

21.05 ENVIRONMENT03/10/2013
C110**21.05-1 Natural Environment and Biodiversity**19/09/2013
C121

Key biodiversity issues in Greater Shepparton are associated with native vegetation and with the myriad of river, floodplain and wetland systems.

The natural landscape of the municipality and wider region has been modified significantly as a result of pastoral activities and more recently through extensive irrigation activities. As a result, areas of remnant native vegetation are now primarily limited to waterways, road reserves and corridors. These corridors (as well as native vegetation stands on private property) provide important habitat links for flora and fauna and for the fostering of biodiversity.

The development of vast areas for irrigated agricultural activities has resulted in high water tables and salinity which have affected the productivity of the land, local bio-systems and in some instances the ultimate viability of some agricultural enterprises.

The *Goulburn Broken Catchment Management Strategy* provides the blueprint for integrated natural resource management across the municipality (and the wider region) and in part forms the regional component of the state's Biodiversity Strategy. In essence, the strategy seeks to maintain and enhance biodiversity of native flora and fauna communities and protect the region's natural resource base through the management of key threats.

The Regional Rural Land Use Strategy (RRLUS - 2008) notes that:

- Native vegetation is required to be preserved to maintain biodiversity and manage water tables.
- Floodplains and flood events are required to flush waterways and enhance water quality.
- Fauna is required to maintain biodiversity and manage pest plants and animals.

The RRLUS also notes that presently, the application of environmental controls in the region varies with a limited use of available overlays, specifically to manage significant vegetation, landscape and habitat. The application of appropriate zones, overlays and consideration of Biodiversity Action Planning processes being completed by Catchment Management Authorities are acknowledged as critical to decision making.

The RRLUS identifies land of high conservation value south and west of Murchison and around the Dookie Hills. Further strategic work will be undertaken to determine the appropriate zone or overlay to achieve the conservations outcomes envisioned in the strategy.

Objectives - Natural Environment & Biodiversity

- To maintain and enhance biodiversity of native flora and fauna communities
- To protect and manage the natural resources of water, air and land.
- To identify natural landscape features which are to be protected and managed.

Strategies - Natural Environment & Biodiversity

- Protect remnant areas of native vegetation, streamlines, wetlands and other environmentally sensitive features.
- Ensure appropriate identification of native vegetation on land to be developed or subdivided.

21.05-219/09/2013
C121**Floodplain and Drainage Management**

The catchments of the various rivers and streams within the municipality include areas of flood prone land, where flooding has historically caused substantial damage to the natural and built environment. Floods are naturally occurring events and the inherent functions of the floodplains to convey and store floodwater should be recognised and preserved to minimise the deterioration of environmental values, the long term flood risk to floodplain production, assets and communities.

Flooding imposes substantial costs on individuals and the community. While significant costs are incurred by direct damage to public and private property, indirect costs to the community such as loss of productivity, displacement of residents, closure of roads, trauma and ill health are also significant. Notwithstanding these significant impacts, natural flooding of floodplains and their associated wetlands provide essential breeding habitats for bird and aquatic species, and promotes the health of rivers and floodplains.

Sound floodplain management is the means by which the economic, social and environmental risks associated with floodplain use and development can be minimised. This level of management is provided by six "local floodplain development plans (LFDP)" incorporated into the scheme at Clause 81.

Objectives - Floodplain and Drainage Management

- To recognise the constraints of the floodplain on the use and development of land.

Strategies - Floodplain Management

- Discourage development and subdivision on land subject to flooding.
- Ensure that all new development maintains the free passage and temporary storage of floodwater, minimises flood damage is compatible with flood hazard and local drainage conditions, and minimises soil erosion, sedimentation and silting.
- Prevent tree removal to minimise loss of riparian vegetation as a result of development on the floodplain.

21.05-319/09/2013
C121**Best Practice Land Management**

Decades of open pasture farming and irrigated agriculture has also changed the natural hydrological balance. Drainage management attempts to reduce the direct costs in terms of loss of stock and damage to property, and the indirect costs of reduced productivity, road rebuilding, and inconvenience. The key issue relating to drainage management is the provision of efficient drainage of land without causing other environmental impacts.

Land use and development should be based on land capability and suitability and be mindful of potential impact of external factors such as reconfiguration of irrigation delivery and drainage infrastructure arising from irrigation water reforms. As such, Council encourages the preparation of whole farm plans to assist farming enterprises to reduce downstream impacts of nutrients on water quality, protection of natural ecosystems, reduce water logging and salinity and sustain viable farming enterprises.

It is noted that Council joined the *Cities for Climate Protection Program* in 2000 and has committed to evaluate and set targets for greenhouse gas emissions for council and community activities, promote energy efficient subdivision and house design, promote municipal domestic wastewater management and provide corresponding incentives and programs. Council is evaluating and planning for appropriate water saving measures relating to its own water use.

