

Greater Shepparton Heritage Incorporated Plan

INCORPORATED DOCUMENT

April 2020

This document is an incorporated document pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

1. INTRODUCTION

This document is an incorporated document in the Schedule to Clause 72.04 *Documents Incorporated in this Planning Scheme* of the Greater Shepparton Planning Scheme.

This plan provides exemptions from the need for a planning permit in the Heritage Overlay where such works will not have an adverse impact on cultural heritage significance.

2. PURPOSE

The purpose of this document is to provide exemptions from the need for a planning permit for minor works within the curtilage of precincts and/or places within the Heritage Overlay. This plan does not apply to any place registered on the Victorian Heritage Register.

A planning permit is required if it cannot be demonstrated that a proposal complies with the exemptions listed in this document. This document does not intend to provide planning permit exemptions from other planning scheme provisions that apply to the land. This document does not intend to provide building permit exemptions, where a building permit is required.

3. LAND

This document applies to buildings within the Heritage Overlay, as identified in the Schedule to the Heritage Overlay.

Places within heritage precincts are categorised being 'Individually Significant', 'Contributory' or 'Non-Contributory'. The categories are shown on the precinct plans at section 5 of this document. Definitions of these categories are included at section 6 of this document.

4. APPLICATION OF PLANNING SCHEME PROVISIONS

For 'Non-Contributory' places, a planning permit is not required to:

- Demolish or remove a building, outbuilding or fence; or
- Construct and install domestic services normal to a dwelling; or
- Construct an outbuilding, or construct or carry out works associated with an outbuilding, to the rear of the allotment when viewed from any abutting road (see Figures 1, 2 and 3) and where the eave height is no greater than the eave height of the existing building; or
- Externally alter an existing building, or construct or carry out works associated with an existing building, to the rear of the allotment when viewed from any abutting road (see Figures 1, 2 and 3) and where the eave height is no greater than the eave height of the existing building; or
- Externally repaint a painted surface, where the paint colour scheme will not adversely impact on the cultural heritage significance of the place, subject to written approval by the responsible authority; or
- Construct a fence, where the fence will not adversely impact on the cultural heritage significance of the place, subject to written approval by the responsible authority; or
- Remove, destroy or lop a tree, subject to written approval by the responsible authority.

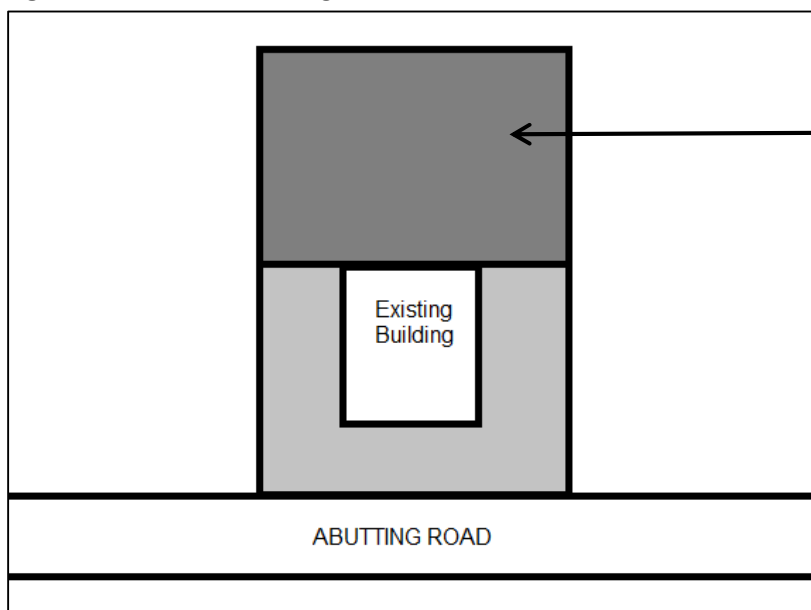
For 'Contributory' and 'Individually Significant' places, subject to written approval by the responsible authority, a planning permit is not required to:

- Externally alter a 'Contributory' or 'Individually Significant' building, or construct or carry out works, that will not adversely impact on the cultural heritage significance of the place, where the following requirements are met:
 - detached from any 'Contributory' or 'Individually Significant' buildings; and
 - the eave height at natural ground level must not exceed the eave height of any 'Contributory' or 'Individually Significant' buildings; and
 - located to the rear of the allotment when viewed from any abutting road (see Figures 1, 2 and 3).

