

Pyrenees Shire Heritage Precinct Policy Report

Commissioned & Funded by the Pyrenees Shire Council

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The Heritage Places identified and documented in this Report are predominantly privately owned, and therefore it should not be assumed that they are available for inspection. The privacy of the owners of these places should be respected.

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1.0 Introduction

The Pyrenees Shire Council commissioned Authentic Heritage Services Pty Ltd to undertake a Heritage Precinct Study between December 2000 and December 2001. The study included the identification and preparation of 4 heritage precincts in 3 towns in the southern half of the Shire, together with the review and further development of 4 heritage precincts previously identified in the Avoca Shire/Pyrenees Shire Heritage Study by Wendy Jacobs and Karen Twigg.

This Pyrenees Heritage Precinct Policy Report represents the policy documentation for each of the 8 heritage precincts (heritage overlay areas) provided in the Heritage Study. Accompanying each of the heritage overlay precincts are precinct maps and lists of the individual and contributory significant places identified within each heritage precinct.

2.0 Heritage Precincts (Heritage Overlay Areas)

Six of the eight heritage precincts developed in this study are largely comprised of rural townships. The seventh precinct is characterised by a significant historical cultural landscape and Church setting at Snake Valley, while the eighth precinct represents a significant police, church and school setting at Landsborough. The precincts are as follows:

1. Beaufort Heritage Precinct, Beaufort;
2. Waubra Heritage Precinct Waubra;
3. Snake Valley Heritage Precinct, Snake Valley;
4. Snake Valley Memorial Precinct, Snake Valley;
5. Avoca Township Precinct, Avoca;
6. Moonambel Township Precinct, Moonambel;
7. Landsborough Township Precinct, Landsborough;
8. Landsborough Camp Hill Precinct, Landsborough;

Individually Significant and Contributory Places

A. Southern Half of the Pyrenees Shire

Within the four heritage areas in the southern half of the Pyrenees Shire, a total of 91 potential* individually significant places and contributory places were identified. A breakdown of these places is as follows:

Heritage Precinct	Potential* Individually Significant Places	Contributory Places
Beaufort	40	16
Waubra	13	4
Snake Valley	7	7
Snake Valley Memorial	4	0

* Places that on the basis of preliminary evaluation appear to be of individual heritage significance (having regard to the Burra Charter and Criteria for the Register of the National Estate). In some instances there is sufficient information currently available to establish a significant justification that heritage values exist. In other instances however, further research is necessary before a conclusive position is adopted. These places nevertheless would be at least of Contributory heritage value under the terms of the new Heritage Planning policies and controls.

B. Northern Half of the Pyrenees Shire

Within the four heritage precincts in the northern half of the Pyrenees Shire, a total of 138 individually significant places and contributory places were identified. A breakdown of these places is as follows:

Heritage Precinct	Individually Significant Places	Contributory Places
Avoca Township	36	66
Moonambel Township	8	4
Landsborough Township	7	10
Landsborough Camp Hill	3	4

3.0 Precinct Evaluation Criteria

The supporting basis included in the *Pyrenees Shire Heritage Precinct Study* was established according to the Heritage Criteria of the Register of the National Estate, as prescribed in the *VPP Practice Note: Applying the Heritage Overlay*. The written format and policy structure for these precincts was based on the draft Heritage Precincts for the Gumnut Planning Scheme, an example provided by Heritage Victoria. Further details of the evaluation criteria can be found in Section 6 of the *Pyrenees Shire Heritage Precinct Study*, volume 1.

4.0 Heritage Precincts

4.1 Beaufort Heritage Precinct

4.1.1 Policy Basis

The Beaufort Heritage Precinct policy applies to all land located within the heritage overlay schedule as HO502 and applies to all of the land delineated on the map included below in section 4.1.4. This map also identifies those places (buildings, works, objects and sites) which are either of individual heritage significance or contributory to the heritage significance of the precinct. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The Beaufort Precinct is historically important in demonstrating the mixture of commercial, residential, and cultural land uses, which date from the first land sales of 1858, through to the 1920s and 1930s. The precinct therefore reflects both 19th and early 20th century commercial and residential streetscapes which although altered (and is under further threat of inappropriate alteration), still retain the essential rural township character of Beaufort.

The precinct is architecturally important for the single and double storey Victorian, Federation and interwar commercial buildings, constructed of horizontal weatherboard or rendered brick (on the street facade), with similarly constructed dominant parapets in front of gabled or hipped galvanised corrugated iron roofs, broadly-projecting skillion verandahs supported on timber columns, and a number of intact timber framed or copper framed shopfronts, with some having leadlight highlights.

The precinct is also architecturally important for its detached, single storey, horizontal weatherboard or rendered brick residential buildings, which have gabled or hipped roof forms clad predominantly in galvanised corrugated iron. Brick chimneys, timber framed, double hung windows and fences to a maximum height of 1300mm are other important qualities of the residential allotments.