Objectives - Best Practice Land Management

- To provide a supply of high quality water for urban and agricultural use.
- To minimise the degree of salinity through an integrated regional surface water management program.
- To reduce greenhouse gas emissions.
- To direct development according to identified land capability and suitability.
- To recognise the threat posed to surface water and groundwater quality by non-reticulated domestic wastewater systems.

Strategies - Best Practice Land Management

- Promote energy efficient and sustainable built form and development.
- Ensure all new developments have adequate reticulated services or effluent disposal systems to protect watercourses and water quality.
- Support innovative methods of effluent disposal such as composting.
- Encourage the development of surface water management systems with run-off into natural systems or into reuse storage for irrigation
- Encourage ecologically sustainable development principles and technologies.
- Assist carbon emission reduction.
- Promote the use of appropriate water saving measures.

21.05-4

03/10/2013
C110

Cultural Heritage

Clause 15.03 of the State Planning Policy Framework (SPPF) identifies the need for cultural heritage policy to guide decisions on development and demolition of all places affected by heritage controls.

The Council aims to ensure that places of pre settlement and post settlement cultural heritage significance within the municipality are preserved for future generations. These places of natural and cultural heritage significance include buildings, collections, streetscapes, remnants of settlements, places of Aboriginal cultural heritage significance, significant landscapes and natural features.

Places of cultural heritage significance are highly valued by the community. The continued conservation, protection and maintenance of these places of cultural heritage significance are important to the Council.

The Council acknowledges the traditional custodians of the land which now comprises Greater Shepparton, whose descendants have a long ancestral history in the area. A number of places of cultural heritage significance have been recognised. However more detailed investigation is needed to ascertain the importance of these places.

Greater Shepparton has a rich and varied built cultural heritage reflecting its origins as a pastoral area during the mid-19th century. The Goulburn Valley is one of the more successful settlement areas following the Land Selection Acts. This is reflected in the development of Shepparton, Tatura and Mooroopna during the late 19th century and into the 20th century. This growth was consolidated by Closer Settlement policies, linked with the establishment of irrigation in the region. There is a strong 20th century inheritance of built cultural heritage fabric, a consequence of the success of horticultural enterprises and post war migration, as well as the development of Shepparton as an important regional centre.

An extensive range of places of state and local cultural heritage significance remain to tell the story of Greater Shepparton, its people and their aspirations. These places are

intrinsically valuable and make an important contribution to the social, cultural, environmental and economic quality of life in Greater Shepparton.

The Greater Shepparton City Council recognises that places of cultural heritage significance exist in a dynamic context. In particular, there is substantial interest to adapt and develop places of cultural heritage significance to suit contemporary uses and lifestyles. This policy therefore seeks to maintain the integrity of places of cultural heritage significance whilst accommodating the needs of current and future inhabitants.

- **Conservation Policy**

- **Policy Basis**

The policy implements the findings of the *Greater Shepparton City Council Heritage Study Stage I*, the *City of Greater Shepparton Heritage Study Stage II* and the *Greater Shepparton Heritage Study Stage IIB*, by providing guidelines that support the continued conservation of places of cultural heritage significance whilst allowing opportunities for new development in appropriate circumstances. The policy also supports the objectives found in the SPPF.

The Policy:

- Applies the heritage SPPF objectives in Clause 15.03 – *Heritage* to local circumstances;
- Applies the objectives and outcomes of the *Greater Shepparton City Council Heritage Study Stage I*, the *City of Greater Shepparton Heritage Study Stage II* and the *Greater Shepparton Heritage Study Stage IIB*;
- Is intended to assist the assessment of any permit sought or granted under Clause 43.01 – *Heritage Overlay*; and
- Sets out the objectives and performance standards for seven heritage precincts:
 - HO140 – Shepparton Residential Precinct North;
 - HO141 – Shepparton Residential Precinct South;
 - HO152 – Maude Street Precinct;
 - HO156 – Tatura Township Precinct;
 - HO160 – Shepparton Central Business Area Precinct;
 - HO199 – Macintosh Street Precinct; and
 - HO211 – Tatura Residential Precinct West

Objectives - Cultural Heritage

- To ensure that places of cultural heritage significance are conserved or restored.
- To discourage the demolition of places of cultural heritage significance that are designated as Individually Significant or Contributory in heritage precincts.
- To ensure that development does not adversely affect places of cultural heritage significance.
- To conserve the historic low-scale, low-density and homogenous character of any precinct and ensure that development is compatible with this character.
- To ensure that new development does not become the visually dominant element in any precinct. This includes external additions and alterations.
- To ensure that places that are designated as Non-Contributory in heritage precincts are developed in a manner that is sympathetic to, and does not detract from, the cultural heritage significance of a heritage precinct.
- To conserve and enhance significant views and settings in any heritage precinct.

- To ensure that archaeological remains are not inadvertently damaged or destroyed.
- To encourage sympathetic re-use of places of cultural heritage significance, including the consideration of uses which would normally be prohibited (where permitted in the Schedule to Clause 43.01), so that such places are maintained and enhanced.