Examples include: pergolas, decks, sheds, water tanks and associated structures, domestic plant and services (e.g. hot water service, air conditioner), swimming pools or spas and associated mechanical equipment and safety fencing.

- Construct or carry out works associated with an outbuilding that is not of cultural heritage significance, where the following requirements are met:
 - there are no existing outbuildings of cultural heritage significance on the allotment; and
 - detached from any 'Contributory' or 'Individually Significant' buildings; and
 - the eave height at natural ground level does not exceed the eave height of the 'Contributory' or 'Individually Significant' building; and
 - located to the rear of the allotment when viewed from any abutting road (see Figures 1, 2 and 3).
- Externally repaint a painted surface, where the paint colour scheme will not adversely impact on the cultural heritage significance of the place; or
- Construct a fence, where the fence will not adversely impact on the cultural heritage significance of the place; or
- Remove, destroy or lop a tree.

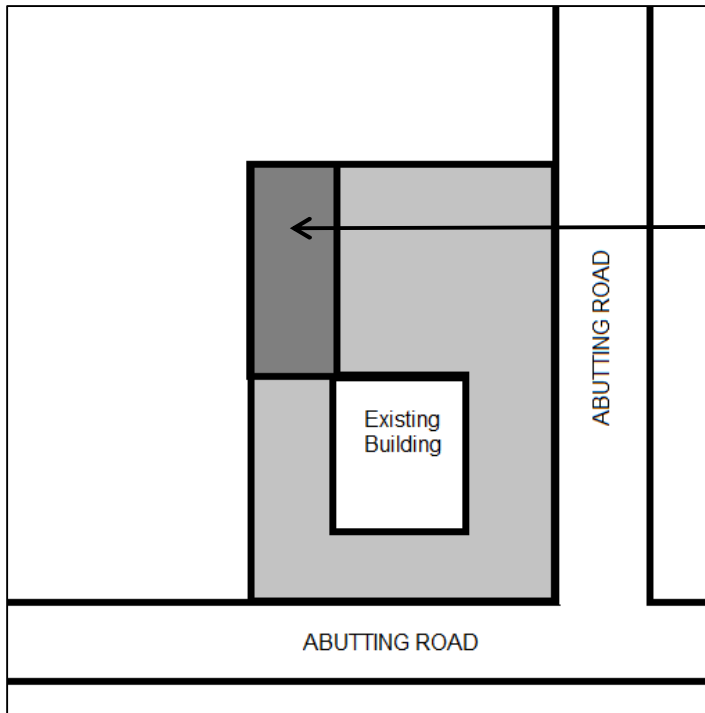
Figure 1: one street frontage



Area to the rear of the allotment when viewed from any abutting road – permit exemptions may apply within this area for specified external alterations and outbuildings in this area.

Note: permit exemptions are subject to written approval by the responsible authority for all 'Contributory' and 'Individually Significant' places.

