

22.0411/02/2016
C25**HERITAGE CONSERVATION**

This policy applies to all heritage places included in a Heritage Overlay.

Policy Basis

This policy builds on the heritage objectives and strategies found in the State Planning Policy Framework and the Municipal Strategic Statement.

The policy:

- applies the heritage conservation objective of Clause 15.03 of the State Planning Policy Framework to local circumstances;
- builds on the heritage objective of Clause 21.02 of the Municipal Strategic Statement;
- applies the objectives and outcomes of the Buloke Shire Heritage Study Stages 1 and 2; and
- is intended to assist with the consideration of applications for planning approval under Clause 43.01 – Heritage Overlay.

The Birchip Township Heritage Precinct is:

- Architecturally significant as it demonstrates original and early design qualities associated with the commercial, governmental and residential development of the central Birchip township.
- Aesthetically significant as it demonstrates important visual qualities that reflect the historical and cultural development of the township and contribute to the setting.

The Charlton Commercial Heritage Precinct is:

- Historically significance as a predominantly intact 19th and 20th century commercial townscape of commercial, bank, hotel, government and industrial buildings.
- Architecturally designed in a range of Victorian, Federation and interwar styles with pitched roof forms clad in galvanised corrugated steel behind prominent parapets.

The Charlton Clifton Hill Heritage Precinct is:

- Significant for its high concentration of intact dwellings in the town's most pre-eminent residential area.
- Architecturally significant as there are a large number of interwar Californian bungalows, and specific Federation and interwar 'Charlton' styled dwellings.

The Charlton Cultural Heritage Precinct is:

- A predominantly intact area with a contextually high concentration of 19th and 20th century buildings that reflect the cultural development of the town.
- Historically important as it has associations with the establishment of several of the town's cultural institutions such as the Fire Station, Mechanics Institute, Methodist Church, Masonic Lodge and Power House.

The Charlton Kaye Street Heritage Precinct is:

- Of significance as an intact grouping of modestly scaled interwar Bungalow and Californian Bungalow styled dwellings.

The Donald Champagne Paddock Heritage Precinct:

- Has significant historical and architectural elements due to its early subdivision design and as a small grouping of Late Victorian and Federation single storey dwellings.

The Donald Railway Heritage Precinct:

- Has architectural significance for its Edwardian styled railway station, station master's residence and interwar Bungalow styled railway dwellings.

The Donald Township Heritage Precinct:

- Has architectural and historical significance for its Victorian, Federation and interwar styled commercial buildings that signify the growth of the township throughout the 19th and early 20th century.

The Donald Civic Heritage Precinct is:

- Architecturally significant as it demonstrates early design qualities associated with civic, cultural and residential development.
- Historically significant as it has associations with the establishment of several of the town's cultural institutions such as the Shire Hall, Methodist Church, Masonic Hall and Fire Station.

The Wycheproof Heritage Precinct is:

- Aesthetically significant for the layout of the town, including the functioning railway along the centre of the town's main street.
- Architecturally important for its incorporation of Late Victorian and interwar styled commercial, residential and governmental buildings.

Definitions

For the purpose of this policy, the following definitions apply:

Heritage places are places (which may be buildings, sites or other elements) of individual heritage importance identified as of cultural heritage significance in the *Buloke Shire Heritage Study Stage 2* ('significant heritage places'); and heritage precincts and contributory heritage places identified in the *Buloke Shire Heritage Study Stage 1*.

Significant heritage places are individually important places of State or local cultural heritage significance listed in the Schedule to the Heritage Overlay. They are not a heritage precinct. When located within a heritage precinct, a significant heritage place contributes to the heritage significance of the precinct (and is a 'contributory heritage place') as well as being an individually important place.

Contributory heritage places are places located in a heritage precinct which make an architectural, aesthetic, historical, scientific and/or social contribution to the cultural heritage significance of the precinct. They may or may not be an individually important place.

Non-contributory places are located within a heritage precinct but are neither significant nor contributory.

Heritage precinct is a precinct of cultural heritage significance listed in the Schedule to the Heritage Overlay consisting of a series of contributory heritage places (some of which may be 'significant heritage places') and may contain non-contributory places.

Objectives

To ensure that Buloke Shire's heritage assets are maintained and preserved.

To ensure that new land uses and developments are sympathetic with the appearance and character of heritage places.

To discourage the demolition of significant and contributory heritage places.

To ensure that new buildings in heritage places and additions to heritage places complement the existing heritage characteristics of the place, including siting, scale, mass and form whilst respecting the historical context of the setting.

To identify and protect sites and places of Aboriginal cultural heritage significance.