The important architectural and aesthetic historic character is further enhanced by the cultural places, hotel buildings and landscapes. The landscape recreational sites - with their mature trees and grassed precincts (notably the Memorial Gardens, corner Havelock and Livingstone Streets, and the reserve of the Memorial Band Rotunda and Fire Station) - are significant foci in the town. The latter reserve is also visually connected to the Mechanics Institute and Free Library, and the Freemasons Hall. The interwar, two storey, rendered brick hotels throughout the precinct also assist in providing an appreciation of the historical development and architectural characteristics of the Beaufort precinct.

4.1.2 Objectives

- To ensure the retention and conservation of the individually significant and contributory Victorian, Federation and interwar commercial, residential and cultural buildings and places that demonstrate the historic significance of the precinct. The notable significant commercial streetscape qualities associated with these buildings include (but are not limited to) the broadly-projecting skillion verandahs (where verandahs are an early and/or significant part of the design); early, dominant timber and rendered brick parapets; extant early 20th century glazed tile shopfront walls; and the extant timber framed and copper metal framed shopfronts including the upper leadlight windows (Neill, Havelock and Lawrence Streets);
- To conserve and enhance the modest scale commercial, residential and cultural buildings within the Heritage precinct;
- To conserve and enhance the general uniformity of scale throughout the commercial allotments within Heritage Overlay precinct, including single and two storey height limit, regular alignment of shop fronts and verandahs;
- To conserve the retention of extant remnant bluestone channel in Havelock Street (near Neill Street);
- To conserve the uniformity of front and side setbacks and predominantly side driveways; building separation and subdivision and single storey heights throughout the residential allotments of the Heritage Overlay Precinct;
- To conserve the existing topography and widths of the streets within the Heritage Overlay Precinct;
- To promote and support the continuing commercial, residential and cultural use of the precinct;
- To conserve and enhance the significant urban foci (and views to the significant urban foci) in the precinct, including: the Memorial Band Rotunda; Fire Station, and Memorial Gardens;
- To conserve and enhance the important treelines along Havelock Street (in the Memorial Gardens and adjacent the Mechanics Institute); and the treelines visible within the precinct (the treeline along the east end of Pratt Street and the east and west ends of Neill Street), and the memorial Chestnut trees along the western end of Pratt Street. Replacement plantings should be restricted to these precincts;

4.1.3 Policy

Exercising Discretion

It is policy to:

- retain existing individually significant and contributory Victorian, Edwardian, and interwar or postwar commercial, residential or cultural places;
- encourage contemporary interpretation of traditional building design within commercial zones of the Precinct, which includes hipped and/or gable roof

forms (with a pitch between 25 and 35 degrees); dominant parapets, broadly-projecting skillion verandahs and minimal detailing;

- encourage the accurate reconstruction of Victorian and early 20th century commercial skillion verandahs where these have been removed and/or altered, including the skillion form, and timber columns;
- encourage the accurate reconstruction of traditional, Victorian and early 20th century commercial shopfronts, where these have been removed and/or altered. Thought should be given to the date of construction of the building and the shopfront style associated with the period. Factors may include (but are not limited to): the reinstatement of stall board and ingoes, and the use of timber window frames (or copper/metal frames if this construction was originally part of the fabric) and glazed wall tiles (for early twentieth century shopfronts);
- encourage contemporary interpretation of traditional building design for infill development within the residential allotments of the Precinct, which includes detached dwellings, hipped and/or gabled roofs, verandahs, and minimal detailing;
- encourage development which responds to the single and double storey height and proportions, form and bulk predominant in the buildings of the precinct;
- encourage the use of traditional construction materials for infill development which includes horizontal weatherboard or rendered brick wall construction, timber framed windows (residential buildings), timber framed windows, and non-zincalume sheet metal roofing;
- encourage appropriately proportioned signage, of complimentary designs and colours to the 19th and early 20th century commercial buildings in the precinct;
- encourage the location of signage on commercial buildings to shopfronts, verandah hoardings and building parapets;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations in residential areas which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports in residential areas, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place (residential areas only);
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of the town;

- encourage the removal and appropriate relocation of the toilet block that currently interrupts the significant visual link between the Memorial Band Rotunda and the Memorial Gardens;

Where a permit is required for building alterations, new development or other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics (including but not limited to):
 - gabled and/or hipped roof forms;
 - parapets on commercial buildings;
 - broadly-projecting skillion verandahs (commercial buildings only);
 - ground floor shopfronts (commercial buildings only);
- ensure that alterations and/or infill development employ traditional building materials including:
 - horizontal weatherboard or rendered brick wall construction;
 - non-zincalume corrugated sheet metal roof cladding;
 - timber or rendered brick parapets (commercial buildings);
 - timber framed windows and doors;
- ensure that the general design supports and enhances the heritage values of the precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
 - appropriately designed and constructed to compliment the building and residential streetscape;
 - no higher than 1300mm;
- ensure that signage is:
 - appropriately located on shopfronts, parapets and verandah hoardings;
 - of a design, form and colour that compliments the style of the building;
- ensure allotment configuration conforms to the following:
 - The front alignment of the building should be equivalent to the front alignments of neighbouring buildings, or if these are different, the alignment may be between the those of neighbouring buildings;
 - The side setbacks should be equivalent to neighbouring residential buildings within the Precinct;

For repairs to the bluestone channel:

- ensure that the repairs use bluestone construction;
- ensure that any proposed vehicle/pedestrian crossovers do not detract from the significance of this streetscape element;

For new concrete kerbs and channels:

- consideration should be given to constructing concrete kerbs and channels of a form, scale and pigment that is reflective of bluestone construction (see photo 1.14 as a guide for this type of work);

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

- Existing individually significant and contributory Victorian, Edwardian, and interwar or postwar commercial, residential or cultural places should be retained;
- Building heights should be single or double storey only, and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill residential buildings;
- Existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of the Memorial Band Rotunda, Fire Station and Memorial Gardens, and the treelines in Havelock, Neil and Pratt Streets should remain unobstructed and enhanced wherever possible;
- When required, street trees should be replaced with the same or an appropriate equivalent species (in Havelock, Neill and Pratt Streets);

Decision Guidelines

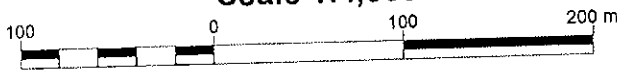
It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Beaufort Precinct in Pyrenees Shire Heritage Precinct Study (2001);
- Historical Photographs, Beaufort and District Historical Society;
- Beaufort Commercial Precinct study (1986);

4.1.4
 Beaufort Heritage Precinct Policy Map



Scale 1:4,000



Key to Significance Status

- Individual Significant Place
- ★ Place of Contributory (Precinct) Significance



4.1.5 List of Heritage Places in the Beaufort Heritage Precinct

File No.	No.	Street / Site Name	Town / Suburb	Site Name	Pyrenees Property No.	Overall Significance Level
B01	2-4	Burke Street	Beaufort	Day's Plumbing Service	505006800	Local
B02		Havelock & Livingstone Streets (cnr)	Beaufort	Memorial Park	513016350	Local
B03	12-14	Havelock Street	Beaufort	House	513015500	Contributory
B04		Havelock Street	Beaufort	Beaufort Fire Station	513016900	Local
B05		Havelock Street	Beaufort	Horse trough	513016900	Contributory
B06	2	Havelock Street	Beaufort	Timber Bungalow	513015000	Contributory
B07	4	Havelock Street	Beaufort	Aluminium Clad House	513015100	Contributory
B08	6	Havelock Street	Beaufort	Timber Bungalow	513015200	Contributory
B09	8	Havelock Street	Beaufort	Timber House	513015300	Local
B10	13	Havelock Street	Beaufort	Beaufort Coin Laundry & Part Hardware	513016500	Contributory
B11	15	Havelock Street	Beaufort	Beaufort Hardware	513016500	Contributory
B12	16	Havelock Street	Beaufort	Masonic Hall	513015600	Local
B13	17	Havelock Street	Beaufort	Beaufort Cycles & Toys	513016600	Local
B14	18	Havelock Street	Beaufort	House	513015700	Local
B15	19	Havelock Street	Beaufort	Former Harris Building	513016700	Local
B16	20	Havelock Street	Beaufort	Metal Lined Shop	513015800 513105800	Local
B17	21	Havelock Street	Beaufort	Beaufort Pizza	513016800	Local
B18	22	Havelock Street	Beaufort	Mechanics Institute & Free Library & Trees	513015900	Local
B19	10	Lawrence Street	Beaufort	Recent Aluminium Clad Shop	518026000	Contributory
B20	8	Lawrence Street	Beaufort	Timber Shop	518025900	Local
B21	13	Lawrence Street	Beaufort	Beaufort Post Office	518023800	Local
B22	12-20	Lawrence Street	Beaufort	Shop Building (4 shops)	518026100 518026200 518026300 518026310	Local
B23	11	Havelock Street	Beaufort	Golden Age Hotel	513016400	Local
B24	2	Livingstone Street	Beaufort	Rendered House	520031700	Contributory
B25		Market St / Havelock Street	Beaufort	Stable Outbuilding	513015300	Local
B26		Neill Street	Beaufort	Clock Tower, Memorial Rotunda & Reserve		Local