STATEMENTS OF SIGNIFICANCE FOR PRECINCTS

The following statements of significance provide a description of each of the precincts identified in the Heritage Overlay. A complete Statement of Significance for each Precinct is included in the *Greater Shepparton Heritage Incorporated Document*.

SHEPPARTON RESIDENTIAL PRECINCT NORTH (HO140)

The history and description for this precinct are the source of evidence for the following Statement of Significance.

Statement of Significance

What is significant?

The Shepparton Residential Precinct North as it demonstrates the ongoing residential development which has occurred in Shepparton from the late nineteenth century, through the Edwardian and Inter-war years, to the 1940s showing the close pattern of development which evolved as the town expanded.

Places that contribute to the significance of the precinct include:

- Corio Street - 37, 38, 39, 40, 42, 43 and 46.
- Corio Street - London Plane Trees [HO128].
- Orr Street - 29, 30, 31, 32, 35, 36, 37, 40, 42, 44, 45 and 47.
- Rea Street - 33, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50-52, 51, 53, 54, 55, 57, 59, 61, 64, 66, 68, 70 and 72.

How is it significant?

It is of local historic, social and aesthetic cultural heritage significance to the Greater Shepparton City

Why is it significant?

It is of historic and social cultural heritage significance as it provides tangible physical evidence of the residential development from the 19th century through to the 1940s.

The north precinct demonstrates the later subdivisions that occurred from the turn of the 20th century. This is reflected in the smaller allotments and the predominance of the late Edwardian and Inter-War residences.

It is of historic significance for its association with the surveyor and prominent landowner Alfred Leahy. Leahy completed the township survey of Shepparton in 1874 and also surveyed many other towns in the district including Nurmurkah Nathalia and parts of Mooropna. Street names in the precinct, many of which were chosen by Leahy reflect significant figures in the early development of Shepparton: Corio Street was named after Corio Bay by Alfred Leahy, whose wife originated from Geelong; Knight Street was named after the early resident and landowner, Frederick P Knight; and; Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. A large area of the precinct originally formed part of Leahy's Shepparton Park estate and was subdivided after his death.

HERCON Criteria A & G

It is of aesthetic significance for its consistency of, Edwardian, Federation and Inter-War domestic buildings. In particular Rea Street has a fine grouping of timber Inter-War cottages. The precinct's aesthetic qualities are further enhanced by mature plantings of street trees.

HERCON Criteria D & E

SHEPPARTON RESIDENTIAL PRECINCT SOUTH (HO141)

The history and description for this precinct are the source of evidence for the following Statement of Significance.

Statement of Significance

What is significant?

The Shepparton Residential Precinct South. It demonstrates the ongoing residential development which has occurred in Shepparton from the late nineteenth century, through the Edwardian and Inter-war years, to the 1940s showing the close pattern of development which evolved as the town expanded.

Places that contribute to the significance of the precinct include:

- Corio Street - 54, 56, 60-62, 63, 64-68, 65, 67, 69, 70, 71, 72-74, 76, 80-82, 81, 83, 84, 85-87, 89, 90, 92, 93-95, 94, 96, 97 and 99.
- Corio Street - London Plane Trees [HO 128].
- Knight Street - 101 and 103.
- Orr Street 54, 56, 58, 60, 66-68, 70, 72, 74-76, 75, 77, 78-84, 79 and 86.

How is it significant?

It is of local historic, social and aesthetic cultural heritage significance to the Greater Shepparton City

Why is it significant?

It is of historic and social cultural heritage significance as it provides tangible physical evidence of the residential development from the 19th century through to the 1940s.

The south precinct incorporates part of the original township survey completed in 1874 and contains a number of Victorian residences on large allotments.

It is of historic significance for its association with the surveyor and prominent landowner Alfred Leahy. Leahy completed the township survey of Shepparton in 1874 and also surveyed many other towns in the district including Nurmurkah Nathalia and parts of Mooroopna. Street names in the precinct, many of which were chosen by Leahy reflect significant figures in the early development of Shepparton: Corio Street was named after Corio Bay by Alfred Leahy, whose wife originated from Geelong; Knight Street was named after the early resident and landowner, Frederick P Knight; and; Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880.

HERCON Criteria A & G

It is of aesthetic significance as it contains a broad range of architectural styles, including a number of very accomplished examples of late Victorian, Edwardian, Federation and Inter-War domestic buildings. Six of these buildings are reputed to be the work of the prolific local architect J A K Clarke, who was responsible for designing many of the region's finest residences and public buildings. The majority of these buildings are highly intact and many of them retain elaborate established gardens, with mature specimens of exotic trees. The precinct's aesthetic qualities are further enhanced by mature plantings of street trees.

HERCON Criteria B, D & E

MAUDE STREET PRECINCT (HO152)

The history and description for this precinct are the sources of evidence for the following Statement of Significance.

Statement of Significance

What is significant?

The group of houses at 305, 307 and 311 Maude Street, Shepparton.

How are they significant?

They are of local historic, social and aesthetic significance.

