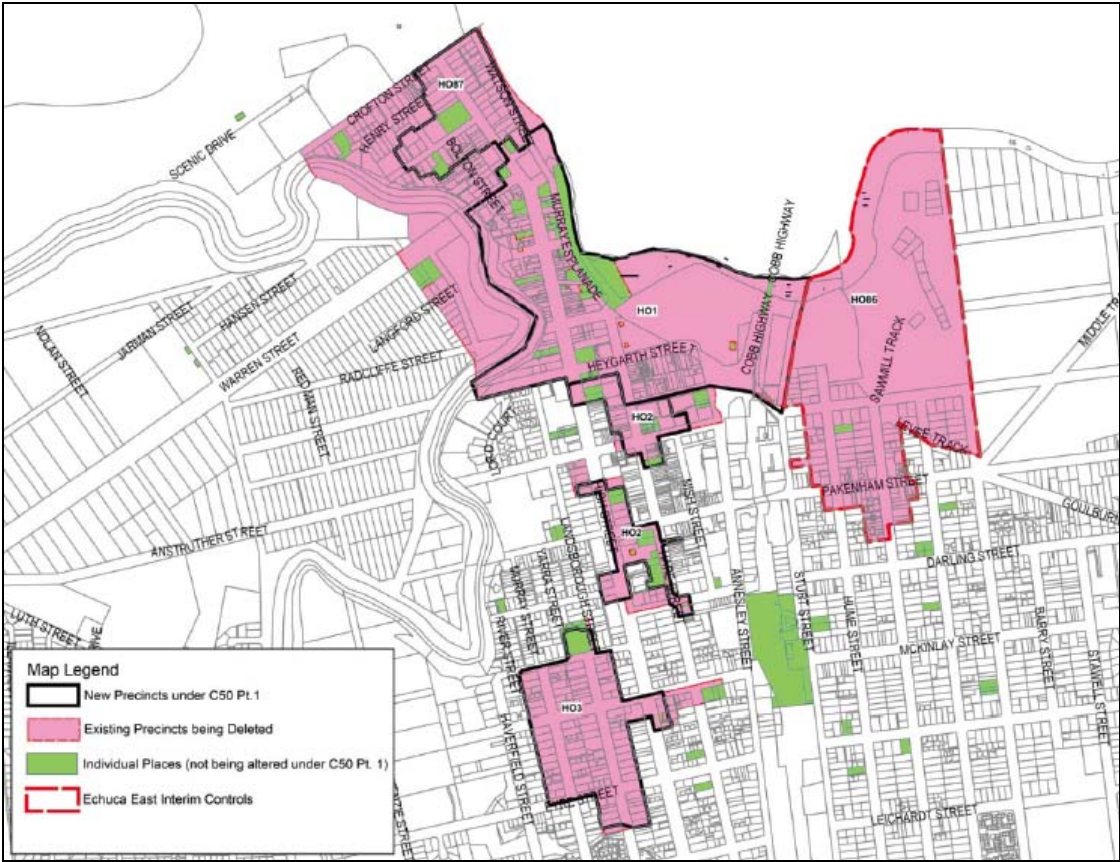


Figure 1 - Echuca C50 Pt 1

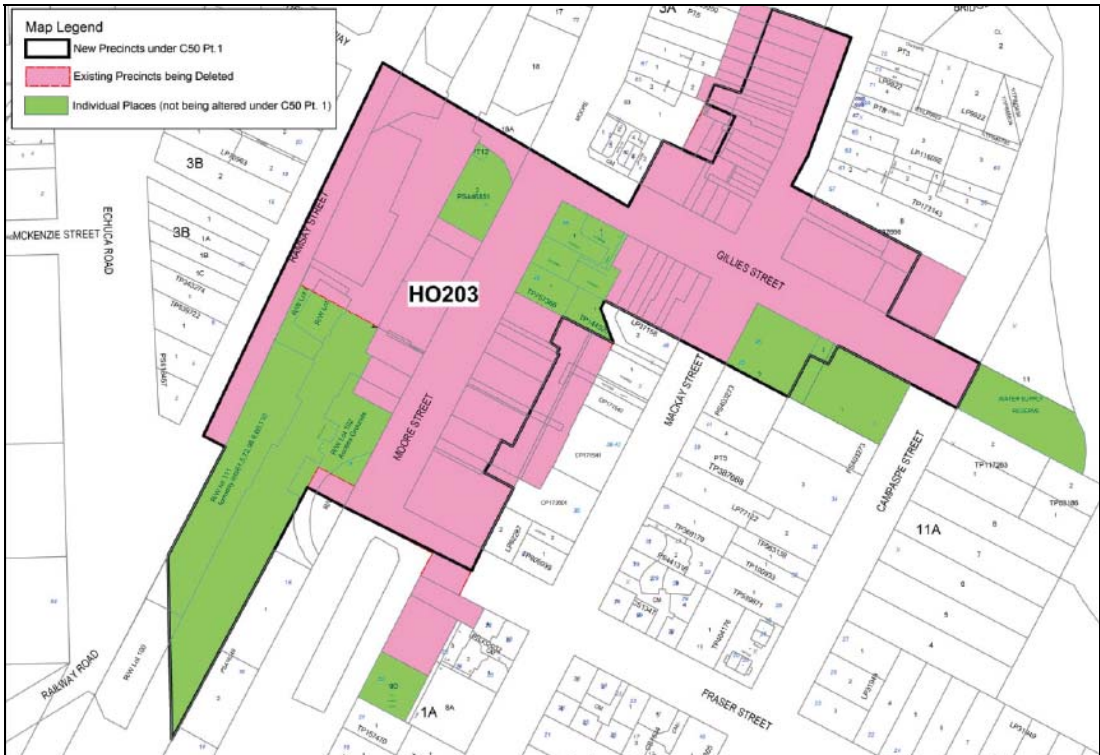


Figure 2 - Rochester C50 Pt 1

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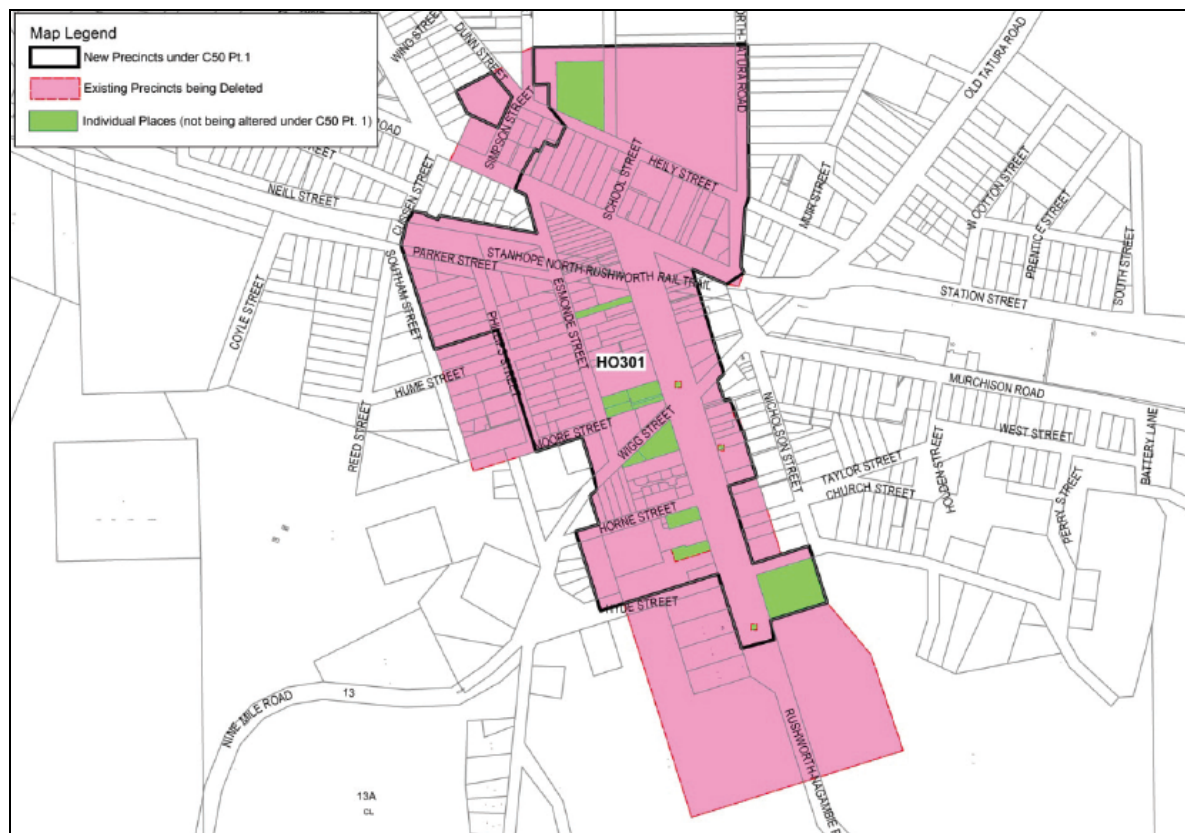


Figure 3 - Rushworth C50 Pt 1

The following section provides greater detail in regards to the three major base studies that have informed this review document.

2. BASE STUDIES

The following section provides a brief summary of the major foundation studies that this review document has examined.

2.1. Waranga Shire Conservation Study (Graeme Butler, 1988)

The Waranga Shire Conservation Study identified and evaluated the built and environmental heritage of the former Shire of Waranga. It assessed the cultural heritage significance of places (at a state and local level) within the context of the history of Victoria. The areas that were assessed all fall within the former boundaries of the Waranga Shire. Of particular relevance to the Campaspe Shire, Amendment C50 and this review are the townships of Rushworth and Whroo. The study included an environmental history, individual place Statements of Significances and recommendations for conservation areas (precincts) which have been adopted by Ms Kemp for the purposes of her reviews.

2.2. The City of Echuca Heritage Conservation Study (Andrew Ward, 1994)

The Echuca Heritage Conservation Study identified and assessed places of national, state and local cultural heritage significance within the city of Echuca. In addition to a number of individual places it identified three Urban Conservation Areas (precincts). The study included an environmental history, individual place Statement of Significances and a number of conservation and management policies all of which were adopted by Ms Kemp as part of her review process.

2.3. The Campaspe Shire (Gaps) Heritage Study (Robyn Ballinger, Thomas Henty, Lorraine Huddle, Ian Wight, 2005)

The Campaspe Shire (Gaps) Heritage Study (referred to as the Gap Study) was commissioned in September 2003. The area for the researching, assessing and documenting places of significance predominantly focussed on previously unsurveyed rural areas, the towns of Rochester, Kyabram, Tongala and Lockington as well as the smaller towns and rural areas of the Shire.

The Study also investigated the areas of the former City of Echuca and former Shire of Waranga which had not been previously surveyed in the 'City of Echuca Heritage Conservation Study' by Andrew Ward and the 'Waranga Conservation Study' by Graeme Butler.

The objectives of the study were to:

- prepare a thematic environmental history of post-contact settlement and development of the study area;
- review the list of 191 places of potential significance identified by the Campaspe Heritage Advisory Committee and prioritise places for further consideration;
- consider any obvious gaps in terms of themes, places types or evident omissions and include these in the prioritised list of places for further consideration;
- research, assess, document and record the prioritised list of identified places of cultural significance considered worthy of future conservation; and
- make recommendations for the conservation of the municipality's cultural heritage.

The Campaspe Shire (Gaps) Heritage Study identified 884 places of potential cultural heritage significance. Of these:

- 76 places were assessed in detail;

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- 69 places were recommended for addition to the Heritage Overlay of the Shire of Campaspe Planning Scheme;
- 35 community places (schools, churches and halls) with a prima facie case of historic and social significance, in current use within larger communities, were recommended for inclusion on the Heritage Overlay of the Shire of Campaspe Planning Scheme without further assessment;
- 1 place was recommended for addition to the Victorian Heritage Register;
- 3 places were recommended for addition to the Heritage Inventory; and
- 6 places were not recommended for inclusion on any of the above.

Four heritage precincts were surveyed and assessed in the study:

- Tongala Precinct
- Kyabram Commercial Precinct
- Kyabram Union Street Precinct
- Lockington Precinct

The study was completed in December 2005 and presented to Council. It is in three volumes:

- Volume One, Study Overview and Recommendations;
- Volume Two, Statement of Significance for the Shire and Environmental History; and
- Volume Three, Place Records.

The Gaps Study was prepared in accordance with: the *Australia ICOMOS Burra Charter*, 1999 and its Guidelines.

3. REVIEW OF GAP STUDY PRECINCTS

The Shire of Campaspe engaged Ms Kemp to undertake an independent review of the four new precincts proposed in the Gap Study. It is important to note that this review by Ms Kemp built upon the earlier review work of Ms Huddle in her role as Shire of Campaspe heritage advisor post the finalisation of the Gap Study. Ms Huddle's post Gap Study review work identified that the precincts identified in the Gap Study required refinement.