File No.	No.	Street / Site Name	Town / Suburb	Site Name	Pyrenees Property No.	Overall Significance Level
B27	27-29	Neill Street	Beaufort	Beaufort Motors Garage	521041000	State
B28	31	Neill Street	Beaufort	Former Beaufort Service Station (Antique Furniture & Hardware)	521040900	State
B29	36-38	Neill Street	Beaufort	Hains & Sutton Autoglass Factory	521033200	Contributory
B30	42	Neill Street	Beaufort	de Baere House Antique Gallery (Former Shop)	521033400	Local
B31	43	Neill Street	Beaufort	Shop	521040300	Contributory
B32	44	Neill Street	Beaufort	Newsagency	521033500	Contributory
B33	47	Neill Street	Beaufort	Information Centre (Fmr Shop)	521040100	Contributory
B34	49	Neill Street	Beaufort	Shop (Andy's TakeAway)	521040000	Contributory
B35	50	Neill Street	Beaufort	Former Beaufort Bakery	521033700	Local
B36	52	Neill Street	Beaufort	Craft Shop	521033800	Local
B37	54	Neill Street	Beaufort	National Australia Bank (fmr Bank of Victoria)	521034000	Local
B38	56A	Neill Street	Beaufort	Supermarket (2 Storey)	521034000	Local
B39	62-68	Neill Street	Beaufort	Butcher, Elders, Pyrenees Advocate, Vintage Jewellers	521034300 521034310 521034320 521034330	Local
B40	63	Neill Street	Beaufort	House	521039700	Local
B41	65	Neill Street	Beaufort	Timber (Former Shop)	521039600	Local
B42	69	Neill Street	Beaufort	Former Methodist Church & Plaque	521039400	Local
B45	13	Pratt & Lawrence Streets (cnr)	Beaufort	Beaufort Hotel (fmr Camp Hotel)	525047700	Local
B47		Pratt Street	Beaufort	Cottage	525047800	Contributory
B48		Pratt Street	Beaufort	Beaufort Railway Station & Goods Shed	534058000	Local
B49		Pratt Street	Beaufort	Railway Memorial Centenary Tree	534058000	Local
B50		Pratt Street	Beaufort	Memorial Chestnut Trees	534058000	Local
B51		Pratt Street	Beaufort	Snake Valley Mile stone	534058000	Contributory
B52	31	Pratt Street	Beaufort	Timber House	525048100	Local
B53	33	Pratt Street	Beaufort	Timber Bungalow	525048200	Local
B54	35	Pratt Street	Beaufort	Railway Hotel	525048300	Local
B55		Walker Street	Beaufort	Croquet Lawns		Local
B56	15	Willoby Street	Beaufort	Timber House	534059000	Local
B57	25	Willoby Street	Beaufort	Timber Cottage	534058700	Local
B58	28	Willoby Street	Beaufort	Timber Cottage	534058200	Local
B59	30	Willoby Street	Beaufort	Beaufort Meats Store	534058500	Local

4.2 Snake Valley Heritage Precinct

4.2.1 Policy Basis

The Snake Valley Heritage Precinct policy applies to all land located within the heritage overlay schedule as HO506 and applies to all of the land delineated on the map included below in section 4.2.4. This map also identifies those places (buildings, works, objects and sites) which are either of individual heritage significance or contributory to the heritage significance of the precinct. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The township of Snake Valley was founded after the gold rush in 1857, and many timber shanties and other commercial buildings developed soon after. The township's long history with gold mining spanned into the 1930s, and a legacy of these developments is the remnant buildings, structures and other features in the town today.

The Snake Valley Precinct is architecturally important for the few remaining single storey, predominantly horizontal weatherboard rudimentary Victorian, Edwardian and interwar Bungalow residential, commercial and cultural buildings that comprise the historical character of the township. The precinct is also architecturally important for the consistent gabled and/or hipped roof forms clad in galvanised corrugated iron, brick chimneys, timber framed double hung windows, and fences that are to a maximum height of 1300mm.

The historical development of the Snake Valley heritage precinct is further identified by the significant urban foci and landscapes. These significant features include the face brick St. Brigid's Catholic Church and neighbouring open reserve in the centre of the township, together with the mature cypress trees behind the Church and at the south end of the Carngham Linton Road. One of the most important qualities of the precinct is the interrelationship between the town centre and the neighbouring agricultural and former mining industries, as denoted by the uninterrupted views to the farmlands and mullock heaps, and more closely within the town, to the shearing shed in Murray Street.

4.2.2 Objectives

- To ensure the retention and conservation of the individually significant and contributory Victorian, Edwardian and interwar commercial, residential and cultural buildings and places that demonstrate the historic significance and development of the precinct. The notable significant streetscape qualities associated with these buildings include (but are not limited to): gabled and hipped roof forms, parapets on commercial buildings, front verandahs on commercial buildings, timber framed double hung windows and exposed chimneys;
- To conserve the modest scale of the buildings within the Heritage precinct, including the single storey height limit, building separation and detached buildings;
- To promote and support the continuing commercial, residential and cultural use of the heritage precinct;
- To conserve the existing topography and widths of the streets within the Heritage precinct;

- To conserve and enhance the significant urban foci (and views to the significant urban foci) in the heritage precinct, including: St. Brigid's Catholic Church, cypress trees at the south of Carngham Linton Road, and the Memorial Avenue of trees to the north on Carngham Linton Road;
- To conserve and enhance the important treelines at the rear of St. Brigid's Catholic Church; and the treelines visible within the heritage precinct including (but not limited to) the Memorial Avenue of Golden Cyresses to the north on Carngham Linton Road) and the cypress trees to the south of Carngham Linton Road;

4.2.3 Policy

Exercising Discretion

It is policy to:

- retain existing and intact culturally significant or contributory Victorian, Edwardian or interwar styled places within the Heritage precinct;
- encourage contemporary interpretation of traditional building design within the Heritage precinct, which includes detached buildings, and hipped and/or gable roof forms (with a pitch between 25 and 35 degrees);
- encourage the use of traditional construction materials which includes horizontal weatherboard wall cladding, timber framed windows, brick chimneys non-zincalume sheet metal roofing;
- encourage development which responds to the single storey height and modest proportions, form and bulk predominant in the buildings of the precinct;
- encourage appropriately proportioned signage, of complimentary design and colours to the style and period of the commercial building;
- encourage the location of signage on commercial buildings to shopfronts, verandah hoardings and building parapets;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place;
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of the town;
- encourage commercial and residential development that enhances the small scale nature of the town;