To promote restoration and reconstruction of heritage places, and promote the use of tradition methods and materials.

The Birchip Township Heritage Precinct

The following objectives apply to the Birchip Township Heritage Precinct:

- To conserve and enhance the significant individual and contributory, predominantly late 19th and early 20th century commercial, governmental, cultural and residential buildings.
- To conserve the important landscape qualities, topography and expansive character of Cumming Avenue, including the central median strip.
- To conserve and enhance the significant landmarks in the precinct including the Birchip Hotel, courthouse and banks.

The Charlton Commercial Heritage Precinct

The following objectives apply to the Charlton Commercial Heritage Precinct:

- To conserve and enhance the significant individual and contributory, predominantly 19th and early 20th century commercial, governmental, infrastructure and industrial type buildings.
- To conserve the important landscapes qualities and topography of High Street including the Washington Palms and plane trees that line the streets.

The Charlton Clifton Hill Heritage Precinct

The following objectives apply to the Charlton Clifton Hill Heritage Precinct:

- To conserve and enhance the significant individual and contributory, predominantly 19th and early 20th century residential and commercial buildings.
- To retain the street configuration, including Mildura Way, Peel, Waugh, Clifton and View Streets, and conserve and enhance important landscape elements including palm trees and tree lines.

The Charlton Cultural Heritage Precinct

The following objectives apply to the Charlton Cultural Heritage Precinct:

- To conserve and enhance the significant individual and contributory, predominantly 19th and early 20th century cultural, institutional and residential buildings.
- To conserve and enhance streetscape qualities; conserve the configuration of streets with their wide gravelled street verges; and enhance important landscape qualities, including Elliott Gardens, ash trees, pines and oak trees.

The Charlton Kaye Street Heritage Precinct

The following objectives apply to the Charlton Kaye Street Heritage Precinct:

- To conserve and enhance the significant individual and contributory, interwar houses.
- To conserve and enhance front rudimentary garden settings and lines of ash trees, allotment configuration, gravelled road verges and the design of front fences.

The Donald Champagne Paddock Heritage Precinct

The following objectives apply to the Donald Champagne Paddock Heritage Precinct:

- To conserve and enhance the significant individual and contributory, Late Victorian, Federation and early 20th century single storey dwellings.

The Donald Railway Heritage Precinct

The following objectives apply to the Donald Railway Heritage Precinct:

- To conserve and enhance the significant Edwardian styles station building, goods shed and associated railway buildings that form the central core of the precinct.
- To conserve and enhance significant interwar Bungalow styled railway houses fronting onto Walker Street and the early locomotive engine in the public reserve at the corner of Walker and Hammill Streets.

The Donald Township Heritage Precinct

The following objectives apply to the Donald Township Heritage Precinct:

- To conserve and enhance the significant individual and contributory, predominantly late 19th and early 20th century commercial, cultural and residential buildings.
- To conserve and enhance significant landmarks including churches and commercial buildings in Woods Street and landscape qualities such as the park and memorial oak tree outside the post office.

The Donald Civic Heritage Precinct

The following objectives apply to the Donald Civic Heritage Precinct:

- To conserve and enhance the significant individual and contributory, predominantly late 19th and early 20th century cultural and residential buildings.
- To conserve and enhance significant landscapes in the precinct including around the Shire Hall, Masonic Hall, Fire Station and Methodist Church.

The Wycheproof Heritage Precinct

The following objectives apply to the Wycheproof Heritage Precinct:

- To conserve the railway line in the median strip along the centre of Broadway, Wycheproof's main thoroughfare.
- To conserve and enhance important landscape elements in the precinct including the rows of peppercorn trees, avenue of sugar gums and public parks.

Policy

It is policy to:

- Consider the impact of use and development proposals on the cultural significance of a heritage place as specified in the statement of significance for that place included in the incorporated document titled *Buloke Shire Heritage Precincts Incorporated Plan 2012*.
- Refer applications for is intended to assist with the consideration of applications for planning approval under Clause 43.01 – Heritage Overlay for professional heritage advice if required to assist the determination of the application. The identification of contributory and non-contributory places can be found in the incorporated document *Buloke Shire Heritage Precincts Incorporated Plan 2012*.
- Discourage the demolition, removal or relocation of significant or contributory heritage places unless evidence shows that there are structural building defects that cannot be economically remedied.
- Approve new infill buildings in heritage places that are sympathetic in bulk and form to adjacent heritage buildings while not reproducing historic detailing.