This review was later expanded to include a review of the existing precincts already included in the Campaspe Planning Scheme in Echuca, Rochester and Rushworth. The review work was conducted through late 2011 into early 2012 and is referred to through this document as the 2011 review.

Ms Kemp's review sought to firstly identify if the identified precincts still existed or if the boundaries required alterations. As the Gap Study provided limited identification of the status of properties within each precinct, Ms Kemp sought to confirm if places were contributory to the precinct or not. This designation would be included in the statutory implementation into the planning scheme and would aid future decision making in the precinct. The status of places will be identified in an updated local planning policy at Clause 22.

3.1. The Goals of the 2011 Review

- I. to ensure that places recommended for inclusion still met the thresholds of local significance
- II. for a peer review of the precinct boundaries and a confirmation of the status of the contributory items within those boundaries
- III. re-writing the Statement of Significance to reflect current standards using the following format:

What is significant?

For individual places this was generally a brief paragraph or a number of dot points. For precincts this section was more extensive to ensure that it was clear as to 'what' is significant. Where relevant, mention was made of those elements that are not significant.

How is it significant?

This included a threshold of significance and reference to criteria such as: historic, aesthetic, social, technical, rarity.

Why is it significant?

'Why' it is significant explained the rationale and justification behind 'what'. A point or paragraph was used for each criterion. This was followed by the insertion of the relevant criterion.

This format meant that there is a clear and concise description of the values, features and characteristics that contribute to the heritage values of all of the culturally significant places.

IV. The replacement of the AHC criteria with the HERCON model criteria:

As referenced in the forgoing, the HERCON criteria are generally adopted when assessing the heritage significance of places. These criteria were adopted at the 1998 Conference on Heritage (HERCON) and are based on the longstanding, and much used, Australian Heritage Commission criteria for the Register of the National Estate.

The replacement of the AHC criteria, as was used in the Gap Study, with the HERCON criteria ensured that the reviewed Statement of Significance format conforms to the current practices.

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HERCON model criteria

If a place (individual item or precinct) meets at least one criterion it potentially is of local significance. If it meets more than one criterion that does not make it of a higher significance but that it is a place that can demonstrate a number of values.

The following is an expansion of the HERCON criteria that was followed during the review of the precincts' statements of significance.

A Importance to the course or pattern of our cultural or natural history.

The place is associated with, or can demonstrate one of the identified historic themes in the thematic environmental history. This value should be clearly demonstrated by the fabric of the place.

B Possession of uncommon rare or endangers aspects of our cultural or natural history.

The place may be rare within the municipality, township or the immediate locality. The value that is rare could be historic, social, aesthetic, technical and /or spiritual.

C Potential to yield information that will contribute to an understanding of our cultural or natural history.

The place has a potential value to demonstrate one of the identified historic themes in the thematic environmental history.

D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

The place will demonstrate a typical range of features normally associated with its values. In general the place that is identified as demonstrating 'the principal' characteristics will have a degree of integrity and be relatively intact. An architectural example would display the more generic features associated with a style and not illustrate any ground breaking or idiosyncratic design features.

E Importance in exhibiting particular aesthetic characteristics.

The place exhibits a fine example of architectural period for the region, is a particularly well executed architecture, has distinctive aesthetic characteristics for the region

F Importance in demonstrating a high degree of creative or technical achievement at a particular period.

The place is a fine example of a particular architectural style or represents significant technical or artistic/architectural innovation or achievement – when compared to other similar places within the municipality. It will generally have a high degree of integrity and be relatively intact.

G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.

The place has strong social or historic associations for a community. This association needs to have retained its meaning and attachment for approximately 25 years (i.e. greater than one generation)

H Special association with the life or works of a person, or group of persons, of importance in our history.

The place has a strong social or historic association with an individual or organisation that is generally represented within the thematic environmental history and/or in other studies, reports, histories etc.

3.2. Steps taken in review

The following principles were considered during the review of the precincts:

- A precinct will contain places that as a group demonstrate the values as set out in the Statement of Significance. These values can be represented by at least one of the HERCON criteria.
- A precinct will include a high proportion of buildings that contribute to the cultural heritage significance of the precinct. There is no absolute percentage for the number of contributory buildings but if the proportion of non-contributory buildings is too great, a sense of precinct is difficult to appreciate.
- A number of precincts have within their boundaries places of individual significance. These individual places have their own Statement of Significance. This means that these places have their own separate cultural heritage significance to that of the precinct. However, they can also contribute to the cultural heritage significance of the precinct. If this is the case this has been reflected in the Hermes records with each individual place having two records:
 - One describing its individual significance
 - One describing its inclusion and contribution to the cultural heritage significance of the precinct.¹
- A precinct can contain contributory places, individually significant places and non-contributory places.

Each precinct was visually reviewed by Ms Kemp to ensure that it adequately demonstrated the values as described in the statement of significance.

Each precinct is made of up contributory places (places that contribute to the cultural heritage significance of the place) and non-contributory places (places that do not support the cultural heritage values as identified in the statement of significance). It is important to identify contributory places as these places provide tangible physical evidence of the cultural heritage significance of the precinct.

The values that were considered when proposing a place for contributory or non-contributory significance included:

- architectural styles and/or period of development
- historic themes
- subdivision patterns and/or settlement patterns
- a setting – such as building and works, vegetation, landscape elements and particular spatial elements, such as open spaces.

A contributory place needs to express at least one of the identified cultural heritage values and/or criteria. The assessment of contributory places was undertaken through a visual assessment of each place and an assessment of its potential to demonstrate the identified values as set out in the Statement of Significance. This assessment included reviewing its period of development, its architectural style, its relationship to the historic themes, how it contributes to the settlement pattern and any particular spatial or landscape qualities it might possess. If a place adequately demonstrated at least one of the identified values it was considered to be contributory. As part of this process consideration was also given to its integrity and intactness.

¹ Current mapping practice within DTPLI does not support the potential for a place to have these two designations (individual and contributory). Nor does the current *Planning Practice Note: Applying the Heritage Overlay 2012*. The current planning practice note essentially refers to the different controls in the schedule being activated in support of individual significance. However, this ignores the different values that might be noted in the Statement of Significance which could trigger a different management of the item.

Heritage Review – Part A Review Methodology

The assessment of each precinct also included an analysis of the proportion of contributory places to non-contributory places. It is important that there is a sense of precinct and that there are sufficient places that represent the identified values to support the threshold for a precinct.

This process was rigorous and included at least three visual examinations of each precinct to ensure that all contributory places met the threshold. The review also included the creation of a photographic record. The images were placed in an EXCEL spreadsheet and all proposed contributory and non-contributory places were nominally mapped.

At the conclusion of this analysis all of the proposed Gap Study precincts were assessed as adequately demonstrating the values as described in the Statement of Significance. In addition all of the precincts demonstrated an association with at least one of the themes that were identified in the thematic histories of each study referenced in Section 2 above. These themes were represented by at least one of the HERCON criteria. All of the proposed precincts were considered to meet the thresholds of local significance.

These results were formalised and a new precinct Statement of Significance was prepared for Amendment C50 for each of the proposed precincts. The Statement of Significances were included in Heritage Victoria's data base (HERMES) as this is a requisite condition set by Heritage Victoria.

3.3. Changes Made to Gap Study Precincts

The following section details the variation from the heritage precincts identified in the Gap Study to the precincts included as part of Amendment C50. In addition the final precincts following the C50 Panel recommended alterations are provided.

Each precinct originally proposed in the Gap Study are discussed under the following headings:

- Gap Study Precinct
- Modifications post Gap Study & Exhibited C50 Precinct
- Post Panel and final Precinct

3.3.1. Kyabram Commercial Precinct:

Gap Study Precinct

The Gap Study at Section 2.2.1 Heritage Areas identified the Kyabram Commercial Precinct as *all of the properties at 101 to 253 on the north side of Allan Street, and 106 to 286 on the south side of Allen Street inclusive*. This original shape is illustrated below.

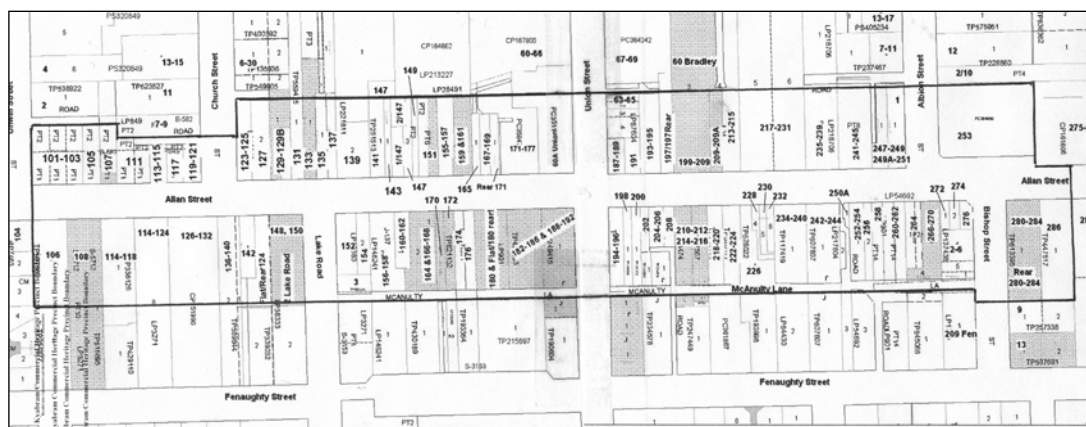


Figure 4 - Gap Study Kyabram Commercial Precinct

Heritage Review – Part A Review Methodology

Modifications post Gap Study

During 2008 Council resolved to seek authorisation to prepare and exhibit Amendment C50 to implement the Gap Study. Prior to the exhibition of Amendment C50, Heritage Victoria recommended Council undertake a review of the study given the time elapsed since its completion.

A review of the Kyabram Commercial precinct by Council's then heritage advisor, Ms Huddle, identified the area as having been subject to significant change since the original precinct was proposed. Of particular note were the loss of the Albion Hotel and renovations to a number of other significant buildings within the streetscape.

A revised precinct significantly reduced in size from that originally proposed was recommended which identified 32 places of historic significance including one already individually identified heritage place. The historical background, physical description and statement of cultural significance for the precinct remained accurate.



Figure 5 - 2008 Review Kyabram Commercial Precinct

Exhibited C50 Precinct

The 2011 review by Ms Kemp revised the shape of the precinct further. The precinct was retracted to remove non-contributory places and the result was a more concise precinct with a higher degree of integrity. The exhibited Kyabram Commercial Precinct also aligned more closely to property boundaries along the northern boundary.

Two places of individual significance – HO102 Richards Building 226-230 Allan Street Kyabram (an existing Heritage Overlay) and the Kyabram Plaza Theatre at 243 Allan Street (proposed HO138) were included as contributory items.

An additional individual place, the former Pettifer Motors building at 280-284 Allan Street was also proposed. The place was originally proposed to be part of the precinct, however both the 2008 review of the precinct and the 2011 review determined that this place was of sufficient significance to warrant an individual listing (proposed HO108).

Those alterations contributed to the precinct that was exhibited as part of Amendment C50 included below.



Figure 6 - Exhibited C50 Kyabram Commercial Precinct

Heritage Review – Part A Review Methodology

Post Panel and final Precinct

There were further minor alterations during the Panel process to rectify errors in the mapping of contributory items and ensure all addresses and maps were correct. The boundary was also altered slightly to remove non-contributory items at the eastern and western ends of the precinct. The Panel for Amendment C50 made the following specific recommendation in regards to the Kyabram Commercial Precinct:

18. *Subject to our general recommendations (nos 1 – 9), the post exhibition version of Kyabram Commercial Precinct (HO127) should be included in the Planning Scheme subject to the following:*

- *the status of 202 Allan Street within the precinct be changed to non-contributory; and*
- *the properties at 153 to 177 Allan Street be included within the precinct as non-contributory.*

The above recommendations have been adopted and are reflected in the final precinct shape proposed in Part B of this document and shown below.



Figure 7 - 2014 Review Kyabram Commercial Precinct

3.3.2. Kyabram Union Street Precinct:

Gap Study Precinct

The Gap Study at Section 2.2.2 Heritage Areas identified the Kyabram Union Street Precinct as *all of the properties at 1 to 34 Union Street inclusive*. The Gap Study precinct map is included below.