Where a permit is required for building alterations or new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics including (but not limited to):
 - hipped and/or gabled roof forms;
 - parapets on commercial buildings;
 - broadly-projected skillion verandahs on commercial buildings;
- ensure that alterations and/or infill development employ traditional building materials including:
 - horizontal weatherboard or rendered brick wall construction;
 - non-zincalume corrugated sheet metal roof cladding;
 - timber or rendered brick parapets (commercial buildings);
 - timber framed windows and doors;
- ensure that the general design of the alterations or infill design support and enhance the heritage values of the heritage precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
 - appropriately designed and constructed to compliment the building and residential streetscape;
 - no higher than 1300mm;
- ensure that signage on commercial buildings is:
 - appropriately located on shopfronts, parapets and verandah hoardings;
 - of a design, form and colour that compliments the style of the building;
- ensure allotment configuration conforms to the following:
 - The front setbacks or alignment of the building should be equivalent to the front setbacks or alignments of neighbouring buildings, or if these are different, the setback or alignment may be between those of neighbouring buildings;
 - The side setbacks should be equivalent to neighbouring buildings within the Heritage precinct;

For repairs to the bluestone channel outside the Royal Mail Hotel on Carngham Linton Road:

- ensure that the repairs use traditional materials;

For new concrete kerbs and channels:

- consideration should be given to constructing concrete kerbs and channels of a form, scale and pigment that is reflective of bluestone construction (see photo 1.14 as a guide for this type of work);

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

- existing and intact culturally significant or contributory Victorian, Edwardian or interwar styled places within the Heritage precinct should be retained;
- building heights should be single storey only (or appear single storey if an attic storey is introduced), and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- new garages and/or carports should be located at the rear of existing and/or infill buildings;
- existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of St. Brigid's Catholic Church, cypress trees and Memorial treelines and also the views to the mullock heaps to the north-east of the heritage precinct, should remain unobstructed and enhanced wherever possible;
- when required, significant trees should be replaced with the same or an appropriate equivalent species;

Decision Guidelines

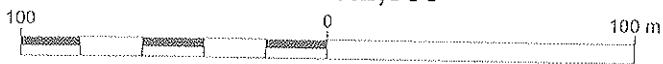
It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Snake Valley Heritage precinct in the Pyrenees Shire Heritage Precinct Study (2001);
- Historical Photographs, Snake Valley & District Historical Society;

4.2.4
Snake Valley Heritage Precinct Policy Map



Scale 1:2,500



Key to Significance Status

- Individual Significant Place
- ★ Place of Contributory (Precinct) Significance

4.2.5 List of Heritage Places in the Snake Valley Heritage Precinct

File No.	No.	Street / Site Name	Town / Suburb	Site Name	Pyrenees Property No.	Overall Significance Level
SV01	863	Carngham Linton Road	Snake Valley	Timber House	710036000	Contributory
SV02	865	Carngham Linton Road	Snake Valley	General Store	710031500	Local
SV03	867	Carngham Linton Road	Snake Valley	Timber House	710032700	Contributory
SV04	871	Carngham Linton Road	Snake Valley	Timber House	710036300	Contributory
SV05	875	Carngham Linton Road	Snake Valley	Snake Valley Hall & WW1 Honour Board	710032750	Local
SV06		Carngham Linton Road	Snake Valley	Stand Pipe		Contributory
SV07		Carngham Linton Road	Snake Valley	Timber House	710043900	Local
SV08	886	Carngham Linton Road	Snake Valley	Timber Royal Hotel	710037000	Local
SV09		Carngham Linton Road	Snake Valley	Timber House	710039900	Local
SV10		Carngham Linton Road & Chepstowe Rd (cnr)	Snake Valley	Weigh bridge Ruins		Local
SV11	880	Carngham Linton Road & Murray St (cnr)	Snake Valley	Aluminium clad Shop	710032800	Contributory
SV12		Carngham Linton Road & Murray St (cnr)	Snake Valley	Reserve	710036300	Local
SV13	870	Carngham Linton Road & Smythesdale Rd (cnr)	Snake Valley	St. Brigid's Catholic Church	710036300	Local
SV14		Murray Street	Snake Valley	Galvanised Shearing Shed		Contributory

4.3 Snake Valley Memorial Heritage Precinct

4.3.1 Policy Basis

The Snake Valley Memorial Heritage Precinct policy applies to all land located within the heritage overlay schedule as HO507 and applies to all of the land delineated on the map included below in section 4.3.4. This map also identifies those places (buildings, works, objects and sites) which are of individual heritage significance. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

Part of the Snake Valley Memorial Heritage precinct was established in 1861 as a reserve for the Carngham Presbyterian Church, on Carngham Linton Road, to the north of Snake Valley. The imposing bluestone Presbyterian Church building (now Uniting Church building) was erected 1892, having been solely funded by and commemorated to Philip Russell, a local squatter. The Presbyterian Manse had also been erected in the previous year. With the huge losses of local men in the First World War, and with the arrival of the Rev. Foulkes-Parry, the most substantial Memorial Avenue of Golden Cypress trees was planted in 1918 on land that had previously been the unsightly location of gold mines, goarse and broom. A sculptured memorial was also erected as part of the Avenue.