Why are they significant?

They are of historical significance as they demonstrate the early residential development of Shepparton to the south of the 1874 Leahy Town Survey during the late 19th century and the early 20th century. They contribute to an understanding of the pattern of the development of Shepparton as a major provincial centre.

HERCON Criteria A & G

They are of aesthetic significance as they illustrate a regional vernacular architecture that is representative of the late Victorian period.

They assist in the demonstration of the type of architecture associated with one of the earliest phases of development in Shepparton outside the 1874 town survey.

The regularity of the cottages is supported by the integrity, relative intactness, scale, similarity of construction and use of building materials.

HERCON Criteria D

They are now a rare surviving group of late Victorian vernacular cottages from the late 19th/early 20th century.

HERCON Criteria B

TATURA TOWNSHIP PRECINCT (HO156)

The history and description for this precinct and found in each contributory citation are the source of evidence for the following statement of significance.

Statement of Significance

What is significant?

The Tatura Township Precinct is significant as it assists in demonstrating the development of Tatura from the 1860s and through to the post World War Two period. The Tatura Precinct is associated with the Land Selection Acts, Closer Settlement, the development of irrigation, the increasing intensification of agriculture in the region and post war migration.

Physical evidence of the changes associated with the continued settlement of Tatura from its beginning as the Whim to the post war development of the township is significant.

The evolution of the settlement pattern of Tatura is of note. Casey Street was originally designated as the main commercial street but Hogan Street (as a thoroughfare) evolved into the commercial centre of Tatura.

Hogan Street is distinctive for its eclectic mix of residential, ecclesiastic, public buildings and commercial architecture. This eclectic mix is in part a result of the change from a residential street in the 19th century to the main commercial street in the 20th century. This has created a distinctive character that exists for most of the length of Hogan Street.

Of note within the precinct are:

- the shops with attached residences at the west end of Hogan Street;
- the presence of the Catholic Church, and this includes the schools and former convent are defining architectural and historic elements within the township;
- the two houses [123 & 125] located within the commercial centre demonstrate the early residential character of Hogan Street;
- the Interwar shopfronts including the shop fronts that have retained a high degree of integrity;
- the former Rodney Shire Offices;
- the Commercial Hotel with its distinctive Interwar architecture; and
- the typical regional architectural expressions that are associated with the commercial development of Hogan Street.

The commercial centre is unified by the extent of modest and architecturally restrained 19th and 20th century shop fronts. The post-World War II infill places contribute to the scale of commercial development that was established during the turn of the 20th century and the Interwar period. The Interwar period shop fronts while modest in scale provide a strong architectural character within the township. The architecture associated with post war development has a spare and utilitarian character that is inspired by the stripped aesthetics that are associated with modernist ethics.

Places that contribute to the cultural heritage significance of the precinct include:

Hogan Street; 42 - 50 [Commercial Hotel on the Tatura-Rushworth Road], 49 [Irrigation & POW Museum], 54 - 56, 58, 60, 61, 62 - 64, 65 - 75 [including the Sacred Heart Roman Catholic Church & Sacred Heart School, and those lots addressing Hunter Street], 70 - 82 [Convent of Mercy & St Mary's School], 77 - 79 [Mechanics' Institute], 81 - 83 [Victory Hall], 84 - 86, 85, 95 - 101 [73 - 77 Park Street], 1/106, 107, 108-110, 109,111&113, 115, 117, 123, 124, 125, 126 - 128, 130, 132 - 134, 133, 137, 139, 141, 143, 145 - 147, 148, 152 and 158 - 162 [Criterion Hotel].

Hunter Street; [Sacred Heart Church & School 65 - 75 Hogan Street].

Park Street; 73 - 77 [95 - 101 Hogan Street].

Walshe Street; 2 - 10.

How is it significant?

The Tatura Precinct is of local historic, aesthetic and social significance to the Greater Shepparton City.

Why is it significant?

The Tatura Township Precinct is of historic and social significance as it provides tangible physical evidence of the character and type of settlement from the late 1860s and through to the Post World War II period.

Tatura is of historic and social significance for its sustained development as a result of the success of Land Selection and Closer Settlement. The construction of the railway and the development of local water trusts for irrigation and the subsequent State Rivers and Water Supply Commission supported its continued growth. The distinctive turn of the 20th century character demonstrates the impact of irrigation combined with Closer Settlement and the subsequent doubling of the population.

The immediate post war period is of historic and social significance to the township of Tatura. Post war growth and post war migration resulted in a tangible physical and social change for Tatura.

Tatura has a demonstrable social significance that can be identified by its strong sense of community and civic pride that spans from 1870s up to the present day. Evidence for this is the number of memorials to past residents and significant events and the strength of the local historical society.

HERCON Criteria A & G

The Tatura Precinct is of aesthetic significance for its distinctive ecclesiastic architecture; its representative late 19th and early 20th century architecture and its post war buildings.