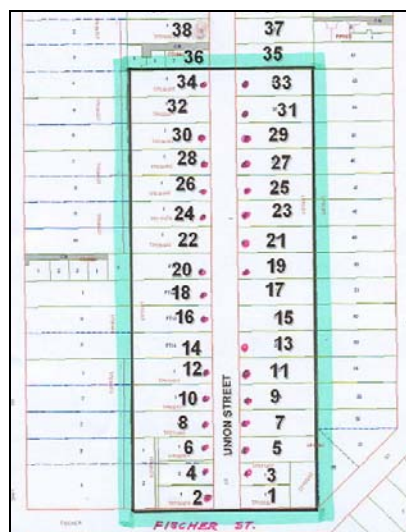


Figure 8 - Gap Study Kyabram Union Street Precinct

Heritage Review – Part A Review Methodology

Modifications post Gap Study & Exhibited C50 Precinct

During the 2011 review by Ms Kemp the shape of the Union Street precinct was retracted at the southern end to create a regular and concise precinct. Properties to the southern end of the precinct were removed. This included the rear end of properties to Fischer Street which were not relevant to the Union Street precinct.

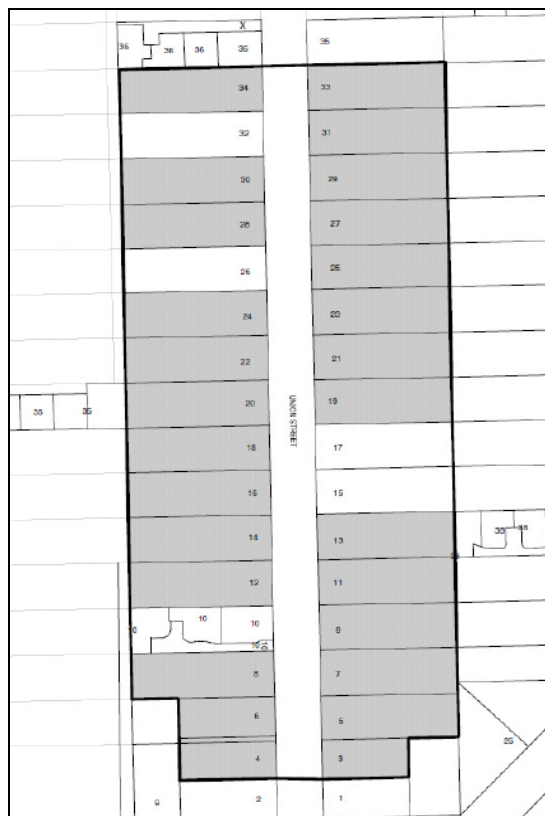


Figure 9 - Exhibited C50 Kyabram Union Street Precinct

Post Panel and final Precinct

Since the preparation of Amendment C50, 12 and 24 Union Street have been demolished. The Panel recommended removal of those places from being contributory to the precinct. In addition that tree and paint controls be removed. Specifically the Panel made the following recommendation in relation to the Union Street Precinct:

19. *Subject to our general recommendations (nos 1 – 9), the Kyabram Union Street Precinct should be included in the Planning Scheme as exhibited subject to the following changes:*
- *the properties at 12 and 24 Union Street be re-designated as non-contributory;*
 - *the property at 2 Union Street be removed from the list of contributory buildings;*
 - *the proposed tree controls for this precinct not proceed; and*
 - *the proposed paint controls for this precinct not proceed.*

The C50 Panel also made the following specific comments that relate to the identification of the era of the Union Street Precinct:

The addition of places from the inter-war and post war periods is particularly to be commended, given there appears to be some lack of appreciation by parts of the community that places from periods later than the turn of the 20th century (or perhaps the first decade of that century) can be of heritage importance, or that modestly built places are part of the heritage of the shire just as much as its more elaborate or ornate buildings.

Heritage Review – Part A Review Methodology

The Panel goes on to state the following in regards to the Union Street Precinct:

The Panel has been required to consider significant submissions with respect to the inclusion of Union Street as a heritage precinct in the Planning Scheme. Despite submissions to the contrary, as outlined above and in individual place submissions dealt with below, the Panel believes that there is sufficient strategic justification for the inclusion of this heritage precinct in the Planning Scheme. We accept the submission put by the National Trust that the study has been undertaken with an appropriate level of rigour and with strategic justification and we support in broad terms the implementation of the proposed controls and policy into the scheme.

The above recommendations have been adopted and are reflected in the final precinct shape proposed in Part B of this document and shown below. In addition the paint and tree controls have been removed as recommended.

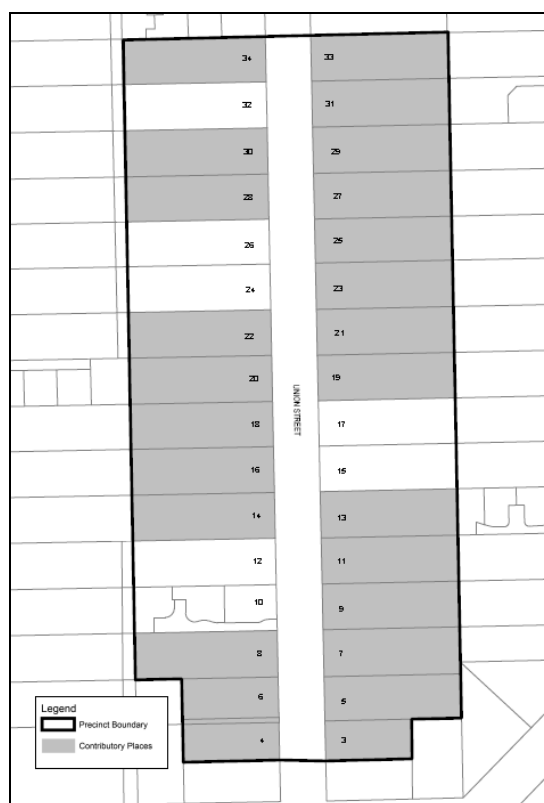


Figure 10 - 2014 Review Kyabram Union Street Precinct

3.3.3. Lockington Precinct

Gap Study Precinct

The Gap Study at Section 2.2.3 Heritage Areas identified the Lockington Heritage Precinct as *all of the properties on the north side of Barton Street from the channel up to and including 10 Barton Street, south along the lane at the rear of the Public Hall to McColl Street, east along McColl Street up to and including the church on allotment 5 of Wills Street, south between 3 and 5 McColl Street and 4 and 6 Deakin Street, west to the channel and north to Barton Street.*

The Gap Study precinct map is included below:

Heritage Review – Part A Review Methodology

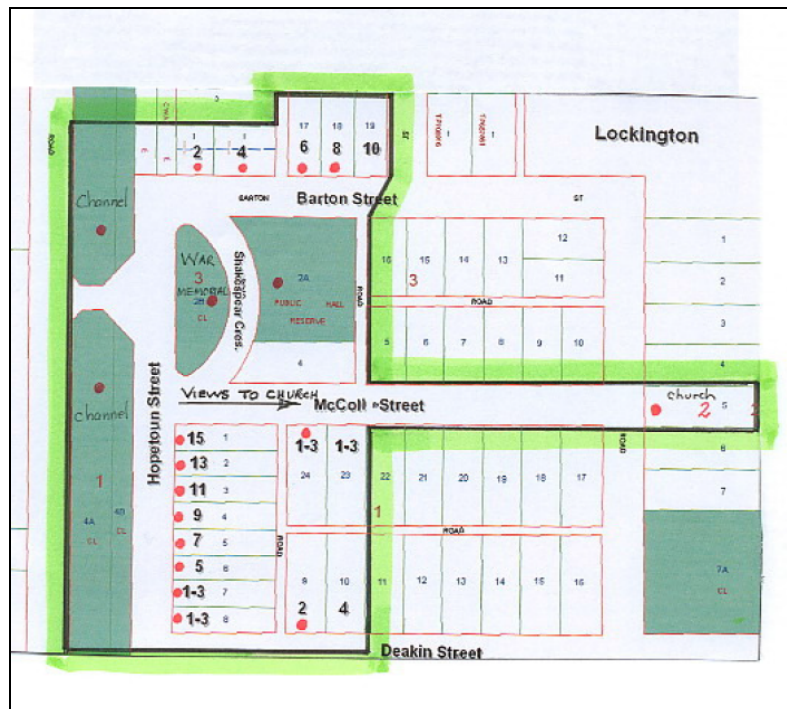


Figure 11 - Gap Study Lockington Precinct

Modifications post Gap Study & Exhibited C50 Precinct

The 2011 review amended the shape of the Lockington precinct to retract the overlay from St Marys Anglican Church (proposed individual HO411). The church is recommended for inclusion as one of the churches in the group in Part C of this document as an individual place.

Other changes from the 2011 review included making 12 and 14 Barton Street and 4 Deakin Street contributory places to the precinct. These changes were made following the process steps of the review outlined in the foregoing.



Figure 12 - Exhibited C50 Lockington Precinct

Heritage Review – Part A Review Methodology

Post Panel and final Precinct

At the panel hearing 15 Barton Street (proposed HO406 - The Masonic Lodge) was identified as a contributory item. This change was consistent with the approach taken in other precincts to identify individual places within precincts that are also contributory to the precinct. This approach was endorsed by the Panel and the change is reflected in the final mapping included in Part B of this document.

The Panel also identified that the two lots comprising 1-3 McColl Street made up a single property and should both be made contributory to the precinct.

The Panel made the following specific recommendations in regards to the Lockington Precinct.

22. *Subject to our general recommendations (nos 1 – 9), the Lockington Precinct (HO401) as revised in the post exhibition documents should be adopted except that No 4 McColl Street should be redesignated as non-contributory.*

The final mapping included below has designated 4 McColl Street as being non-contributory. This is a vacant lot attached to the hall and therefore it is agreed it does not contribute to the significance of the precinct.

23. *The Council should consider undertaking a further review of the significance of the town of Lockington and if appropriate propose an alternative precinct designation to be processed via a subsequent amendment.*

Having considered the above recommendation it is deemed appropriate to progress the precinct as proposed through Amendment C50 but identify as future strategic work that a further review of the significance of the town of Lockington be conducted at an appropriate time in the future.

24. *The tree controls in the Lockington Precinct should be applied only to specified trees on public land by specifying this in the Heritage Overlay Schedule or by application of exclusions through the Incorporated Plan.*

On review of the precinct it has become apparent that tree controls are unnecessary in this precinct. There are a limited number of trees on private or public property that would meet the size threshold identified for inclusion in the schedule for this precinct and therefore the control is not required.



Figure 13 - 2014 Review Lockington Precinct

3.3.4. Tongala Precinct

Gap Study Precinct

The Gap Study at Section 2.2.4 Heritage Areas identified the Tongala Heritage Precinct as follows:

The foci of the precinct are the views of the two intersections of Cavell and Miller Streets, and Cavell and Mangan Streets. The boundaries continue around the back of the properties facing these intersections and streets. There are four significant places at the intersection of Miller and Cavell Street and two at the intersection of Cavell and Mangan Streets and single one facing Cavell Street.

The Gap Study precinct map is included below:

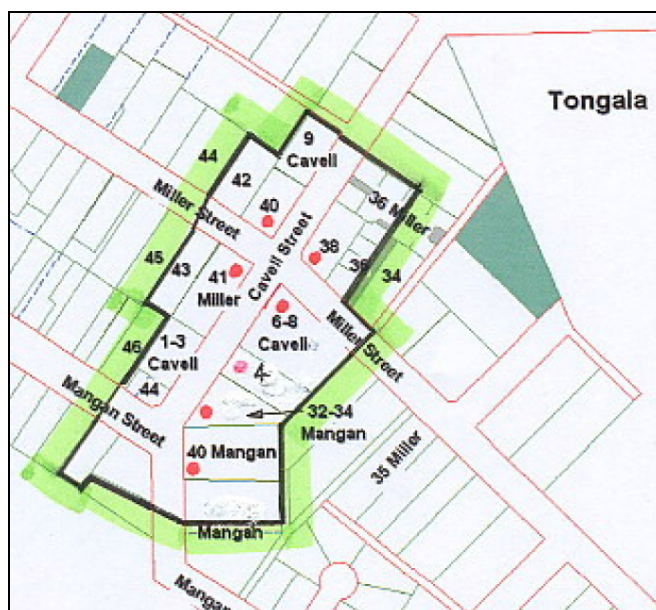


Figure 14 - Gap Study Tongala Precinct

Modifications post Gap Study & Exhibited C50 Precinct

The Tongala Precinct saw the most significant change as a result of the 2011 review from the precinct originally proposed in the Gap Study. The extent of the precinct along Mangan Street was increased significantly. This extension reflects the historic significance of Mangan Street in terms of a number of the identified historic themes, social & aesthetic values.

The north side of Mangan Street is notable for its range of interwar development which clearly demonstrates the impact that the Closer Settlement and Soldier Settlement policies and the development of irrigation had on the township.

46 Miller Street has also been added as a contributory item to the precinct. The place is a good representative example of an interwar bungalow. It has been included to provide an increased representation of interwar bungalow type as these are representative of an important historic theme to the Tongala precinct.