The Snake Valley Memorial Heritage precinct is therefore aesthetically and architecturally important as a physical legacy of the developments of the Presbyterian Church and the local community with the construction of the imposing bluestone Victorian Free Decorated Gothic Church building; polychrome Victorian Italianate Manse; substantial mature three-rowed avenue of Golden Cypress trees; War Memorial sculpture and later bluestone Church hall.

The historical, aesthetic and architectural importance of the Heritage precinct is also identified by the significant foci and views. Both the Avenue of Honour and the imposing Church building (and particularly the spire) are significant foci in the local precinct, with uninterrupted views of these places from various locations within and outside the Heritage precinct. There are also uninterrupted views between the Church building and the Manse, and views from the Manse and Church to the Avenue of Honour. The importance of the Heritage precinct is also characterised by other landscaping features, notably the mature native and exotic trees in the Church and Manse grounds, and the original, lengthy cast iron pilastrade fence at the front of the Church boundary.

4.3.2 Objectives

- To ensure the retention and conservation of the individually significant Avenue of Golden Cypress trees (in three rows) and Memorial Reserve; Carngham Uniting Church; Carngham Uniting Church Hall; former Presbyterian Manse; and War Memorial, as well as the mature trees within the Church grounds and the cast iron pilastrade Church fence;
- To conserve the landscaped front setbacks on the Carngham Uniting Church and former Presbyterian Manse sites;
- To conserve and enhance the uninterrupted views between the Carngham Uniting Church and the former Presbyterian Manse;

- To conserve and enhance the existing topography and width of Carngham Linton Road and associated grassed and gravel verges and open drain;
- To conserve and enhance the significant urban foci of the Avenue of Honour and the Carngham Uniting Church (particularly the spire);
- To promote and support the continuing primarily religious, residential and commemorative use of the Heritage precinct;

4.3.3 Policy

Exercising Discretion

It is policy to:

- existing and intact culturally significant places (notably the Avenue of Golden Cypress trees and Reserve, Carngham Uniting Church and front fence, former Presbyterian Manse, War Memorial sculpture and Carngham Uniting Church hall) should be retained;
- discourage building developments between or in front of the Carngham Uniting Church and former Presbyterian Manse;
- encourage a modest scale for any new buildings immediately adjacent the Church and Manse sites (allowing the Church and Manse buildings to dominate);
- encourage contemporary interpretation of traditional building design with any new buildings immediately adjacent the Church and Manse sites, including detached forms, and hipped or gabled roofs (with a pitched between 25 and 35 degrees);
- encourage the use of traditional construction materials for any new buildings immediately adjacent the Church and Manse sites, including horizontal weatherboard or face of rendered brick wall construction, timber framed windows, brick chimneys and non-zincalume sheet metal roofing;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of an appropriate fence type, design and location for any new fences along frontage of the former Presbyterian Manse site or adjacent to the Carngham Uniting Church and former Presbyterian Manse sites;
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape and the Heritage precinct;

Where a permit is required for building alterations or new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics including:
 - hipped and/or gabled roof forms;

- ensure that alterations and/or infill development employ traditional building materials including:
 - horizontal weatherboard or face or rendered brick wall construction;
 - non-zincalume corrugated sheet metal roof cladding;
 - timber framed windows and doors;
- ensure that the general design of the alterations or new development support and enhance the heritage values of the Heritage precinct in terms of bulk, scale, form, height, style and setting;
- ensure that fences adjacent to the cast iron pilastrade fence of the Carngham Uniting Church are:
 - appropriately designed and constructed to compliment the fence of the Carngham Uniting Church and the new development;
 - no higher than the fence of the Carngham Uniting Church;
- ensure allotment configuration of land immediately neighbouring the Church and Manse sites conform to the following:
 - The front setbacks and configuration of the Church and Manse allotments should be retained allowing no subdivision;
 - Building developments immediately adjacent the Church and Manse sites should have setbacks or alignments equivalent to the front setbacks or alignments of the Church and Manse;

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

- existing and intact culturally significant places (notably the Avenue of Golden Cypress trees and Reserve, Carngham Uniting Church and front fence, former Presbyterian Manse, War Memorial sculpture and Carngham Uniting Church hall) should be retained;
- building heights for new development immediately adjacent the Church and Manse sites should be single only, and comply with the following:
 - The highest point of the roof should not be greater than the ridgelines of the former Presbyterian Manse, allowing the Carngham Uniting Church to be retained as the landmark feature;
 - The springing height of the roof should be equivalent to that of the former Presbyterian Manse;
 - The roof form and massing of the building should be drawn from the former Presbyterian Manse;

- new garages and/or carports should be located at the rear of existing and/or infill buildings;
- existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of Carngham Uniting Church (and spire) and the Avenue of Honour should remain unobstructed and enhanced wherever possible;
- when required, the dead trees in the Avenue of Honour should be replaced with Golden Cypress species, following a detailed management program established by a qualified horticulturist/arborist;