- Support contemporary architecture and innovative design in heritage places where it will add to the diversity and layering of styles through time.
- Encourage the retention and conservation of previous alterations and additions where they help to interpret the history of the place's development and contribute to the significance of the heritage place.
- Encourage the repair, retention and uncovering of original or significant building fabric and other significant elements of heritage places, including by the removal by non-abrasive methods of paint from brick or masonry surfaces.
- Encourage accurate recreations of buildings or components of buildings such as verandahs where detailed photographic or other evidence exists.
- Encourage signage on commercial buildings to be placed in traditional locations according to the age of the building and to be of complementary proportions, designs and colours.
- Encourage subdivision that retains the important elements and features of the heritage place on a single lot and retains the important view lines between such elements.
- Approve a prohibited use for a heritage place which enables the place to continue to be used and maintained, provided the use furthers zoning and heritage objectives and has regard to the surrounding land uses.
- Require the retention of plantings which contribute to the significance of a heritage place, or encourage replanting of a similar type of tree where the removal of a significant tree in a heritage place is unavoidable.
- Support the retention, reinstatement and maintenance of original and early engineering infrastructure in heritage places, including bluestone or brick drains, kerbs and channels; early short span integrated concrete kerb and spoon drains; early flagstone and asphalt footpaths and laneways.

The Birchip Township Heritage Precinct

When considering an application for planning approval in the Birchip Township Heritage Precinct under Clause 43.01 – Heritage Overlay, it is policy to:

- Encourage accurate reconstruction and retention of significant late Victorian, Federation and interwar buildings, including early 20th century commercial skillion verandahs (including the skillion roof form and timber columns).
- Promote new buildings and works that incorporate the following characteristics:
 - are detached and single storey buildings
 - have hipped and/or gabled roof forms with a pitch of between 25 and 40 degrees
 - have dominant parapets of similar proportions to adjacent and contributory buildings in the precinct
 - have timber or metal framed shopfronts with ingoes (commercial buildings)
 - have projecting skillion verandahs supported by simple square timber or stop chamfered timber posts (commercial buildings)
 - have modest eaves and front and/or return verandahs (residential buildings)
 - have rectangular timber framed windows (that are vertically orientated singularly, or as a horizontal bank if grouped) (residential buildings)
 - have pressed evenly coloured face brick wall construction, horizontal timber weatherboard wall construction or rendered brick wall construction
 - use non-zincalume corrugated sheet metal roof cladding

The Charlton Commercial Heritage Precinct

When considering an application for planning approval in the Charlton Commercial Heritage Precinct under Clause 43.01 – Heritage Overlay, it is policy to:

- Encourage accurate reconstruction and retention of significant late Victorian, Federation and interwar buildings including early 20th century commercial skillion verandahs including the skillion roof form and timber columns.
- Promote new buildings and works that incorporate the following characteristics:
 - are attached commercial single or double storey buildings
 - have hipped and/or gabled roof forms with a pitch of between 25 and 40 degrees
 - have dominant parapets of similar proportions to adjacent and contributory buildings in the precinct
 - have timber or metal framed shopfronts with ingoes (commercial buildings)
 - have projecting skillion verandahs supported by simple square timber or stop chamfered timber posts (commercial buildings)
 - have modest eaves and front and/or return verandahs (residential buildings)
 - have rectangular timber framed windows (that are vertically orientated singularly, or as a horizontal bank if grouped) (residential buildings)
 - have pressed evenly coloured face brick wall construction, horizontal timber weatherboard construction, or rendered brick wall construction
 - use non-zincalume corrugated sheet metal roof cladding

The Charlton Clifton Hill Heritage Precinct

When considering an application for planning approval in the Charlton Clifton Hill Heritage Precinct under Clause 43.01 – Heritage Overlay, it is policy to:

- Encourage significantly detached, single story, Victorian, Edwardian and interwar buildings to be retained.
- Promote new buildings and works that incorporate the following characteristics:
 - are detached cultural and residential single storey buildings
 - have hipped and/or gabled roof forms with a pitch of between 25 and 35 degrees
 - have prominent parapets, roof ends or verandahs (cultural buildings only)
 - have projecting front verandahs or side verandahs (residential buildings)
 - have timber framed double hung windows arranged in regular bays
 - have pressed evenly coloured face brick wall construction
 - have narrow or wide eaves
 - have horizontal timber weatherboard or rendered brick wall construction
 - use non-zincalume corrugated sheet metal roof cladding

The Charlton Cultural Heritage Precinct

When considering an application for planning approval in the Charlton Cultural Heritage Precinct under Clause 43.01 – Heritage Overlay, it is policy to:

- Encourage significantly detached, single story, Victorian, Edwardian and interwar buildings to be retained.
- Promote new buildings and works that incorporate the following characteristics:

- are detached cultural and residential single storey buildings
- have hipped and/or gabled roof forms with a pitch of between 20 and 40 degrees
- have prominent parapets, roof ends or verandahs (cultural buildings only)
- have projecting front verandahs or side verandahs (residential buildings)
- have timber framed double hung windows arranged in regular bays
- have pressed evenly coloured face brick wall construction
- have narrow or wide eaves
- have horizontal timber weatherboard or rendered brick wall construction
- use non-zincalume corrugated sheet metal roof cladding

The Charlton Kaye Street Heritage Precinct

When considering an application for planning approval in the Charlton Kaye Street Heritage Precinct under Clause 43.01 – Heritage Overlay, it is policy to:

- Encourage culturally significant, detached, single storey, interwar Bungalow and interwar California Bungalow houses to be retained.
- Promote new buildings and works that incorporate the following characteristics:
 - are detached residential single storey buildings
 - have hipped and/or gabled roof forms with a pitch of between 25 and 35 degrees
 - have projecting verandahs
 - have timber framed windows arranged in regular bays or singularly
 - have pressed evenly coloured face brick wall construction
 - have wide eaves
 - have horizontal timber weatherboard or rendered brick wall construction
 - have decorative detail design in a contemporary manner
 - use non-zincalume corrugated sheet metal roof cladding

The Donald Champagne Paddock Heritage Precinct

When considering an application for planning approval in the Donald Champagne Paddock Heritage Precinct under Clause 43.01 – Heritage Overlay, it is policy to:

- Encourage culturally significant late Victorian, Federation and other early 20th century dwellings to be retained.
- Promote new buildings and works that incorporate the following characteristics:
 - are detached, asymmetrical single storey buildings
 - have hipped and/or gabled roof forms with a pitch of between 25 and 35 degrees
 - have front and return verandahs
 - have rectangular timber framed windows (that are vertically orientated singularly, or as a horizontal bank if grouped)
 - have narrow eaves
 - have horizontal timber weatherboard or rendered brick wall construction
 - use non-zincalume corrugated sheet metal roof cladding

The Donald Railway Heritage Precinct

When considering an application for planning approval in the Donald Railway Heritage Precinct under Clause 43.01 – Heritage Overlay, it is policy to:

- Encourage the retention of the culturally significant railway complex, culturally significant interwar Bungalow (former railway houses) and the early locomotive public reserve.
- Promote new buildings, works and railway buildings that incorporate the following characteristics:
 - are detached, asymmetrical, modestly scaled, single storey buildings
 - have hipped and/or gabled roof forms with a pitch of between 25 and 35 degrees
 - have wide eaves
 - have front and return verandahs
 - have rectangular timber framed windows (that are vertically orientated singularly, or as a horizontal bank if grouped)
 - have horizontal timber weatherboard or rendered brick wall construction
 - use non-zincalume corrugated sheet metal roof cladding

The Donald Township Heritage Precinct

When considering an application for planning approval in the Donald Township Heritage Precinct under Clause 43.01 – Heritage Overlay, it is policy to:

- Encourage the retention of culturally significant late Victorian, Federation and interwar buildings.
- Promote new buildings and works that incorporate the following characteristics:
 - are detached single storey residential buildings
 - are attached single or double storey commercial buildings
 - have hipped and/or gabled roof forms with a pitch of between 25 and 40 degrees for commercial buildings or a pitch between 25 and 35 degrees for residential buildings
 - have dominant parapets of proportions that respond to the proportions of significant parapets visually connected to the site (commercial)
 - have timber or metal framed shopfronts with ingoes (commercial)
 - have pressed evenly coloured face brick wall construction
 - have projecting single story skillion or bullnosed verandahs supported by timber posts (commercial)
 - have rectangular timber framed windows (that are vertically orientated singularly, or as a horizontal bank if grouped)
 - have modest or broad eaves and front verandahs (residential)
 - have horizontal timber weatherboard or rendered brick wall construction
 - use non-zincalume corrugated sheet metal roof cladding

The Donald Civic Heritage Precinct

When considering an application for planning approval in the Donald Civic Heritage Precinct under Clause 43.01 – Heritage Overlay, it is policy to:

- Encourage the retention of culturally significant late Victorian, Federation and interwar buildings.