HERCON Criteria D & E

SHEPPARTON CENTRAL BUSINESS AREA PRECINCT (HO160)

The history and description for this precinct and found in each contributory citation are the source of evidence for the following statement of significance.

Statement of Significance

What is significant?

The Shepparton Business Area Precinct is of cultural heritage significance. The precinct includes a number of representative places that assist in demonstrating the historic pattern of development (and in particular the commercial enterprises of Shepparton) during the 1870s-1970s.

The establishment and consolidation of the township [c1870s - c1910] saw many of the rudimentary commercial structures replaced by more substantial brick structures. Representative buildings from this period include: 227-241 Wyndham Street (Mechanics' Institute); 288 Wyndham Street, 290 Wyndham Street and 292 Wyndham Street; Friar's Cafe (former church); Fairley's Building (south-west cnr Fryers and Maude Streets); Hotel Australia (north-east cnr Fryers and Maude Streets); 50 Fryers Street; 52 Fryers Street; 67 Fryers Street & 86 Fryers Street.

The Interwar period was a time of great prosperity and growth and the extent of development during this period is clearly evident. During this period there were a number of buildings constructed in Wyndham and High Streets. The character of Fryers Street changed substantially during the 1920s - 1930s- from a light industrial area to its present commercial retail character. Prosperity during this period was fostered by the development of large areas of farm land in conjunction with irrigation, dairying, establishment of orchards, canning and the production of dried fruits and the development of service industries.

Representative buildings from this period include: 243-245 Wyndham Street; 279-281 Wyndham Street, 283 Wyndham Street; Shepparton Camera House (south-east cnr Fryers & Maude Streets - 179-193 Maude Street); Fairley Building (cnr of Fraser and Maude Streets - 200-210 Maude Street and 13-23 Fraser Street); 44 Fryers Street; 46-48 Fryers Street; 61-65 Fryers Street; 69-71 Fryers Street; 113-113A Fryers Street; 94 Fryers Street & 96 Fryers Street.

The immediate post war period saw many changes to the built fabric of Shepparton with the construction of a number of new buildings. This continued well into the 1970s and a number of older buildings were demolished to make way for the growth of the town during this period. Post war prosperity; post war immigration and good agricultural seasons (and prices) underpinned the continued expansion of the commercial areas and township. Post war Shepparton was a time of rapid change and growth and this is represented by:

- 97 Fryers Street; 99 Fryers Street; 219-225 Wyndham Street; 296 Wyndham Street; 310-312 Wyndham Street & 261-267 Wyndham Street.
- Places that contribute to the cultural heritage significance of the precinct include:
- Fraser Street; 13-23 [Fairley's Building - cnr of Fraser and Maude Streets].
- Fryers Street; 44, 46-48, 50, 52, 54-56, 58-62 [Fairley's Building], 61-65, 67, 69-71 [172 Maude Street], 73-83 [Hotel Australia], 86-88, 92, 94, 96-98, 97-101, 100, 113-115 & 125-127 [Former Baptist Church - Friar's Cafe].
- Maude Street; 136-140, 142-156, 158-162, 172 [69 - 71 Fryers Street], 174-198 [Fairley's Building - cnr Maude and Fryers Streets], 179-193 [Camera House - south-

east cnr Fryers & Maude Streets] & 200-210 [Fairley's Building - cnr of Fraser and Maude Streets].

- Wyndham Street; 219-225, 227-241 [Mechanics' Institute], 238-240, 243-245, 261-267, 269-275, 279-283 [Kilpatrick's Building], 285-289 [Fairley's Building], 288, 290-292, 296, 310-312, 314-316.

How is it significant?

The Shepparton Central Business Area Precinct is of historic, social and aesthetic significance to the Greater Shepparton City.

Why is it significant?

The precinct is of historic and social significance as it provides tangible physical evidence of the settlement pattern of the commercial area of Shepparton. The built fabric demonstrates the historic and aesthetic character associated with each major phase of development.

HERCON Criteria A & G

It is of aesthetic and architectural significance for the representative examples of architecture from each period. These examples provide physical evidence of the variety of architectural styles, scale of development and the types of building materials and finishes that were used in their construction.

HERCON Criteria D & E

MACINTOSH STREET PRECINCT (HO199)

The history and description for the precinct are the sources of evidence for the following Statement of Significance.

Statement of Significance

What is Significant?

The Macintosh Street Precinct which includes: 3, 7, 9, 11, 13, 15 Macintosh Street and 537 Wyndham Street, Shepparton.

How is it Significant?

The Macintosh Precinct is of local historic, social and aesthetic significance to the Greater Shepparton City.

Why is it Significant?

It is of historic and social significance as it demonstrates the character of residential expansion to the south of the CBD.

It demonstrates the changing character of housing developments during the pre and immediate post World War II eras.

The precinct is representative of the limited extent of the southward residential expansion of the city during the 1900s - 1940s. Expansion to the south during the late 19th and early 20th century was less extensive when compared to the more rapid and expansive housing developments that were occurring to the north of the central business area.