The precinct was retracted at the north end of Cavell Street during the 2011 review with the removal of non-contributory items from the edge of the precinct boundary. The precinct was also retracted from the south side of Mangan Street with the removal of non-contributory items.

The below map shows the extent of the precinct as exhibited for amendment C50.



Figure 15 - Exhibited C50 Tongala Precinct

Post Panel and final Precinct

The Panel report for Amendment C50 recommended two precincts be created for Tongala to recognise the distinction between the commercial and residential areas.

25. *Subject also to our general recommendations (nos 1 – 9), the Tongala Precinct (HO501) should be included in Part 2 of this Amendment or deferred to a later amendment so that the extent of the precinct can be reviewed with a view to defining a Mangan Street precinct and a separate Miller Street precinct or group with consequential changes to the Statement(s) of Significance.*

This recommendation has been adopted and reflected in the final precincts proposed Tongala in Part B. The mapping for each of the Tongala Commercial and Tongala Residential Precincts are included below. Separate Statements of Significance have been created by Ms Kemp.

Following on from the above recommendation of the Panel, the Tongala Precinct was reviewed with regard to its boundaries and the identification of places of cultural heritage significance. This review followed the same process steps outlined in the foregoing.

The methodology for this alteration accepted both the Thematic Environmental History and the specific place history for Tongala. The physical fabric within the township was assessed and as part of the review the Tongala Township Precinct was split into two separate precincts, the Tongala Commercial Precinct and the Tongala Residential Precinct. Each precinct clearly demonstrates particular values that pertain to the commercial development of the township and the residential development of the township.

The establishment of the two precincts was the consequence of a thorough comparative analysis which drew on other similar places within the township area. The comparative analysis, the analysis of the historic and aesthetic values and the application of the HERCON criteria guided the establishment of the boundaries of both proposed precincts as well as ensuring that the precincts met the threshold for local cultural heritage significance. The methodology also ensured that all contributory places demonstrated at least one of the HERCON criteria.

The Statements of Significance both clearly establish the importance of the precincts and addresses the HERCON criteria.

26. *The tree controls for the Tongala Precinct(s) should be applied selectively to particular trees of significance by application of exemptions in the Incorporated Plan.*

Heritage Review – Part A Review Methodology

This recommendation is not considered appropriate. There are a significant number of trees throughout this precinct worthy of protection under the Heritage Overlay. For that reason it is proposed to retain tree controls for this precinct as originally proposed in amendment C50 applying only to trees that are *Greater than 5 metres in height; or Greater than 2 metres circumference* (quoted from schedule to Heritage Overlay, Clause 43.01).

27. The property at 52 Mangan Street, Tongala, should not be recognised as contributory to the Tongala Precinct.

This recommendation has been adopted and is reflected in the final precinct for Tongala proposed in Part B of this document and mapped below.



4. REVIEW OF EXISTING HERITAGE PRECINCTS

It had been recognised that for some time the existing heritage precincts in the Campaspe Planning Scheme required review and updating to ensure that the Statement of Significances satisfied current heritage methodologies.

The previous heritage advisors, including Ms Huddle and Mr Francis, had completed some work in this regard without it being given statutory effect and inclusion in the planning scheme. Particularly Ms Huddle had undertaken work that sought to break up the existing HO1 (Old Echuca Township Area and Vic Park) area to be more reflective of the strategy that informed it, being the existing City of Echuca Conservation Study and takes account of changes made in the area since the study was finalised.

In addition the existing local planning policy at Clause 22 (Heritage Policy) only discussed areas of Echuca and offered no local guidance for decisions elsewhere in the Shire such as Rochester or Rushworth.

Ms Kemp was engaged to review the existing precincts taking account of all previous work completed to date including that of the previous heritage advisors. The existing precincts in the schedule were reviewed by Ms Kemp following the same methodologies as described above at Section 3.

All of the proposed precincts were assessed as adequately demonstrating the values as described in the Statement of Significance. In addition all of the precincts demonstrated an association with at least one of the themes that were identified in the thematic histories. These themes were represented by at least one of the HERCON criteria. Therefore all of the altered or existing precincts were considered to meet the thresholds of local significance.

4.1. Existing precincts:

At the time of this review the existing precincts within the Campaspe Planning Scheme were as follows:

- HO1 – Old Echuca Township Area and Vic Park
- HO2 – Echuca Central Area
- HO3 – Francis Street Residential Area
- HO203 – Rochester Central Area
- HO301 – Rushworth Central Area
- HO312 – Balaclava Hill Open Cut Mine and Whroo Township Site, Whroo

The existing precincts do not identify the status of each place within as being either contributory or non-contributory. The 2011 review of Ms Kemp therefore sought to identify if places were contributory to the precinct (or not) in order to aid decision making. The Andrew Ward study for the City of Echuca had noted some places that were important within the precincts but those designations were not reflected in the planning scheme.

The majority of the existing precincts also contain individual places with individual Heritage Overlays. Most of these individual places were the result of earlier planning scheme inclusions. In reviewing the precincts these individual places were assessed for their ability to also be of contributory significance to the precinct.

4.2. Changes made

Following the review a number of the precincts were renamed to ensure a consistent approach to the naming of each so that it accurately reflected the area to which it applied.

Echuca



Figure 18 – Pre-C50 Echuca Precincts

4.2.1. HO1 – Old Echuca Township Precinct

Original Precinct

Previously this precinct incorporated a large area of Echuca from the north western boundary at Crofton Street, with the Murray River forming the northern boundary, east to the Shinbone Alley area, to the area in the south east where the Pakenham Street commercial strip and residential area surrounding it, and the southern boundary in town is generally formed by properties along Anstruther Street.

Within that precinct area there were three clear and separate precincts. These three precincts had been partially identified in The City of Echuca Heritage Conservation Study (Andrew Ward 1994) however were included in the Planning Scheme as one large precinct.

The below extract from the City of Echuca Conservation Study shows the recommended conservation areas proposed by Andrew Ward in that study.

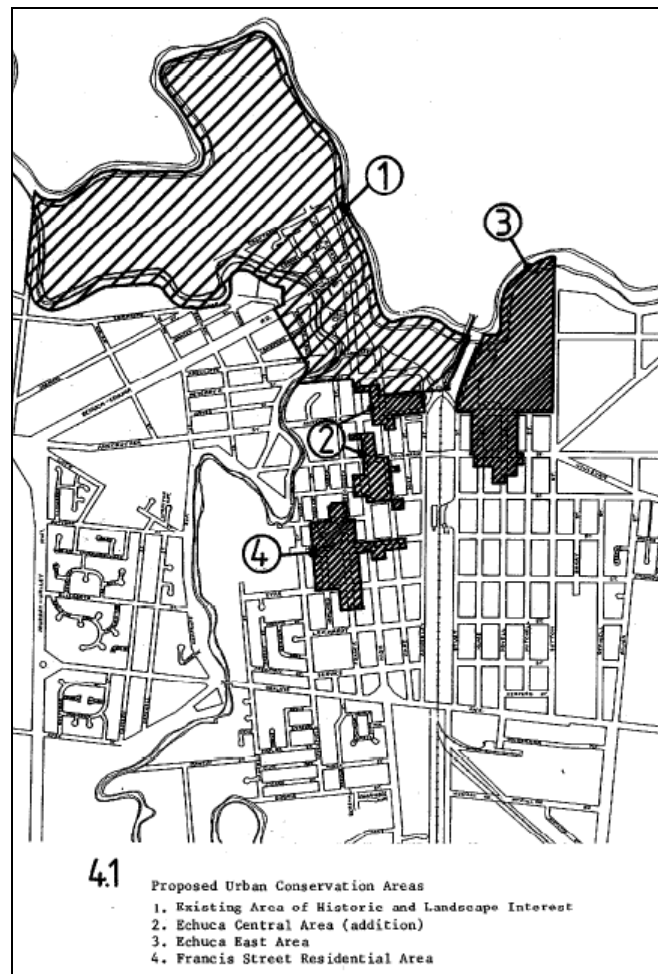


Figure 19 - City of Echuca Conservation Study – Recommended Heritage Areas

Modifications Suggested

As part of a strategic review undertaken by the previous Heritage Advisor (Ms Huddle) the boundaries of HO1 were reconfigured to better reflect the significance of each area as identified by Andrew Ward. However this review was not then implemented into the planning scheme. The review of Ms Huddle also suggested the delineation of the Echuca North Residential Precinct as it was distinctly different from the old Echuca Township and Port area.

Ms Huddle's review work sought to extract areas from the existing large HO1 precinct and also to better define the Echuca East and Francis Street precincts to create more cohesive heritage precincts.

The 2011 review by Ms Kemp sought to rationalise all the previous work and establish appropriate boundaries for implementation in Amendment C50 giving effect to the previous work discussed above. The finalised boundaries established by Ms Kemp are largely consistent with Andrew Ward's Study and Ms Huddle's review. However after analysis some places were clearly non-contributory to the precincts and consequently removed.

The splitting of HO1 into three precincts created the Old Echuca Township Precinct (HO1), the Echuca East Residential Precinct (HO86), and the Echuca North Residential Precinct (HO87) as illustrated on the maps on the following.