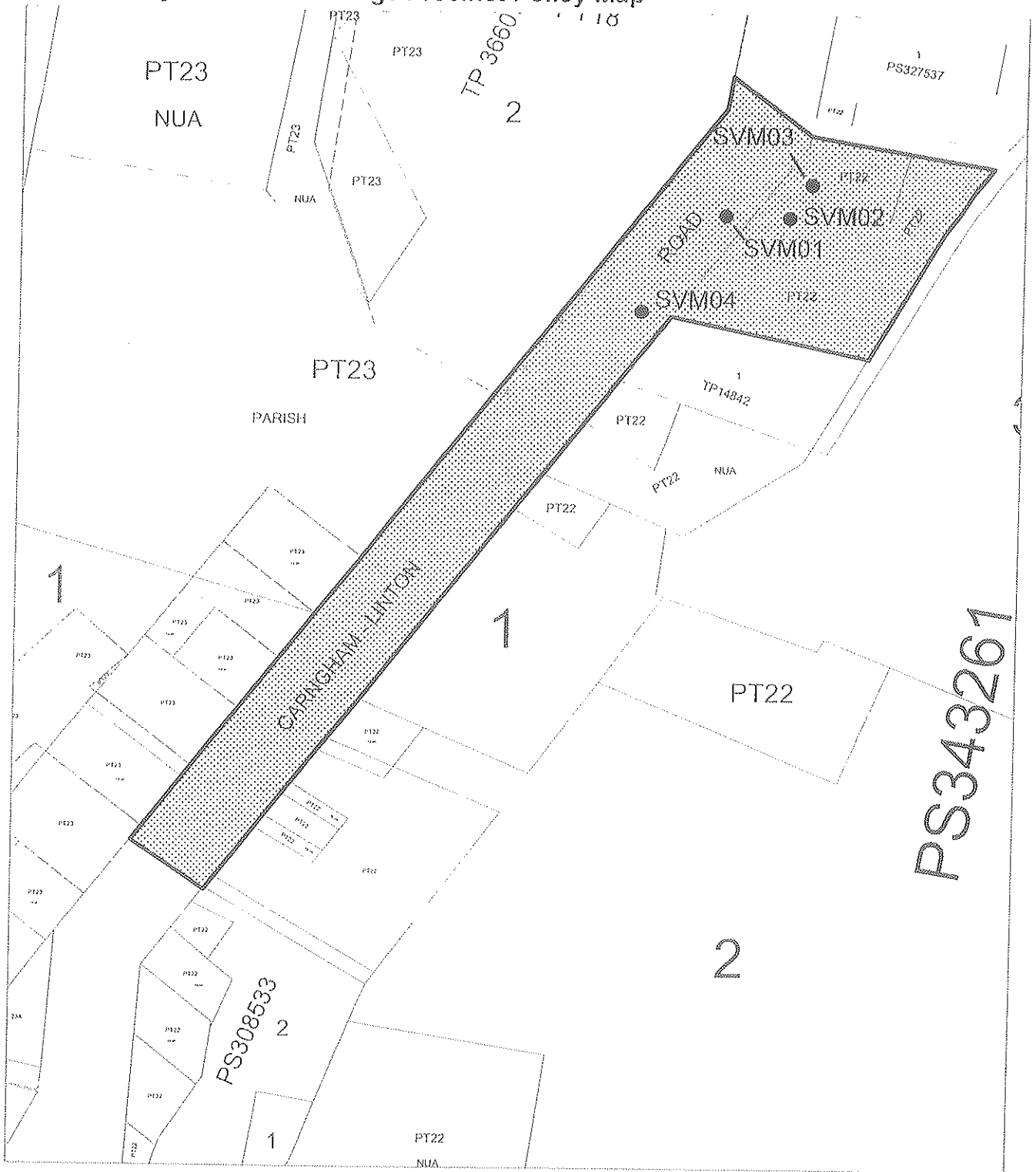
Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Snake Valley Memorial Precinct in the Pyrenees Shire Heritage Precinct Study (2001);

4.3.4

Snake Valley Memorial Heritage Precinct Policy Map



Scale 1:4,000



Key to Significance Status

- Individual Significant Place
- ★ Place of Contributory (Precinct) Significance



4.3.5 List of Heritage Places in the Snake Valley Memorial Heritage Precinct

File No.	No.	Street / Site Name	Town / Suburb	Site Name	Pyrenees Property No.	Overall Significance Level
SVM01		Carngham Linton Road	Snake Valley	World War I Memorial		Local
SVM02	948	Carngham Linton Road	Snake Valley	Presbyterian Manse	710035250	Local
SVM03	954	Carngham Linton Road	Snake Valley	Carngham Uniting Church & Sunday School	710035260	State
SVM04		Carngham Linton Road	Snake Valley	Avenue of Honour		Local

4.4 Waubra Heritage Precinct

4.4.1 Policy Basis

The Waubra Heritage Precinct policy applies to all land located within the heritage overlay schedule as HO508 and applies to all of the land delineated on the map included below in section 4.4.4. This map also identifies those places (buildings, works, objects and sites) which are either of individual heritage significance or contributory to the heritage significance of the precinct. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The Waubra Heritage Precinct is historically important in demonstrating the major periods of development of the small township in the 1850s-1870s, and during the interwar years (1920s and 1930s). Although many original buildings have been demolished over time, the Heritage precinct still reflects the rural qualities as a community centre for the nearby surrounding farms.