Macintosh and Wyndham Streets were developed in response to a demand for residential land that was driven by an economic prosperity which was linked to the increasing success and sustainability of irrigation, dairying and farming and the growth of the town as a service centre.

HERCON Criteria A & G

It is of architectural significance as it demonstrates a regional aesthetic from the late 1930s and the 1940s.

The precinct provides representative examples of the earlier and more decorative English cottage styles and the aesthetic changes to a more stripped and restrained expression. The changing aesthetics were in part guided by austerity but increasingly there was a growing acceptance of functionalism.

HERCON Criteria D

The precinct is a relatively rare example (from this period) of a housing development to the south of the central business area.

HERCON Criteria B

TATURA TOWNSHIP PRECINCT WEST (HO211)

The history and description for this precinct and found in each contributory citation are the source of evidence for the following statement of significance.

Statement of Significance

What is significant?

The places in the Tatura Residential Precinct West through their physical fabric demonstrate the character of housing development and the residential settlement pattern for the western end of the township from the beginnings of the surveyed township and up to the early 20th century.

The first township land sales were held on 26 January 1875. Allotments from: Ross; Casey; Kerford; Service; Fraser and Francis streets in the north western corner of the township were included in the release. The township survey had the main thoroughfare as Casey Street with Hogan Street forming the northern boundary of the township reserve.

The width of Casey Street is complemented by the central median strip and this provides a strong urban design element within the streetscape.

The size of the lots and the setbacks are integral to the aesthetic qualities of the precinct and they contribute to an understanding of the settlement pattern of Tatura.

This residential precinct [with the exception of 2 - 10 Casey Street] consists of a group of generally intact and freestanding single storey vernacular buildings. All are setback from the street and demonstrate the character of early residential development of the Tatura township.

The precinct demonstrates many of the different regional architectural qualities associated with residential development during the 19th and early 20th century.

The row of terrace housing at 2, 4, 6, 8 & 10 Casey Street is of note for its architecture and is a rare example of a housing type within the municipality.

The similarity of the scale of the houses and the similarity of external finishes is significant as it contributes to the cohesive character of the precinct. The precinct is characterised by low scale and transparent fencing.

Places that contribute to the cultural heritage significance of the precinct include:

- Casey Street; 1, 2, 4, 5, 6, 7, 8, 10
- Ross Street; 55, 57, 59, 61, 63, 65, 71

How is it significant?

The Tatura Residential Precinct West is of local historic and aesthetic significance to the Greater Shepparton City.

Why is it significant?

The Tatura Residential Precinct West is of historic significance as it provides tangible physical evidence of the character and type of residential development during the late 19th and early 20th century.

The precinct is of historic significance as it assists in demonstrating the impact of the *Land Selection Acts* and the *Closer Settlement Acts* - as Tatura was settled in response to these Land Acts.

It provides physical evidence of the impact of the development of irrigation technologies as the early 20th century prosperity and growth of the town is linked to these developments.

It contributes to an understanding of the settlement pattern of the whole township during the 19th and early 20th century.

HERCON Criteria A

The Tatura Residential Precinct West is of aesthetic significance for its representative late 19th and early 20th century residential architecture.

It is of aesthetic significance for the diversity of regional vernacular architecture from the late 19th and early 20th century.

HERCON Criteria D

2, 4, 6, 8 & 10 Casey Street is a row of early 20th century terraces and is a distinctive and a rare building type for the municipality.

HERCON criteria B & E

Its architectural detailing and styling demonstrates typical characteristics associated with the period and its early 20th century architecture.