Heritage Review – Part A Review Methodology

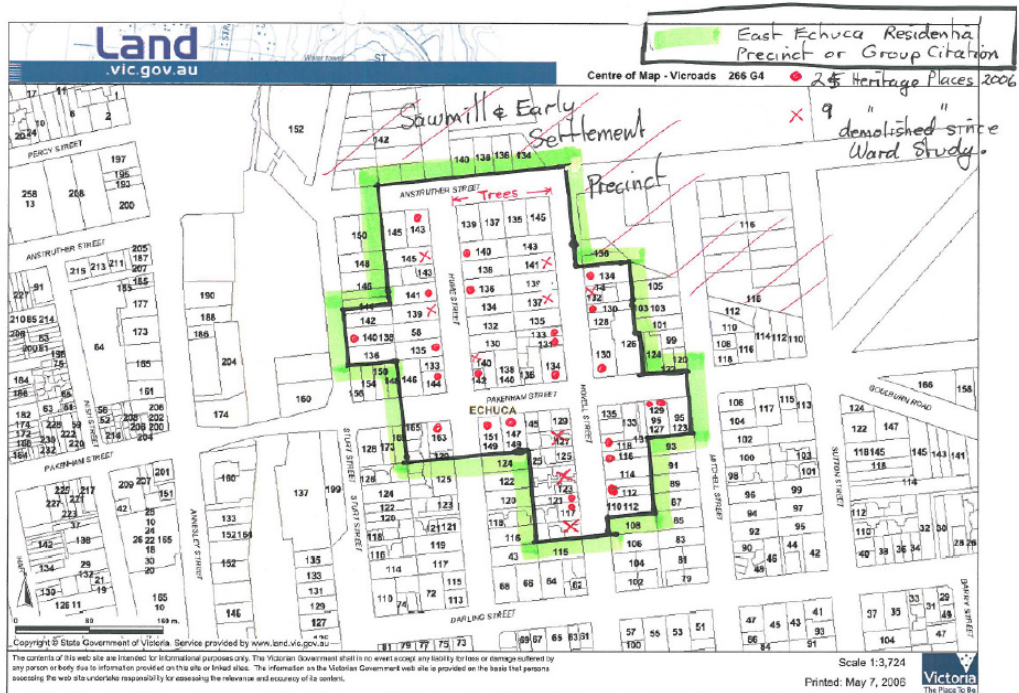


Figure 20 - Ms Huddle Review of East Echuca Precinct

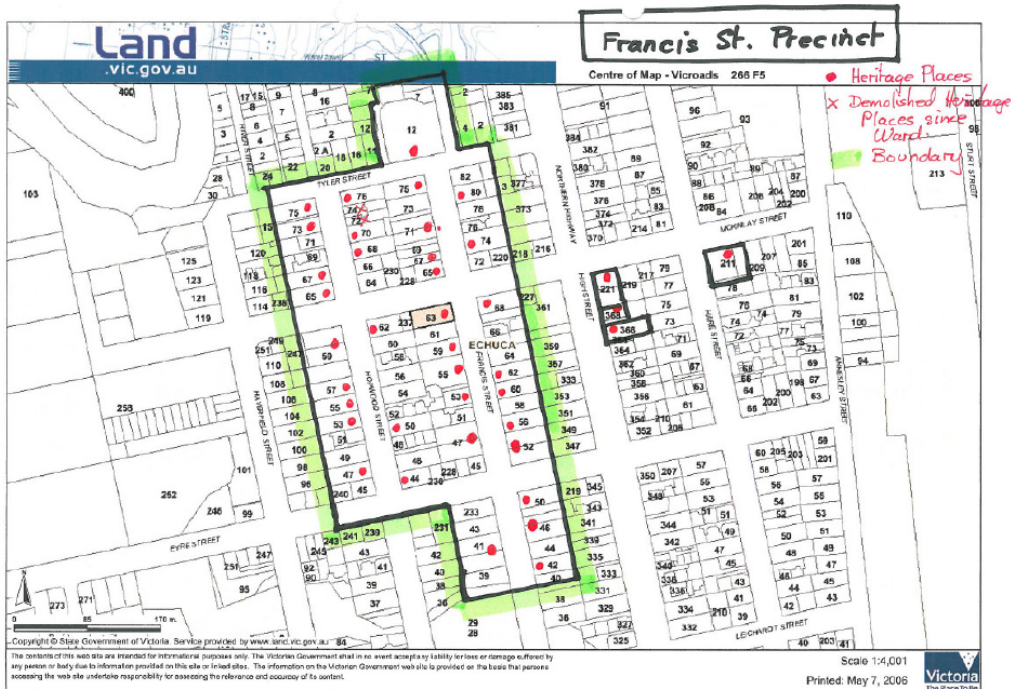


Figure 21 - Ms Huddle Review of Echuca Francis Street Precinct

Heritage Review – Part A Review Methodology

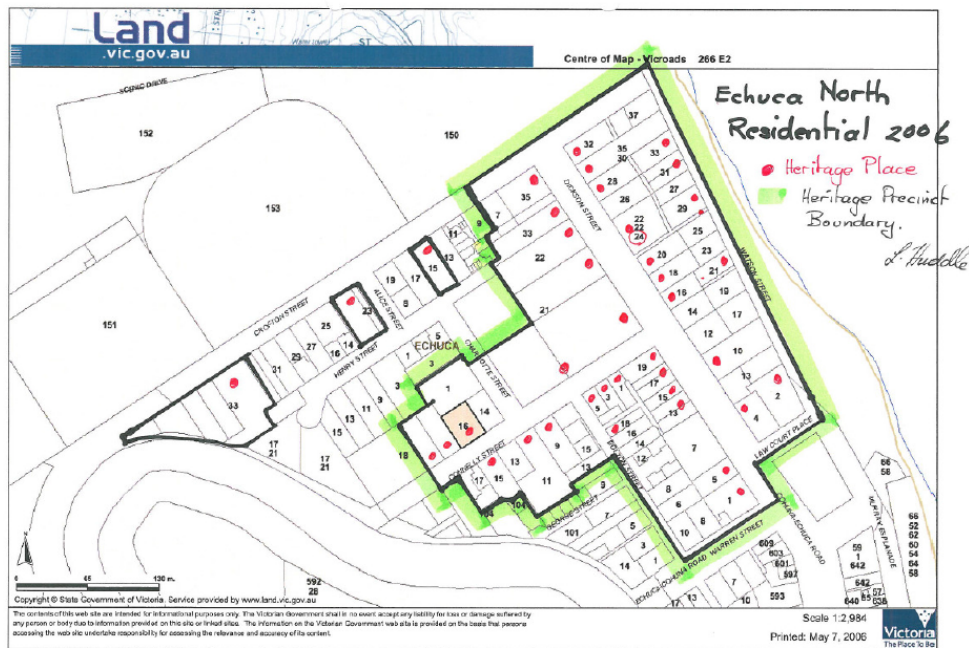


Figure 22 - Ms Huddle Review of Echuca North Precinct

Exhibited C50 Precinct

The 2011 review process by Ms Kemp took account of all previous work that had been completed to date and was undertaken as outlined in Section 3.2. That process resulted in the precinct shape exhibited as part of Amendment C50 and mapped below.

The splitting of the precinct allowed Ms Kemp to more appropriately draft Statements of Significance for each area within Echuca. The Echuca area contained vastly different characteristics and development history.

Part of HO1 was relocated within the revised boundaries of HO2 Echuca Central Precinct. This area more appropriately aligned with the Statement of Significance for that precinct. This division had been suggested in the Echuca Conservation Study.



Figure 23 - Exhibited C50 Old Echuca Township

Heritage Review – Part A Review Methodology

Post Panel and final Precinct

HO1 – Old Echuca Township Precinct

10. *Subject to our general recommendations (nos 1 – 9), the Old Echuca Township Precinct (HO1) should be adopted as exhibited.*

This recommendations was by implemented through the approved Amendment C50 Part 1. In preparation of this document the mapping has been updated to reference those properties that are both contributory and have individual significance as shown within the red line below.

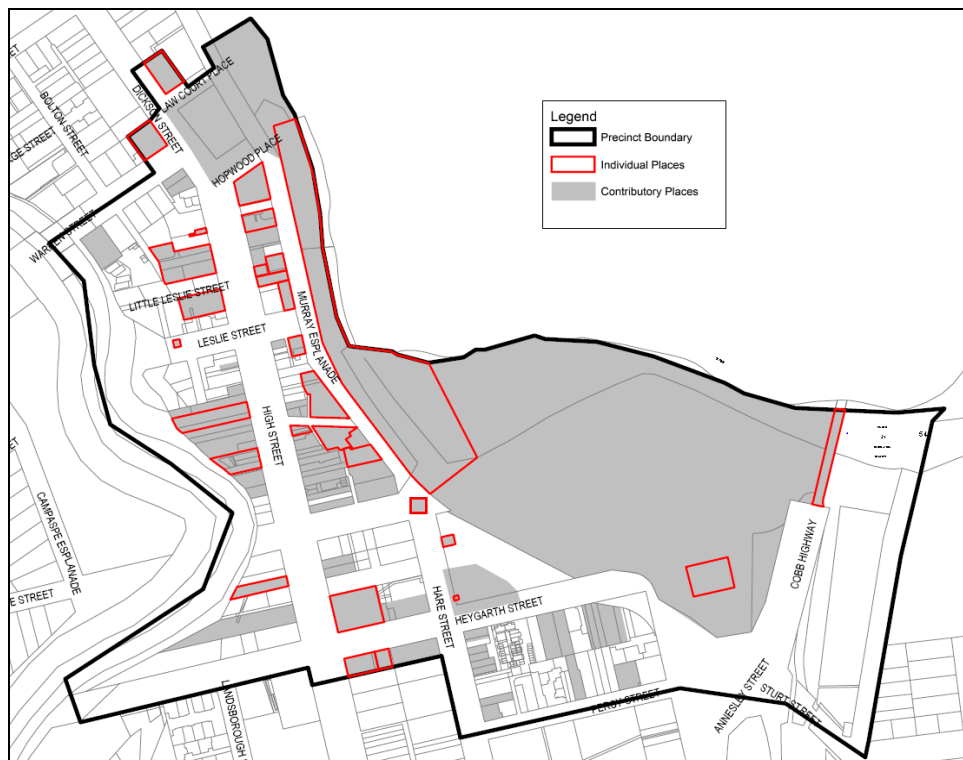


Figure 24 - 2014 Review Old Echuca Township Precinct

4.2.2. HO2 – Echuca Central Precinct

Original Precinct

Previously the Echuca Central Precinct was focused on properties within High Street and along Hare Street.

Modifications Suggested

Ms Huddle as heritage advisor post Gap Study did not examine the Echuca Central Precinct. Instead reviewed the Echuca North Residential, the Echuca East and the Francis Street areas.

Mapping within the City of Echuca Conservation Study did suggest a more appropriate delineation between HO1 and HO2. Ms Kemp's review picked up upon that delineation as more accurately reflecting the influences and developmental history of the precincts.

Exhibited C50 Precinct

In addition to the minor readjustment of precinct boundaries between HO1 and HO2, there were further minor modifications to HO2 to include contributory places along the northern side of Pakenham Street (Nos. 252 & 254). These places were previously not included in the Heritage Overlay.



Figure 25 - Exhibited C50 Echuca Central Precinct

Panel Recommendations & Final Precinct

HO2 – Echuca Central Precinct

11. *Subject to our general recommendations (nos 1 – 9), the Echuca Central Precinct (HO2) be adopted as exhibited, including the full easterly extent of the precinct in Anstruther Street.*

The implementation of this recommendation was not considered by Council as the appropriate response to this precinct. Amendment C50 Part 1 was approved with a revised shape to the precinct which removed the newer Aldi building. The mapping has been updated to reference those properties that are both contributory and have individual significance as shown within the red line below.



Figure 26 - 2014 Review Echuca Central Precinct

4.2.3. HO3 – Francis Street Residential Area

Original Precinct

The precinct previously focused on properties contained within Francis and Hopwood Streets with an eastern extension along McKinlay Street.

Modifications Suggested

The review by Ms Huddle sought to remove that eastern extension and retained the focus upon Francis and Hopwood Streets (P29 of this report).

Exhibited C50 Precinct

The 2011 review by Ms Kemp employed the same review steps discussed at Section 3.2 sought to enlarge the precinct to include a number of contributory places within High Street Echuca. This street contains a number of places that clearly contribute to the cultural heritage significance of Echuca and deserved statutory protection.

The precinct was renamed to the Echuca Central Residential Precinct to more accurately reflect its significance as being more than just centred on Francis Street.

The following map details the precinct as exhibited through Amendment C50.



Figure 27 - Exhibited C50 Echuca Central Residential Precinct

Panel Recommendations & Final Precinct

A number of recommendations of the C50 Panel made reference to the Echuca Central Residential Precinct and are as follows:

Heritage Review – Part A Review Methodology

12. *Subject to our general recommendations (nos 1 – 9), the post exhibition version of the proposed Echuca Central Residential Precinct (HO3) be included in the Planning Scheme, but that boundaries of the precinct be re-drawn to exclude the properties at 323 and 371 High Street and 28 and 30 Francis Street.*

The boundaries of the precinct have been redrawn to remove these properties from the precinct. As part of the approved Amendment C50 Part 1 modified mapping was introduced into the local policy for heritage that reflected the contributory or non-contributory statues of properties but only applying to areas already covered by the Heritage Overlay. The mapping included below and in Part B of this document has been modified to take account of the above recommendation and including the extension to High Street of the precinct.

13. *The property at 357a High Street should be changed to non-contributory to the precinct.*

This change has been applied.

14. *The property at 70 Hopwood Street, Echuca should be included in the list of contributory properties to HO3 in Clause 22 consistent with the map in that clause.*

This change has been applied.

15. *The Campaspe Shire should consider a further amendment to the Planning Scheme to include properties omitted at the southern end of precinct HO3 and to introduce an individual Heritage Overlay over the property at 371 High Street.*

This shall be identified as future strategic work to be completed as funding and resources become available.



Figure 28 - 2014 Review Echuca Central Residential Precinct

4.2.4. H086 – Echuca East Precinct

Original Precinct

The Echuca East Precinct formed part of the large HO1 precinct for a considerable length of time. However the Andrew Ward Echuca Conservation Study did recommend a separate precinct to cover this area. As part of the approval of C50 Part 1 this area has been retained as within the boundaries of HO1 until the final proposed controls are advanced as a separate amendment as proposed in Part B of this document.

Modifications Suggested

The review of Ms Huddle reduced an alternative reduced footprint for the Echuca East Precinct (P29 of this report).

Exhibited C50 Precinct

The following map details the precinct as exhibited through Amendment C50.

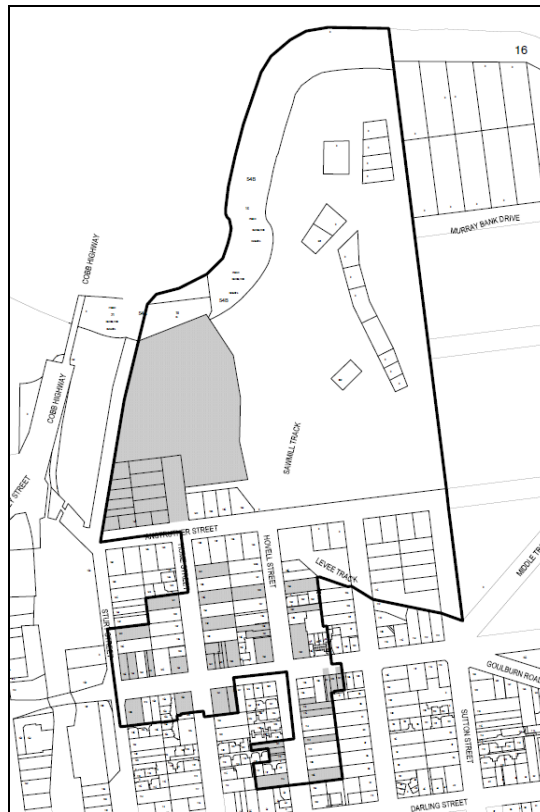


Figure 29 - Exhibited C50 Echuca East Residential Precinct

Panel Recommendations & Final Precinct

Further review prior to the Panel Hearing outlined a more appropriate approach to the protection of the precinct. The review at this point in time largely resulted from a change to the practice note by DTPLI relating to the use of serial listings in the Heritage Overlay.