- Promote new buildings and works that incorporate the following characteristics:
 - are detached single storey buildings
 - have hipped and/or gabled roof forms with a pitch of between 25 and 35 degrees
 - have pressed evenly coloured face brick wall construction
 - have rectangular timber framed windows (that are vertically orientated singularly, or as a horizontal bank if grouped)
 - have broad eaves and verandahs (residential)
 - have horizontal timber weatherboard or rendered brick wall construction
 - use non-zincalume corrugated sheet metal roof cladding

The Wycheproof Heritage Precinct

When considering an application for planning approval in the Wycheproof Heritage Precinct under Clause 43.01 – Heritage Overlay, it is policy to:

- Encourage the retention of culturally significant late Victorian and interwar buildings.
- Encourage the retention of significant infrastructure in the precinct, especially the central median strip in Broadway with its functioning railway.
- Promote new buildings and works that incorporate the following characteristics:
 - are detached residential or attached commercial single storey buildings
 - have hipped and/or gabled roof forms with a pitch of between 25 and 35 degrees
 - have dominant parapets of proportions that respond to the proportions of significant parapets visually connected to the site
 - have timber or metal framed shopfronts with ingoes (commercial buildings)
 - have pressed evenly coloured face brick wall construction
 - have rectangular timber framed windows (that are vertically orientated singularly, or as a horizontal bank if grouped)
 - have modest eaves and front and / or return verandahs
 - have projecting verandahs supported by simple square timber or stop chamfered timber posts (commercial buildings)
 - have broad eaves and verandahs (residential)
 - have horizontal timber weatherboard or rendered brick wall construction
 - use non-zincalume corrugated sheet metal roof cladding

Application requirements

An application for planning approval must be accompanied by the following information as appropriate:

- Adequate drawings of the development proposal, including (as appropriate) site plans, elevation drawings and schematic designs.
- In the case of a proposed extension or alteration to a significant or contributory heritage place or an infill building or other major works to a heritage place, documentation that shows:
 - existing buildings or features on the site including any outbuildings, fences, significant vegetation, car parking and crossovers (this requirement may be met by

providing photographs of the existing site conditions and the adjacent buildings and heritage features)

- any proposed outbuildings, signage and fencing and their relationship to neighbouring buildings
 - proposed crossovers
 - that the proposed development will not impede views to significant structures, trees or other elements within and beyond the heritage place
 - that the development responds to the characteristics of buildings, structures or other elements of the heritage place
 - that the proposed works will not affect the significance of any adjacent or surrounding heritage place
- Any application for demolition of a significant or contributory heritage place must be accompanied by a statement that indicates how the approval of the proposal is consistent with the objectives of this clause.
 - Where demolition, removal or relocation of all or part of the fabric of a heritage place is proposed:
 - a statement that addresses the impact on the significance of the heritage place or precinct
 - as appropriate, documentation that demonstrates that:
 - all viable options for the conservation of the heritage place have been explored; and
 - that the building or structure has structural defects that cannot be economically remedied.
 - For an application to subdivide land or re-align lot boundaries, documentation showing:
 - the significant elements of the heritage place including those elements that contribute to its setting
 - that the proposed subdivision or boundary re-alignment will not adversely affect the cultural significance of the original lot layout
 - that the proposed subdivision or boundary re-alignment will not adversely affect the cultural significance of the heritage place and/or of adjacent or surrounding heritage places
 - that the proposed subdivision or boundary re-alignment will not result in a development that will adversely affect any consistent rhythm and pattern of frontages and/or buildings in the streetscape
 - that the development resulting from the subdivision or boundary re-alignment will not adversely affect the cultural significance of the heritage place, its visual setting and/or significant view lines to and from the heritage place

Decision guidelines

Before deciding on an application, in addition to the guidelines in the Heritage Overlay, the responsible authority will consider as appropriate:

- The impact of the proposal on the significance of the heritage place as identified in the statement of significance in the Incorporated Document: Buloke Shire Heritage Precincts Incorporated Plan 2012.

- The classification of the site in terms of the definitions of Clause 22.11-2 and as identified in the Incorporated Document: Buloke Shire Heritage Precincts Incorporated Plan.
- If a non-contributory building, whether it is potentially contributory to the values of the heritage precinct.
- The policies of this clause and the specific heritage precinct provisions of Clause 22.12 as relevant.
- Where an application proposes to use a heritage building for a prohibited use:
 - the appropriateness of the use having regard to zone objectives and the surrounding land uses;
 - whether the proposed use furthers the heritage objectives of this planning scheme; and
 - whether the proposed use supports the ongoing use and maintenance of the heritage place.
- The following documents as relevant:
 - *Buloke Shire Heritage Study Stage 1, Volume 2 (2004)*;
 - *Buloke Shire Heritage Study Stage 2 (2004)*; and
 - *The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Australia ICOMOS (1988)*.