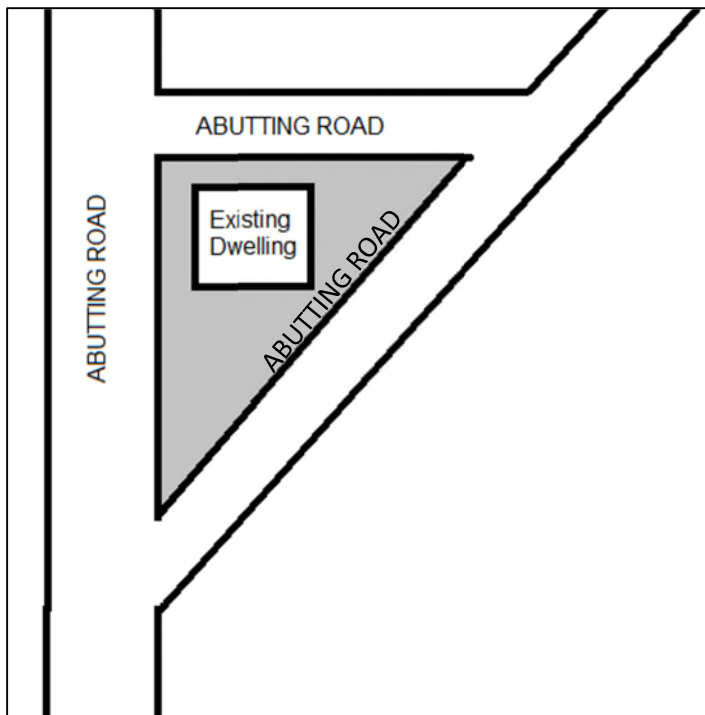
Figure 2: two street frontages



Area to the rear of the allotment when viewed from any abutting road – permit exemptions may apply within this area for specified external alterations and outbuildings in this area.

Note: permit exemptions are subject to written approval by the responsible authority for all 'Contributory' and 'Individually Significant' places.

Figure 3: three street frontages



Some allotments with multiple abutting roads may have no area to the rear of the allotment when viewed from any abutting road – permit exemptions for specified external alterations and outbuildings do not apply.

Note: permit exemptions are subject to written approval by the responsible authority for all 'Contributory' and 'Individually Significant' places.

5. PRECINCT PLANS

The Schedule to Clause 43.01 *Heritage Overlay* identifies 12 precincts.

The precincts are:

- Figures 7(a) – Dookie Township Precinct (HO261);
- Figures 7(b) – Macintosh Street Precinct Map (HO199);
- Figures 7(c) – Maude Street Precinct Map (HO152);
- Figures 7(d) – Murchison Central Township Precinct (HO336);
- Figures 7(e) – River Road Murchison Residential Precinct (HO337);
- Figures 7(f) – Rushworth Road Murchison Residential Precinct (HO338);
- Figures 7(g) – Shepparton Central Business Area Precinct Map (HO160);
- Figures 7(h) – Shepparton Residential Precinct North Map (HO140);
- Figures 7(i) – Shepparton Residential Precinct South Map (HO141);
- Figures 7(j) – Station Street Murchison Residential Precinct (HO339);
- Figures 7(k) – Tatura Residential Precinct West Map (HO211); and
- Figures 7(l) – Tatura Township Precinct Map (HO156).

Assessment of proposals within the precincts should take note of the level of significance given to buildings within the precinct.

Figure 7(a) – Dookie Township Precinct Map (not to scale)



Figure 7(b) – Macintosh Street Precinct Map (not to scale)



Figure 7(c) – Maude Street Precinct Map (not to scale)



Figure 7(d) – Murchison Central Township Precinct Map (not to scale)



Figure 7(e) – River Road Murchison Residential Precinct Map (not to scale)