The boundaries of HO86 were retracted to the commercial strip of Pakenham Street and with serial listing of the contributory vernacular worker's cottages as included in Part B of this document. This approach was endorsed by the C50 Panel and is detailed below in the Panel recommendations.

Heritage Review – Part A Review Methodology

There were a number of Panel Recommendations to Amendment C50 which have shaped the final precinct proposals for the Echuca East area as follows:

16. *Subject to also to our general recommendations (nos 1 – 9), the Echuca East Precinct (HO86) should be included in Part 2 of the split Amendment or abandoned as part of Amendment C50 and dealt with by a subsequent amendment. The heritage controls for this area should be revisited. A group or serial listing of saw millers' cottages should be considered as well as a small group or precinct listing of Pakenham Street commercial properties. The saw mill should be considered for an individual place Heritage Overlay or perhaps as part of a thematic listing with its associated cottages. All other properties in the area should be reviewed to determine whether an individual place Heritage Overlay can be supported for any of them.*

The revised heritage controls should be re-exhibited either as a component of part 2 of the Amendment or as a new amendment, and processed in accordance with the Act.

The controls proposed in this recommendation are consistent with Ms Kemp's expert evidence provided to the Panel. This recommendation has aided in the formulation of the final controls for HO86 contained in Part B of this document and mapped below.

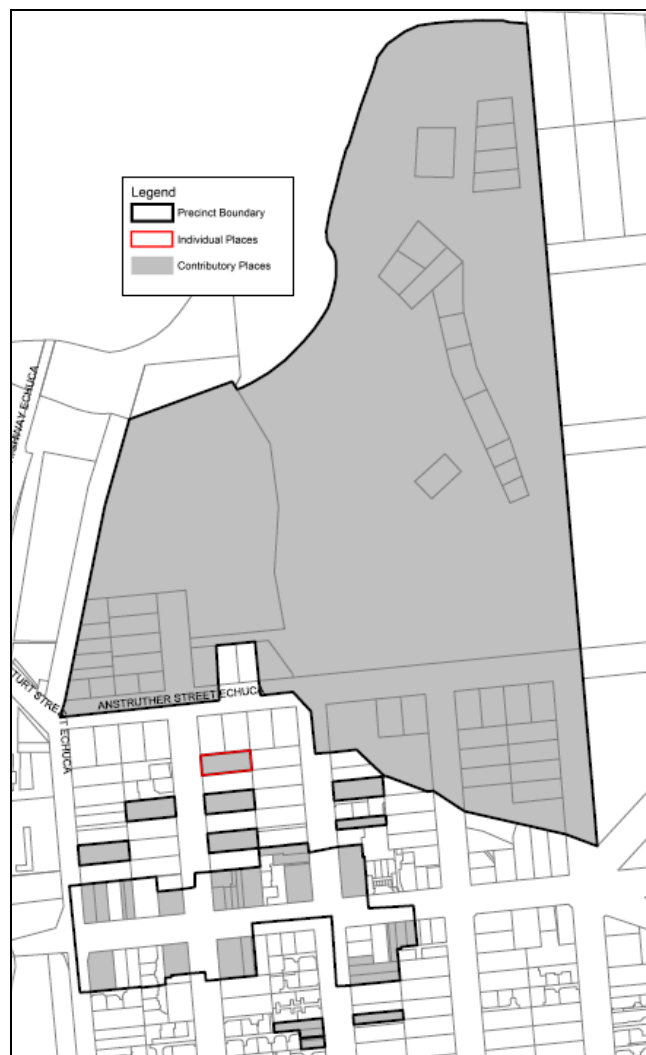


Figure 30 - 2014 Review Echuca East Precinct

4.2.5. HO87 – Echuca North Residential Precinct

Original Precinct

The Echuca North Residential Precinct has formed part of the large HO1 precinct for a considerable length of time. Unlike the Echuca East Precinct the Andrew Ward Echuca Conservation Study did not recommend a separate precinct to cover this area as it was already identified as a conservation area when that study was undertaken.

As part of the approval of C50 Part 1 this area was removed from the boundaries of HO1. Minor modifications to the HO87 precinct, taking account of the recommendation of the Panel, are proposed in Part B of this document.

Modifications Suggested

The Ms Huddle review recommended a new precinct to cover the Echuca North Residential Precinct which Ms Kemp considered when conducting her 2011 review.

Exhibited C50 Precinct

The following map details the precinct as exhibited through amendment C50.



Figure 31 - Exhibited C50 Echuca North Residential Precinct

Panel Recommendations & Final Precinct

The following Panel Recommendations to Amendment C50 have informed the final precinct for the Echuca North Residential Precinct included in Part B of this document as follows:

17. *Subject to our general recommendations (nos 1 – 9), the Echuca North Residential Precinct (HO87) should be adopted as exhibited except that:*
 - a. *the southern boundary of the precinct should be contracted to remove properties in Bolton Street east southwards of No 16 and in Dickson Street west southwards of No 9; and*

- b. No 7 Connelly Street should be re-designated as a non-contributory building.*

The above recommended alterations to the precinct have been implemented and incorporated in the final shape of the proposed precinct included in Part B of this document and mapped below.



Figure 32 - 2014 Review Echuca North Residential Precinct

4.2.6. Rochester

Original Precinct

The Rochester precinct had remained consistent since pre-amalgamation under the former Shire of Rochester. A thorough search of Council and Heritage Victoria records did not reveal any heritage study that informed the boundaries of the precinct. Therefore during the 2011 review Ms Kemp was required to undertake historic research to draft a new Statement of Significance. This research confirmed the significance of the precinct and the boundaries largely remained unaltered.



Figure 33 - Pre-C50 Rochester Precinct

Modifications Suggested

The Rochester precinct boundaries were not altered significantly in the 2011 review to what was exhibited as part of Amendment C50. However prior to that review there was no designation of contributory and non-contributory places within the precinct. The 2011 review by Ms Kemp established the status of properties within the precinct and also included individual places of significance within the precinct as contributory places.

Exhibited C50 Precinct

The following map details the precinct as exhibited through amendment C50.



Figure 34 - Exhibited C50 Rochester Precinct

Panel Recommendations & Final Precinct

The Rochester Precinct was further reviewed in light of the comments and recommendations of the Panel for Amendment C50 and that is reflected in the final precinct contained in Part B of this document.

20. *Subject to our general recommendations (nos 1 – 9), the proposed Rochester Central Precinct (HO203) should be adopted including that the full extent of the Rochester railway complex individual place overlay (HO210) be included in and identified as contributory to the precinct.*

This recommendation has been incorporated into the final proposed precinct included in Part B of this document and is mapped below.



Figure 35 - 2014 Review Rochester Precinct

4.2.7. Rushworth

Original Precinct

The Waranga Conservation Study by Mr Graeme Butler originally provided the precinct boundaries for the heritage precinct in Rushworth. This precinct has remained largely unaltered since that study was conducted.



Figure 36 - Pre-C50 Rushworth Precinct

Modifications Suggested

Ms Kemp stated in her expert evidence presented to the C50 Panel that *Graeme Butler clearly and comprehensively sets out his methodology and the study has a defined rigour and, despite the report being produced in 1988, it is a relevant document, and, one that provides a valid basis to proceed with a review of the Rushworth Precinct.*

During the 2011 review the Rushworth precinct was retracted in a number of areas to remove areas that were non-contributory. Ms Kemp also, as with the other existing precincts, redrafted the Statement of Significance and designated properties within the precinct as being contributory or non-contributory. In addition the precinct boundaries were expanded to include a contributory place in Esmonde Street.

Places of individual significance within the precinct were also made contributory to the precinct.

Exhibited C50 Precinct

The following map details the precinct as was exhibited through amendment C50.



Figure 37 - Exhibited C50 Rushworth Precinct

Panel Recommendations & Final Precinct

Following submission of C50 Part 1 and upon further review in early 2014 during the compilation of this document, it became apparent that HO301 had been overly retracted along Phillips Street with the removal of a number of significant dwellings and also St Mary's church complex. These places have been included in the revised precinct included in Part B of this document.

21. *Subject to our general recommendations (nos 1 – 9), the Rushworth Central Precinct (HO301) should be adopted subject to the following:*

- *The property at 9 Esmonde Street should be redesignated as non-contributory; and*
- *before adoption, the Council should review the issue of whether contributory status should be applied to 14 Horne Street (whether or not that property is part of a joint property at 14-16 Horne Street).*

The above recommendation has been implemented in the final precinct proposed in Part B of this document and mapped below. The redesignation of 9 Esmonde Street was a change flagged by Council at the Panel Hearing as on review it did not meet the threshold necessary for designation as contributory.

In regards to 14 Horne Street, whilst discussions with Council's rates department have confirmed it is rated as a single property, there are two separate transferrable lots. One lot contains the dwelling, the other vacant. The vacant lot has been retained within the precinct but made non-contributory. This is deemed an appropriate response to this property.



Figure 38 - 2014 Review Rushworth Precinct

4.2.8. Whroo Township Precinct

HO312 Whroo Township Precinct remained unaltered but has been included in this review for consistency.



Figure 39 - Existing Whroo Precinct

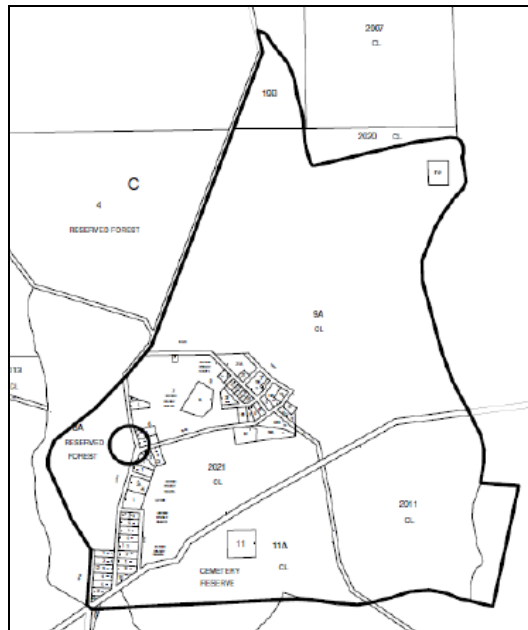


Figure 40 - Exhibited C50 & 2014 Review Whroo Precinct

Panel Recommendation

28 *Subject to our general recommendations (nos 1 – 9), the Balaclava Hill Open Cut Mine and Whroo Township Site Area (HO312) as exhibited should be adopted.*

This precinct or heritage area has been implemented through the approved C50 Part 1 and shall not change as a result of any future amendment to implement this document.

5. INDIVIDUAL PLACES

The Statements of Significance for the individual places identified in the Gap Study, and those additional places identified by Ms Kemp and Mr Francis, were reformatted to reflect the:

What is Significant?, How is it Significant? and Why is it Significant? format.

This is the format that guided the construction of the Statements of Significance for the precincts and is in accordance with the requirements and principles of:

- Applying the Heritage Overlay Practice Note (September 2012), and
- The *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (2013).

During the reformatting of these Statements of Significance no changes have been made to their content as detailed in the parent study referenced above at Section 2 (Base Studies) only alterations to their formatting. The exception to this is the list of schools halls and churches explored at Section 5.1 and the six additional Statements of Significances included at Section 5.2.

All of these changes are recorded in HERMES (Heritage Victoria's Data Base). HERMES also includes a record of the Gap Study Statement of Significance and its AHC criteria. A copy of the original format can be found in the Physical Description Field of the HERMES data base.

The reformatting of new individual place Statements of Significance did not review the accuracy or relevance of current heritage place controls.

5.1. Schools Halls Churches

Originally the Gap Study identified a list of 36 community places including School, Halls and Churches which should be protected for their prima facie historic and social significance without the preferred degree of architectural assessment and historic research.

Council's former Heritage Advisor, Mr Francis, developed three generic Statements of Significance for each of the groups of schools, halls and churches for inclusion in Amendment C50. These generic statements were also reviewed by Ms Kemp at a later date for the purposes of the Panel Hearing to ensure consistency of approach for all Statements of Significance forming part of the Amendment.