HERCON Criteria D

Definitions

Adaptation	<i>Adaptation</i> means modifying a place to suit the existing use or a proposed use.
Associations	Associations mean the special connections that exist between people and a place.
Compatible Use	<i>Compatible Use</i> means a use which respects the cultural heritage significance of a place. Such a use involves no, or minimal, impact on cultural heritage significance.
Conservation	<i>Conservation</i> means all the processes of looking after a place so as to retain its cultural heritage significance.
Contributory	A <i>Contributory</i> place contributes to the cultural heritage significance of a precinct.
Cultural Heritage Significance	<i>Cultural Heritage Significance</i> 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.
Fabric	<i>Fabric</i> means all the physical material of the place including components, fixtures, contents and objects.
Facade	<i>Facade</i> 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.
Heritage Place	A <i>Heritage Place</i> , in the context of this plan, 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' within the Greater Shepparton Planning Scheme.
Heritage Precinct	A <i>Heritage Precinct</i> , in the context of this plan, is a precinct of cultural heritage significance and consists of 'Contributory' places (some of which may be 'Individually Significant' places) and may contain 'Non-Contributory' places.
Individually Significant	An <i>Individually Significant</i> 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 citation and statement of significance.
Integrity	<i>Integrity</i> 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.
Interpretation	<i>Interpretation</i> means all the ways of presenting the cultural heritage significance of a place.
Maintenance	<i>Maintenance</i> means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.
Meanings	<i>Meanings</i> denote what a place signifies, indicates, evokes or expresses.
Minor Works/Development	<i>Minor Works/Development</i> as defined in the Building Regulations 2006.
Non-Contributory	<i>Non-Contributory</i> places do not contribute to the heritage significance of a heritage precinct. In some instances, an Individually Significant place may be considered Non-Contributory within a precinct - for example, a significant factory complex within a residential precinct.
Preservation	<i>Preservation</i> means maintaining the fabric of a place in its existing state and retarding deterioration.
Reconstruction	<i>Reconstruction</i> means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
Related Object	<i>Related Object</i> means an object that contributes to the cultural heritage significance of a place but it is not at the place.
Related Place	<i>Related Place</i> means a place that contributes to the cultural heritage significance of another place.
Restoration	<i>Restoration</i> means returning the existing fabric of a place to a known earlier state by removing accretions (additions that detract from the cultural heritage significance of the building or structure) or by reassembling existing components without the introduction of new material.
Setting	<i>Setting</i> means the area around a place, which may include the visual catchment.
Significant Elements/Features	A <i>Significant Element</i> or <i>Feature</i> is any feature (building, tree, structure, etc.) that the Greater Shepparton City Council Heritage Study Stage I, the City of Greater Shepparton Heritage Study Stage II and the Greater Shepparton Heritage Study Stage IIB have identified as contributing to the cultural heritage significance of a heritage place.
Solid-to-Void Ratio	A <i>Solid-to-Void Ratio</i> refers to the relationship between the voids (window, door, verandah, etc, openings) to the blank or solid wall surface area on an exterior elevation (see the figures below).
Use	<i>Use</i> means the functions of a place, as well as the activities and practices that may occur at the place.

▪ **Policy**

In considering an application for a Planning Permit under the Heritage Overlay, it is policy to:

- Conserve and maintain significant places in accordance with the accepted conservation standards of the ICOMOS Burra Charter.
- Conserve the fabric of the place, such as a building(s), structure(s), tree(s), fence(s), settlement pattern(s) etc. where these have been identified as contributing to a significant place or contributory item within any precinct.

In particular:

Restoration

- Encourage the accurate restoration or reconstruction of missing or modified elements using available historical or physical evidence as the basis for decision-making.
- Encourage the removal of non-significant or intrusive elements, particularly where this assists with an appropriate interpretation of the cultural heritage significance of the precinct.
- Encourage any restoration scheme to retain unpainted surfaces and to encourage the use of paint colours appropriate to the period of the building
- Encourage the repair, retention and uncovering of original or significant building fabric and other significant elements of places of cultural heritage significance using non-abrasive methods of removing paint from brick or masonry surfaces.

Additions, Alterations and Infill

- To promote design excellence which clearly supports places of cultural heritage significance identified as Individually Significant or Contributory.
- Encourage contemporary design and avoid development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Alterations and additions should be distinguishable from the original fabric of an Individually Significant or Contributory cultural heritage place.
- Ground floor alterations and additions to Individually Significant and Contributory cultural heritage places should be set back from the front wall in order to allow the façade to retain its primacy and integrity, particularly when viewed from the street. Ensure that, where possible, alterations and additions to Individually Significant and Contributory cultural heritage places are concealed from adjoining streets and public open space (refer to the *Greater Shepparton Heritage Incorporated Plan*).
- Alterations and additions to Individually Significant and Contributory cultural heritage places should retain as much of the original fabric and layout as possible. ‘Facadism’ is strongly discouraged.
- Alterations and additions to Individually Significant and Contributory cultural heritage places should be compatible in terms of materials, size, proportions, mass, height, setback, texture, colour, plan configuration, solid-to-void ratio and other features of the building and, where relevant, the precinct.
- Encourage the use of paint colours appropriate to the period of the place. Any existing unpainted surfaces should not be painted.
- Re-roofing or a roof extension should respect the original roofing material. Where it is appropriate, a galvanised corrugated metal roofing material should be used. If an alternative roofing material is proposed it must be sympathetic to the historic character of the place.
- The profile of visible sections of the roofline of Individually Significant and Contributory cultural heritage places should not be altered.

- In precincts, buildings should be no higher than adjacent Contributory buildings.
- Maintain the predominantly single-storey character of residential precincts.
- Maintain the mix of two-storey and single-storey character of the commercial precinct areas.

Fences

- Complementary features such as fences are encouraged to be constructed in a style and height that is appropriate to the era of the place.

Installation of Services

- Services and other elements, such as tanks, in locations that are not highly visible from the street. Exceptions may be considered for solar installations, if other alternatives are not feasible, or where these services can be appropriately screened.