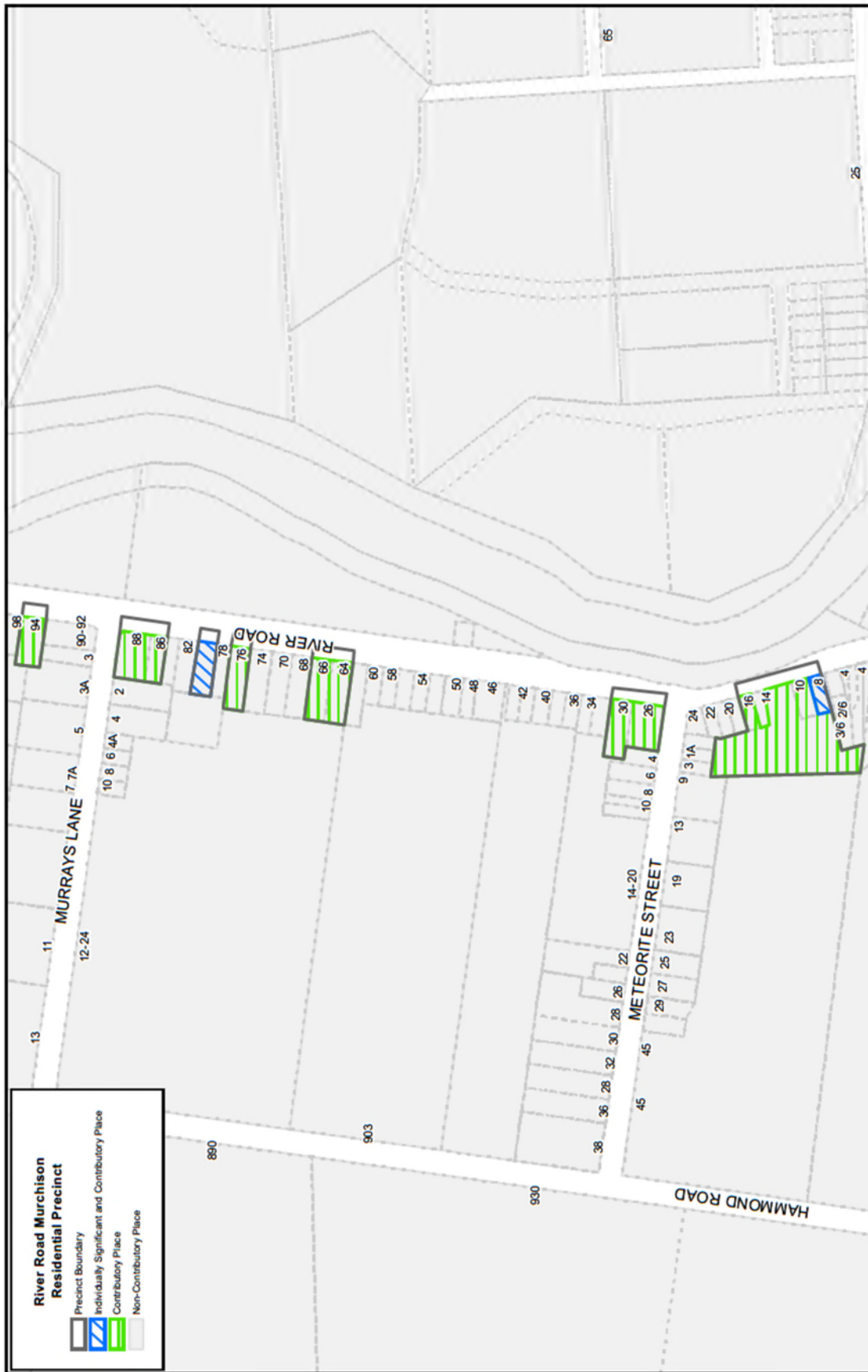


Figure 7(f) – Rushworth Road Murchison Residential Precinct Map (not to scale)



Figure 7(h) – Shepparton Residential Precinct North Map



Figure 7(i) – Shepparton Residential Precinct South Map (not to scale)



Figure 7(j) – Station Street Murchison Residential Precinct Map (not to scale)



Figure 7(k) – Tatura Residential Precinct West Map (not to scale)



6. DEFINITIONS

Adaptation	<i>Adaptation</i> means modifying a place to suit the existing use or a proposed use.
Associations	<i>Associations</i> 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.
Lopping and pruning for maintenance of a Mature Tree	<i>Lopping or pruning</i> of a 'mature tree', for maintenance only, provided no more than 1/3 of the foliage of each individual plant is lopped or pruned. This exemption does not apply to the pruning or lopping of the trunk of a 'mature tree'.
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.
Mature tree	A tree greater than 5 metres in height; or greater than 2 metres in circumference measured at 1.4m above the ground level.
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 or Feature</i> is any feature (building, tree, structure, etc.) that the <i>Greater Shepparton City Council Heritage Study Stage I</i> , the <i>City of Greater Shepparton Heritage Study Stage II</i> , the <i>Greater Shepparton Heritage Study Stage IIB</i> and the <i>Greater Shepparton Heritage Study Stage IIC</i> 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).



A higher solid-to-void ratio



A lower solid-to-void ratio

Use

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