The list of community places identified in the Gap Study was as follows:

Schools

Echuca West Primary School, Echuca West School and Stratton Roads, Echuca West
Dawes Road Primary School 4866, Dawes Road, Kyabram
St Augustine's catholic school and hall, Church Street, Kyabram
Haslem Street Primary School 2902, Haslem Street, Kyabram
Lancaster Primary School, Lancaster-Mooroopna Road, Lancaster
Girgarre Primary School No. 3971, Winter Road, Girgarre
Rochester Primary School No. 795, George Street, Rochester
Nanneella Primary School, Bennett Road, Nanneella
Lockington Consolidated School, Lockington Road, Lockington
Ballendella Primary School No. 3732, Rochester-Prairie Road, Ballendella

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Tongala Primary School, Pankhurst Street, Tongala

Gunbower State School 2231, School Road, Gunbower

Churches

St Augustine's Catholic Church complex, 63 Church Street, Kyabram

St Andrews Anglican Church complex, Cnr Church and Unit Streets, Kyabram

St David's Kyabram Presbyterian Church, 17 Church Street, Kyabram

Evangelical Uniting Church, 82-86 Union Street, Kyabram

Kyabram Baptist Church, Lake Road, Kyabram

Uniting Church, Hart Street, Rochester

Presbyterian Church and Hall, Victoria Street, Rochester

Timmering Presbyterian Church, Webb Road, Timmering

St Canices Catholic Church, Singer Road Lockington

St James Uniting Church, Lockington Road Lockington

St Mary's Anglican Church, Wills Street Lockington

Bamawm Uniting Church complex, Singer Road, Bamawm

Uniting Church, Miller Street, Tongala

Anglican Church, 7 St James Street, Tongala

Wyuna Uniting Church, Robertson Street Wyuna

Christ Church Anglican Church, Murray Valley Hwy, Gunbower

St Mathews Catholic Church, Murray Valley Hwy, Gunbower

Uniting Church, 3 Wilson Street, Gunbower

Halls

Ky Valley Hall (KyValley School), Cnr Scobie and Sinclair Roads, KyValley

Girgarre Town Hall, Morgan Crescent, Girgarre

Hall (associated with Town Hall) Morgan Crescent, Girgarre

Kotta Public Hall, Kotta-Lockington Road, Kotta

Wyuna Memorial Hall, Alfred Road, Wyuna

Gunbower Soldiers Memorial Hall, Murray Valley Hwy, Gunbower

The Panel for Amendment C50 made the following recommendation

9. *The 36 places (churches, halls and schools) proposed as a 'group' listing should be included in Part 2 of the Amendment and further reviewed. Alternatively they should be deleted from the Amendment and be included in a later amendment after the further review.*

Individual Statements of Significance should be prepared for each of these places and their proposed inclusion in the Heritage Overlay be subject to further notice and processing in accordance with the Act whether as Part 2 of the Amendment or a later amendment.

In light of the Panel recommendation each of the 36 places were further reviewed during the preparation of this document to ascertain their status and to compile Statements of Significance for each worthy individual place. This

review was conducted by Ms Kemp. The review determined that a number of the schools in particular did not meet the threshold to warrant inclusion as individual places under the Heritage Overlay.

The places no longer proposed to be included are as follows:

Echuca West Primary School, Echuca West School and Stratton Roads, Echuca West

Nanneella Primary School, Bennett Road, Nanneella

Lockington Consolidated School, Lockington Road, Lockington

Tongala Primary School, Pankhurst Street, Tongala

Gunbower State School 2231, School Road, Gunbower

Individual Statements of Significance have been prepared for the remaining 31 places for their inclusion in the Heritage Overlay. These Statements of Significance are included in Part C of this document as recommended by the independent Planning Panel.

5.2. St Augustine's catholic school and hall, Church Street, Kyabram

In reviewing and preparing new individual Statements of Significance for the community the controls at St Augustine's catholic school and hall, Church Street, Kyabram were combined. Amendment C50 proposed two overlays apply to this site to cover the church and school buildings. However this approach did not take account of more recent works on the site and did not cover all significant buildings on the site.

The 2014 review incorporated discussions with the school to draft more appropriate controls and combine them into one single more appropriate Heritage Overlay. This approach is reflected in the controls proposed in Part C of this document.

5.3. Additional Statements of Significances

During the preparation of Amendment C50 a number of additional individual places were identified as having local cultural heritage significance for the Campaspe Shire. This identification was based upon the advice of previous Heritage Advisors Ms Huddle and Mr Francis. All proposed additional individual places were then reviewed by Ms Kemp for their heritage significance in preparation for Amendment C50.

These additional places included:

- three individual trees;
- Burnewang House, Burnewang Road, Rochester;
- The Petiffer Motors Building, Kyabram (identified in Gap Study as part of Kyabram Commercial Precinct, later given its own individual statement owing to the retraction of the precinct);
- The Plaza Theatre, Kyabram (identified in Gap Study as part of Kyabram Commercial Precinct, later given its own individual statement owing to the retraction of the precinct).

The Statements of Significance for these places are based upon the followings studies:

- Shire of Waranga Conservation Study 1988 (Graeme Butler);
- City of Echuca Heritage Conservation Study 1992 – 1994 (Andrew C Ward & Associates);
- Campaspe Shire (Gaps) Heritage Study 2005 (Robyn Ballinger, Thomas Henty, Lorraine Huddle & Ian Wight);

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In addition to the findings of the above Heritage Studies additional research and review work was undertaken by:

- Ms Huddle in her role as the Shire of Campaspe Heritage Advisor;
- Mr Francis in his role as the Shire of Campaspe Heritage Advisor ;
- Ms Kemp in her role as Shire of Campaspe Heritage Advisor;

Additional information and advice was provided by the relevant Historic Societies across the Shire. Any additional documentary evidence is referenced in the relevant Statement of Significance.

6. MAPPING CORRECTIONS

In addition to the above mentioned precincts and individual places Amendment C50 also sought to address a number of mapping anomalies within the existing Heritage Overlay. The Amendment did not review the controls or Statements of Significance relating to those properties. Instead it sought to ensure the mapping correctly applied the existing overlay.

It was known that since the introduction of the new format scheme that a series of mapping errors in the Heritage Overlay existed. However not all error locations were known. For this reason the mapping for C50 was created from first principles using the base studies listed at Section 2. The amendment would then seek to completely replace the existing Heritage Overlay mapping rather than make numerous minor alterations.

As a consequence of this approach to the mapping, all properties that would be within the Heritage Overlay after the amendment, whether it currently applied or not, received notice of the amendment. This approach appeared to generate some confusion during the C50 Panel hearing and this is reflected in the below recommendations of the Panel.

During the Panel hearing questions were asked about the exact details of the mapping corrections. A direct comparison was carried out between the proposed and existing Heritage Overlay mapping. The results of that comparison have been grouped for ease of understanding into the following headings:

- Mapping corrections – an existing error within the mapping of the Heritage Overlay proposed to be rectified. This could have been as simple as an existing overlay being located on the wrong property.
- Retractions of Heritage Overlay – the Heritage Overlay is proposed to be retracted on existing heritage places to apply only to areas that are actually significant.
- Alterations within the same lot – changes made to the boundary of the Heritage Overlay but within the same lot and property.
- Alteration to the mapping within the same property but over a number of lots – in some instances properties and heritage places may be located across a number of lots. These changes alter the application of the Heritage Overlay on existing heritage places which may include additional lots in the same property to more accurately reflect what is significant about that place.

The Panel Report for Amendment C50 made two specific recommendations concerning the issue of mapping anomalies or corrections which that amendment sought to rectify. They are as follows:

Panel Recommendation

6. *There should be a complete review of the Planning Scheme maps for this Amendment to identify any properties where the application of the Heritage Overlay is being 'inadvertently' altered; and for each identified property, a check should be made of the mailing lists for earlier notice to ascertain whether direct notice was given to the owners/occupiers in accordance with the Act. This should include both the property address for the old and new position of the overlay where relevant.*

Where such properties are identified as having been inadequately notified, either:

- *they should be included in Part 2 of the Amendment for further processing; or*
- *they should be deleted from the Amendment and its further processing, and included in a subsequent amendment.*

7. *Properties affected by 'mapping anomalies' as referred to in the officer report to Council in December 2007 should also be reviewed for any further required notice and deferred if necessary to Part 2 of the Amendment or a later amendment. Any submissions received in response to any further notice should be processed in the*

manner provided by the Act before a decision is made upon the application of Scheme changes to those properties.

A review has been conducted for the purposes of this document and a list of mapping and anomaly corrections is included below. These properties are recommended to be included in a new amendment with the precincts and new individual places detailed in this document. That amendment shall include a full exhibition process in line with the requirements of the Act, regulations and Council's own guidelines for the public notification of planning scheme amendments.

6.1. Mapping corrections:

The following nine existing individual heritage places had errors in their mapping that are to be corrected:

- HO15 – St Mary's Catholic Church & complex, Hare Street, Echuca – HO15 is not included on current planning scheme maps – correctly applies the HO to the site which includes a building forming part of the Aldi Echuca site
- HO27 – Former Permewan Wright Building, 624-626 High Street, Echuca (Victorian Heritage Register) – HO incorrectly applied one property north of site – corrects this error
- HO49 - Millewa Chambers, 509-511 High Street, Echuca – mapping currently applies overlay to wrong place
- HO51 – Former Brothel, Little Hopwood Street, Echuca – applied to wrong site – corrects location
- HO69 – Former flour mill, 410-424 High Street, Echuca – applied to wrong site – corrects location
- HO62 – Dwelling, 62 Eyre Street, Echuca – HO is incorrectly located one block west at 70 Eyre St – applies HO to correct site
- HO211/208 – Former Salvation Army Citadel High Street, Rochester/ Former Common School High Street, Rochester – corrects mapping applying to these two heritage places
- HO213 – Waranga Western Channel Syphon, Strathallan Road, Rochester – moves overlay to correct location off private land and onto public land where structure is located
- HO306 – Former "Imperial" Hotel, High Street, Rushworth – currently mapped on wrong site

6.2. Retractions of Heritage Overlay:

The following 15 existing individual heritage places have undergone retractions in the application of Heritage Overlay:

- HO9 – Uniting Church 197 Annesley Street, Echuca – retracts HO to only affect significant part of site
- HO16 – Former School No. 208 Hare Street, Echuca – retracts HO to only affect significant part of site
- HO21 – Former Bank of Victoria, 589-591 High Street, Echuca – retracts HO to only affect significant part of site
- HO45 – Office 463 High Street, Echuca – retracts HO to only affect significant part of site
- HO46 – Echuca District Hospital, 9-27 Francis Street, Echuca – currently a large part of the site is covered including newer build and non-significant items – retracts HO to that part of the site identified in Ward study as being significant only
- HO50 – Shop 584-586 High Street, Echuca – retracts HO to only affect significant part of site
- HO52 – Dwelling Cnr McKinlay and Hare Streets, Echuca – retracts HO to only affect significant part of site
- HO54 – Dwelling "Cadell", 12 Tyler Street, Echuca – retracts HO – shape altered to take account of more recent subdivisions on the northern part of the site where new dwellings have been built
- HO66 – Dwelling 81 Mitchell Street, Echuca – retracts HO to only affect significant part of site
- HO68 – Dwelling 279-281 Campaspe Esplanade, Echuca – retracts HO to only affect significant part of site
- HO206 – Shamrock Buildings, Cnr Gillies & Moore Streets, Rochester – retracts HO to only affect significant part of site
- HO207 – Commercial Hotel, Moore Street, Rochester – retracts HO to only affect significant part of site
- HO216 – Sales Ring, Gillies Street, Rochester – retracts HO back to only affect that part of the site that contains the structure
- HO217 – Water Tower, Campaspe Street, Rochester – retracts HO to only affect significant part of site
- HO309 – Glasgow Buildings, High Street, Rushworth – removes individual overlay from two dwellings to rear of property incorrectly mapped as part of this HO

6.3. Alterations within same lot:

The following 17 places have seen alterations to the mapping of the Heritage Overlay within the same property and lot as is current:

- HO5 - Former Pumping Station, 2 Murray Esplanade, Echuca – slightly increased in area to better reflect building in same site
- HO26 – Blacksmiths Shop, Rotary Park, Echuca – corrects location in same site
- HO33 – Fountain and Statuary, Victoria Park, Echuca – corrects location in same site
- HO42 – Site of Maidens Punt and Tannery, Echuca – corrects location in same site
- HO43/HO73 – currently listed as two gates to the Echuca grave yard, gives them both the number HO43 and reallocates HO73 to another property
- HO44 – Dwelling, 22 Collier Street, Echuca – covered by an individual overlay with correct controls however wrong HO number attributed to the site – corrects location
- HO55 – Mackintoshs Mill Site, Crescent Street, Echuca – corrects location in same site
- HO53 – Dwelling, 278 Pakenham Street, Echuca – covered by an individual overlay with correct controls however wrong HO number attributed to the site – corrects location
- HO57 – Dwelling at Abattoirs Goulburn Street, Echuca – corrects location in same site
- HO72 – Red Gum Memorial Archway, Crofton Street, Victoria Park, Echuca (Victorian Heritage Register) – corrects location in same site
- HO79 – Stand of Murray Pine, north of Echuca High School, Victoria Park – corrects location and alters shape of HO in same site
- HO101 – Water Tower, Albion Street, Kyabram – corrects location in same site
- HO103&104 – Dr. Wright's House, 3 Oak Dene Road, Kyabram & London Plane Tree, 3 Oak Dene Road, Kyabram – both properties mapped together currently – separates the HO to identify where each is
- HO204 – Rail Bridge over Campaspe River, Rochester – corrects location in same site – does not apply to private land
- HO210 – Railway Station Complex, Rochester – correctly applies overlay to entire site
- HO313 – Lisadurne off Heily Road, Rushworth – corrects location in same site
- HO314 – Stanhope Homestead Stanhope-Rushworth Road, Stanhope – corrects location in same site

6.4. Alterations within the same property but not same lot:

The following ten places have seen alterations to the mapping of the Heritage Overlay affecting the same property but being increased across multiple lots.