Demolition

- Discourage the demolition of Individually Significant or Contributory buildings, except where it can be demonstrated that:
 - the building is structurally unsound (as determined by a suitably qualified Building Surveyor), and
 - the cost of repairs is considered to be unreasonable and economically unsustainable, and
 - the significant physical fabric is so compromised or in such poor condition that the replacement and/or repair would compromise and reduce the integrity of the building.
- Demolition of features of Individually Significant or Contributory places may be considered if it will help to reveal the original fabric of the place.
- Demolition of features that are identified as not contributing to the cultural heritage significance of either an Individually Significant or Contributory place can be removed. If the place is Individually Significant, the Statement of Significance for the individual place will be used to inform the assessment of an application.
- Demolition or removal of buildings or features on places identified as Non-Contributory on the relevant precinct map may be considered.
- Demolition approvals should not be granted until replacement buildings or works have been approved.
- New development visible from the street should be designed in a manner sympathetic to the character of the significant fabric or in an understated modern manner in complementary form and materials.

Subdivision

- Subdivision should not adversely affect the cultural heritage significance of the place.
- Subdivision of an Individually Significant or Contributory place within a precinct should retain the significant features on one lot.
- Subdivision of a place of cultural heritage significance should allow for the retention of the existing built form pattern where such pattern contributes to the cultural heritage significance of the place.
- Subdivision should ensure that the appropriate settings and contexts for Individually Significant and Contributory places can be maintained.
- Subdivision should give visual prominence to Individually Significant and Contributory cultural heritage places over new development. Vistas are to be retained to Individually Significant and Contributory cultural heritage places.

- Subdivision should be avoided where it will adversely affect the setting or compromise the relationship between, groups of Individually Significant or Contributory cultural heritage places.

Signage

- Any external applied finish to signage should not compromise the historic character of the place.
- 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, fonts and colours.
- Any signage should not dominate the place.
- Any signage within a precinct should complement the character of the precinct and should not dominate the place.
- Any external paint scheme which constitutes signage or corporate branding, and deemed to be inappropriate, should be avoided.
- Pre-manufactured signage will not be encouraged.

Garages/Carports/Sheds

- The location of a proposed garage, carport or shed must be offset from the building line to ensure that these structures do not dominate the street frontage.

Adaptive re-use of buildings

- A prohibited use may be considered for a place of cultural heritage significance identified in the Schedule to the Heritage Overlay, provided that it enables the place to continue to be used and maintained, furthers the cultural heritage and zone objectives, and has regard to the surrounding land use. The Council reserves the right to enter into Section 173 Agreements to guide such redevelopment proposals.

Trees

- Require the retention of those plantings which contribute to the cultural heritage significance of a place.
- Encourage replanting of a similar species of tree, in accordance with a Council street tree policy, where the removal of a significant street tree in a place of cultural heritage significance is unavoidable.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The *Greater Shepparton Heritage Incorporated Plan, May 2013*.
- The citation/s in the *Greater Shepparton City Council Heritage Study Stage I*, the *City of Greater Shepparton Heritage Study Stage II* and the *Greater Shepparton Heritage Study Stage IIB* for the place.
- Whether the restoration or the reconstruction of missing fabric or the removal of non-significant alterations and/or additions will assist in the maintenance of the cultural heritage significance of the place.
- Whether the proposal will assist in the conservation of the place.
- Whether the proposal will assist adaptive re-use that is compatible with the on-going conservation of the place.

In addition, when considering an application to use land for a use which would not normally be permitted (as provided for in the Schedule to Clause 43.01), the responsible authority will also consider the following, as appropriate:

- Whether the proposed use and any associated buildings and works will be compatible with the characteristics and settings of the place where:
 - 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.
 - Setting means the area around a place, which may include the visual space.
- Whether the proposed use will retain the cultural heritage significance of the place – the new use of a place should involve minimal change to significant fabric and use, should respect associations and meanings, and where appropriate should provide for continuation of practices which contribute to the cultural heritage significance of the place.
- Whether new construction, demolition, intrusions or other changes to the place adversely affect the setting or relationships.
- The need for alteration or demolition of original building fabric.
- The reversibility of any alterations.

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Strategic Work Program

Undertaking further strategic work - Environment

- Prepare an Environmental Strategy incorporating Local Biodiversity Action Plans.
- Apply the Wildfire Management Overlay after consultation with the CFA.
- Undertake floodplain management studies for the smaller rural townships and villages.
- Prepare an integrated effluent disposal strategy in conjunction with relevant agencies.
- Prepare a Municipal Domestic Wastewater Management Strategy.
- Update the Economic Development strategy.
- Prepare cultural heritage design guidelines for development applications involving places identified as being of cultural heritage significance.
- Identify and assess cultural heritage places in rural areas, in particular settlement associated with Closer Settlement and Soldier Settlement.
- Identify and assess cultural heritage places in Mooroopna and Murchison.
- Translate the precinct classification from the *City of Greater Shepparton Heritage Study State II* to accord with the recommendations of the 2007 Steering Committee for the *Greater Shepparton Heritage Study II*.
- Re-format all heritage Statements of Significance to accord with current practices.
- Review the RRLUS recommendation in relation to the protection of land with high conservation values to the south and west of Murchison and in the Dookie Hills area to determine the best Zone or Overlay to achieve the conservation outcomes.