- HO14 – Brigidine Convent Dickson Street, Echuca – corrects application of HO to significant part of site consisting of two lots
- HO20 – Former Bank of NSW, 545 High Street, Echuca – corrects application of HO to entire site
- HO30 – Echuca Club, 19-29 Murray Esplanade, Echuca – corrects application of HO to entire site
- HO38 – Echuca Hotel, 605-607 High Street, Echuca – corrects application of HO to entire site
- HO37 – Shamrock Hotel, 579-587 High Street, Echuca – corrects application of HO to entire site consisting of a number of lots
- HO41 – Dwelling 33 Crofton Street, Echuca – corrects application of HO to entire site consisting of a number of lots
- HO48 – Anglican Church and Hall, 500 High Street, Echuca – corrects application of HO to entire site
- HO63 – Pastoral Hotel, 100 Sturt Street, Echuca – corrects application of HO to entire site
- HO102 – "Richards" Buildings, 226-230 Allan Street, Kyabram – corrects application of HO to entire site consisting of a number of lots
- HO214 – "Random House" Kyabram-Rochester Road, Rochester – C50 corrects application of HO to entire site consisting of a large number of lots

7. REMAINING PANEL RECOMMENDATIONS

There are a number of outstanding recommendations that have not been addressed in the above sections of this report. They shall each be addressed in the following section.

7.1. General Recommendations

Recommendations 1 to 9 of the Panel report related to general and not place specific issues of the Amendment. A number of the general recommendations have already been discussed and responded to in the foregoing sections. The following are the remaining general recommendations that have not as of yet been responded to in this document.

5. *Before adopting them as a component of Part 1, the Council should undertake a further review of the Statements of Significance prepared for this Amendment with a view to adopting statements that clearly meet the Burra Charter and Heritage Victoria guidelines.*

The Statements of Significance were revised by Ms Kemp in response to this recommendation of the Panel. The review readdressed 'What is Significant & Why it is Significant?' by removing all the descriptive elements that were in these two sections. This follows the guidelines as set out in the *Burra Charter* and the *Heritage Victoria Guidelines*. This review has meant that the statements are more succinct and identify the elements that are significant and briefly describe why they are significant. The supporting evidence as found in the physical descriptions and the history have largely remained unchanged. These changes have not materially altered the content or the intent of the Statements of Significance. Instead they have refined the content of the Statements of Significance and the supporting evidence lies within.

6. *In Clause 22, in the Statement of Significance for each precinct, before the list of contributory properties, include a sentence to indicate that some of the contributory premises have their own individual Heritage Overlays in addition to contributing to the precinct values. Notations should also be added to the Clause 22 maps to the same effect.*

This change has been incorporated into this document and shall be included in the revised Clause 22 as part of any future amendment to implement this document. In addition the maps to be included in the future local policy have been altered to clearly highlight which properties are individual and contributory within the precincts.

7. *In Clause 22, delete the word 'residential' in the first paragraph under the heading Statements of Significance for heritage precincts.*

This recommended change was incorporated into the revised local policy included in C50 Part 1.

8. *The Council should discuss with DTPLI the ongoing difficulties associated with the inability to have dual mapping of properties as both individually significant and as part of a precinct.*

Discussion have been held with DTPLI and it is proposed to create separate layers for precincts and individual places which should offer a resolution. It is proposed to advance a future amendment with the planning scheme maps identifying the location of the precincts and individual properties, then within the local policy the maps identify what is contributory to the precinct. This is deemed an appropriate response to the mapping issue.

In addition, in response to recommendation 3 the maps in the local policy also note that contributory places may also have individual status.

8. *The Council should discuss with DTPLI the appropriate way to revise the Planning Scheme maps for the Amendment (or Part 1 of it), assuming the Amendment (or Part 1) is to proceed to adoption in absence of these properties for which further notice and processing is required.*

C50 Part 1 applying only to the existing heritage precincts in Echuca, Rochester and Rushworth has already been approved and forms part of the Campaspe Planning Scheme. A new amendment shall be commenced to progress the remaining elements originally proposed in C50 and are contained in this document. Therefore this recommendation is no longer applicable as all affected properties will be notified of the new amendment in line with the requirements of the Act and Council's Guidelines for Public Notification of Planning Scheme Amendments.

7.2. Individual Places Recommendations

Aside from the general recommendations, the panel report went on to make a number of place specific recommendations in relation to Amendment C50. The recommendations regarding the proposed heritage precincts have already been discussed and responded to in the foregoing. The following recommendations 29 to 41 deal with recommendations made in relation to individual heritage places proposed for inclusion in Amendment C50.

29. *HO227 should not include the SES buildings at the rear of the RSL Memorial Hall in Victoria Street, Rochester.*

This change was suggested by Council at the Panel in response to a submission received from the SES. This change is included in the mapping and Statements of Significance included in Part C of this document.

30. *HO225 as proposed for 46 Railway Road, Rochester, should be adopted after correctly siting it on the maps.*

This change was suggested by Council at the Panel. This change is included in the mapping and Statements of Significance included in Part C of this document.

31. *Map 21HO should be amended to reduce the size of proposed HO222 by deleting lots 5 and 6 on LP 80533.*

This change was suggested by Council at the panel in response to a submission received from the property owner. This change is included in the mapping and Statements of Significance included in Part C of this document.

32. *The Statement of Significance for the property at 1 Reserve Road, Rochester be amended to remove any implied significance for the 'railway gates', any implied scientific significance for the cast iron lace work and the description of the house as a homestead.*

This change was suggested by Council at the panel in response to a submission received from the property owner. This change is included in the mapping and Statement of Significance for the property included in Part C of this document.

33. *Burnewang House, Elmore, should be included as HO239 in the adopted Amendment, but only after the boundaries of the overlay are reviewed, the Statement of Significance is further considered and an appropriate Incorporated Plan providing for specified works exempt from the need for permission is included as part of the Amendment.*

The boundaries for the application of the Heritage Overlay at Burnewang House have been reduced to the significant area of the site. The incorporated document and planning permit exemptions for the site have been agreed and finalised and is proposed for inclusion in any future planning scheme amendment to implement this document.

34. *HO606 (Tobacco Kilns, 91 Island Road, Gunbower Island) should be adopted, except that the Statement of Significance should be redrafted so as to make it consistent with other statements included in the Amendment.*

This recommended change has been included in the Statement of Significance for this property included in Part C of this document. In addition the extent and boundaries of the proposed Heritage Overlay have been reduced to affect only the area of the site where the kilns are located.

35. *HO511 and HO101 (Kyabram and Tongala Water Towers) should be adopted as shown in the post exhibition mapping and in the Case Book response.*

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This recommended change is included in the mapping for these places included in Part C of this document and the proposed amendment mapping to implement this document.

36. *Before adoption, the Statements of Significance for the Kyabram and Tongala Water Towers (individual statements) should be finalised taking account the views of Goulburn Valley Water.*

The Statement of Significance for the Tongala water tower has been reviewed and updated as deemed necessary. It has also been supplied to GVW for their information.

Council is at this time unable to alter the Statement of Significance for Kyabram water tower as it is an existing control in the Planning Scheme and C50 merely sought to correctly identify the location of the water tower within the same site.

37. *Painting controls should be applied as proposed in HO511 and HO101 but an Incorporated Plan should be used to provide permit exemptions for routine maintenance involving painting of already painted surfaces in the same or similar colour to the existing; or a permit exemption for maintenance painting be specified in the Heritage Overlay schedule where the painting permission is triggered.*

Paint controls have been redrafted in the Schedule to the HO to include the following words – “apart from routine maintenance of already painted surfaces”.

38. *That HO108 (Pettifer Motors, Allan Street, Kyabram) be adopted as exhibited, except that, before adoption, the Statement of Significance for the property should be reviewed and finalised, and the owners of the place be provided with a copy and have the implications explained to them.*

The Statement of Significance has been reviewed and updated and is included in Part C of this document. The revised statement was sent to the property owner with an explanation of the implications of the application of the Heritage Overlay inviting him to contact Council with any additional queries he may have. No response has been received at the time of drafting this report.

39. *The proposed HO109 (10 Richards Street, Kyabram) should not be adopted.*

This recommended change has been made and this property has been removed from this document and will not be included in any future amendment to implement this document.

40. *HO107 (Former Butter Factory, 1 Edis Street, Kyabram) be adopted except that before adoption, the elements of significance on this site be clearly identified and the Statement of Significance be reviewed to reflect this.*

This change has been adopted and is included in the Statement of Significance for this property included in Part C of this document.

41. *The Council should consider reviewing the currency of its individual tree listings in light of the National Trust submission and include some or all of the trees in a later amendment, or possibly Part 2 of the current Amendment providing notice is given and strategic justification provided.*

This recommended change will be incorporated and identified in the MSS as a future strategic planning project to consider when resources and funding becomes available.

8. DEFINITIONS

The following terms or phrases are used regularly throughout this document and 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.

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.

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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.

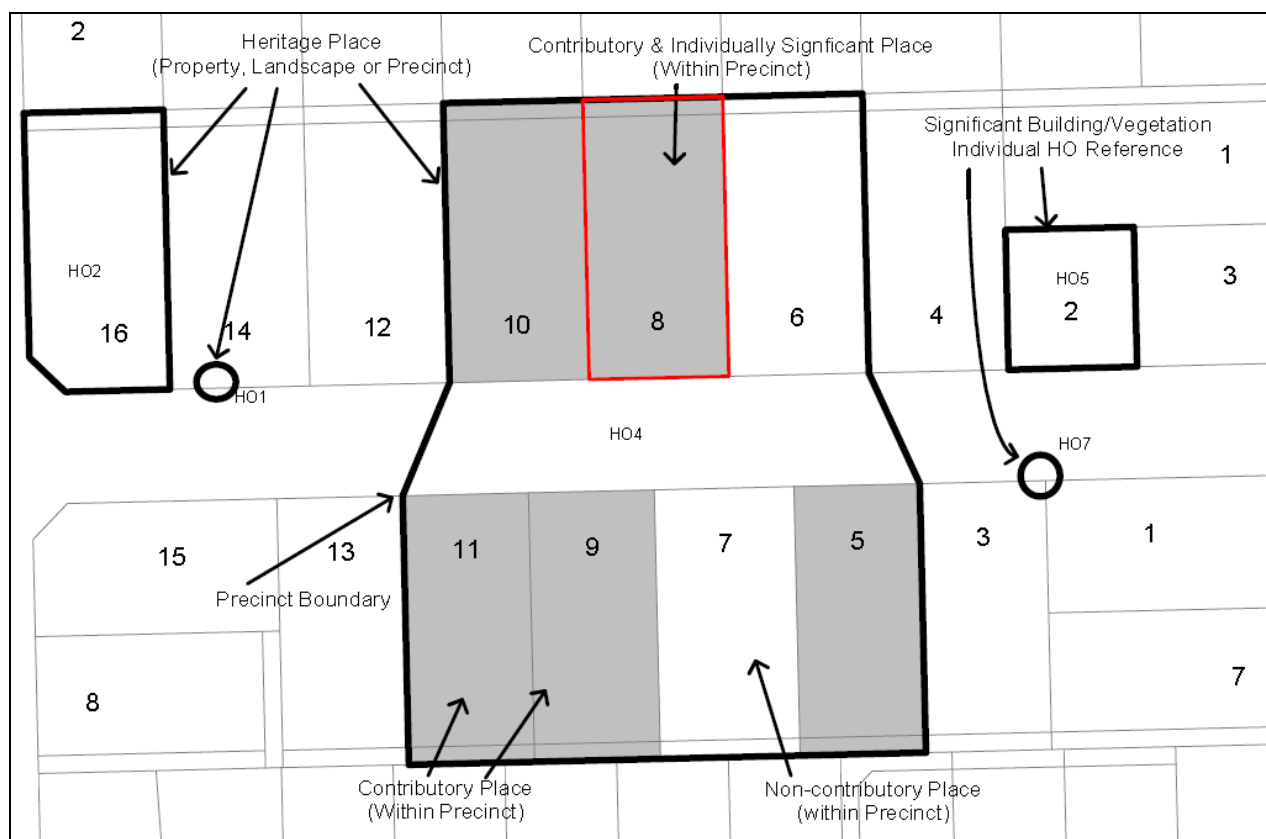


Figure 41 - Visual illustration of definitions