The Waubra Heritage Precinct is therefore architecturally important for its few remaining 19th and early 20th century, intact buildings in a rural small scale township setting. St. David's Uniting and Holy Trinity Anglican Churches and the former Wesleyan Chapel represent the earliest developments in the town of the 1860s period and the two former Churches are also significant foci. Another significant focus is the extant Springs Hotel that was rebuilt in 1870s, while the 1920s motor garage diagonally opposite dominates its site. Houses of the interwar period also contribute to the small scale rural character, which is further identified by the single storey height of the buildings, galvanised corrugated iron roof cladding (except for St. David's and Holy Trinity Churches), horizontal weatherboard and face brick construction (except for St. David's and Holy Trinity Churches), and timber framed windows. Substantial allotments contribute to the widely-spread nature of the town, while views to the large California Red Pine trees and other trees (near Holy Trinity Church and to the east of the Heritage precinct on the Sunraysia Highway), Hawthorn hedges and to the surrounding farms and hills enhance the rural qualities and low building density of the place.

4.4.2 Objectives

- To ensure the retention and conservation of the individually significant and contributory significant Victorian and interwar buildings and places that demonstrate the historic significance and development of the Heritage precinct;
- To conserve the modest scale of buildings within the Heritage precinct, including the single storey height limit, building separation and detached buildings;
- To promote and support the continuing commercial, residential and cultural use of the Heritage precinct;
- To conserve the existing topography and widths of the streets within the Heritage precinct;
- To conserve the general uniformity of scale within Heritage Overlay Precinct, including the single storey height, and regular front setbacks;

- To conserve and enhance the significant urban foci (and views to the significant urban foci) in the Heritage precinct, including: the Springs Hotel, Holy Trinity Anglican Church and nearby pine trees (including the California Red Pine trees); and the row of cypress trees (west end of the Sunraysia Highway);
- To conserve and enhance the important Hawthorn hedges on the north side of the Sunraysia Highway (opposite the Springs Hotel) and along Heffernan's Lane nearby the motor garage;
- To conserve the remaining 19th century street furniture, notably the iron boot scrape outside the Springs Hotel;

4.4.3 Policy

Exercising Discretion

It is policy to:

- retain existing and intact culturally significant or contributory Victorian and interwar styled places within the Heritage precinct;
- encourage contemporary interpretation of traditional building design within the Heritage precinct, which includes detached buildings, and hipped and/or gable roof forms (with a pitch between 25 and 35 degrees);
- encourage the use of traditional construction materials which includes horizontal weatherboard or face or rendered brick wall construction; timber framed windows, brick chimneys, and non-zincalume corrugated sheet metal roofing;
- encourage development which responds to the single storey height and modest proportions, form and bulk of most buildings in the precinct;
- encourage appropriately proportioned signage on commercial buildings, of complimentary design and colours to the style and period of the building;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports precincts, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place;
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are influenced by early photographs of the town;
- encourage commercial and residential development that enhances the small scale nature of the town;

Where a permit is required for building alterations or new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics including:
 - hipped and gabled roof forms;
 - parapets on commercial buildings;
- ensure that alterations and/or infill development employ traditional building materials including:
 - horizontal weatherboard, or face or rendered brick wall construction (depending on the construction of the significant place or places visually connected to the development);
 - non-zincalume corrugated sheet metal roof cladding;
 - timber or rendered brick parapets (commercial buildings);
 - timber framed windows and doors;
- ensure that the general design of the alterations or infill design support and enhance the heritage values of the Heritage precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
 - appropriately designed and constructed to compliment the building and streetscape;
 - no higher than 1300mm;
- ensure that signage on commercial buildings is:
 - appropriately located on shopfronts or parapets;
 - of a design, form and colour that compliments the style of the building;
- ensure that allotment configuration conforms to the following:
 - the front setbacks or alignment of the building should be equivalent to the front setbacks or alignments of neighbouring buildings, or if these are different, the setback or alignment may be between those of neighbouring buildings;
 - the side setbacks should be equivalent to neighbouring buildings within the Heritage precinct;

For new concrete kerbs and channels:

- consideration should be given to constructing concrete kerbs and channels of a form, scale and pigment that is reflective of bluestone construction (see photo 1.14 as a guide for this type of work);

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

- existing and intact culturally significant or contributory Victorian and interwar styled places within the Heritage precinct should be retained;
- building heights should be single storey only (or appear single storey if an attic storey is introduced), and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- new garages and/or carports should be located at the rear of existing and/or infill buildings;
- Existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of the surrounding agricultural lands and hills, to St. John's Catholic Church spire, and to the Springs Hotel and St. David's Uniting and Holy Trinity Anglican Churches, should remain predominantly unobstructed and enhanced wherever possible;
- When required, significant trees should be replaced with the same or an appropriate equivalent species;

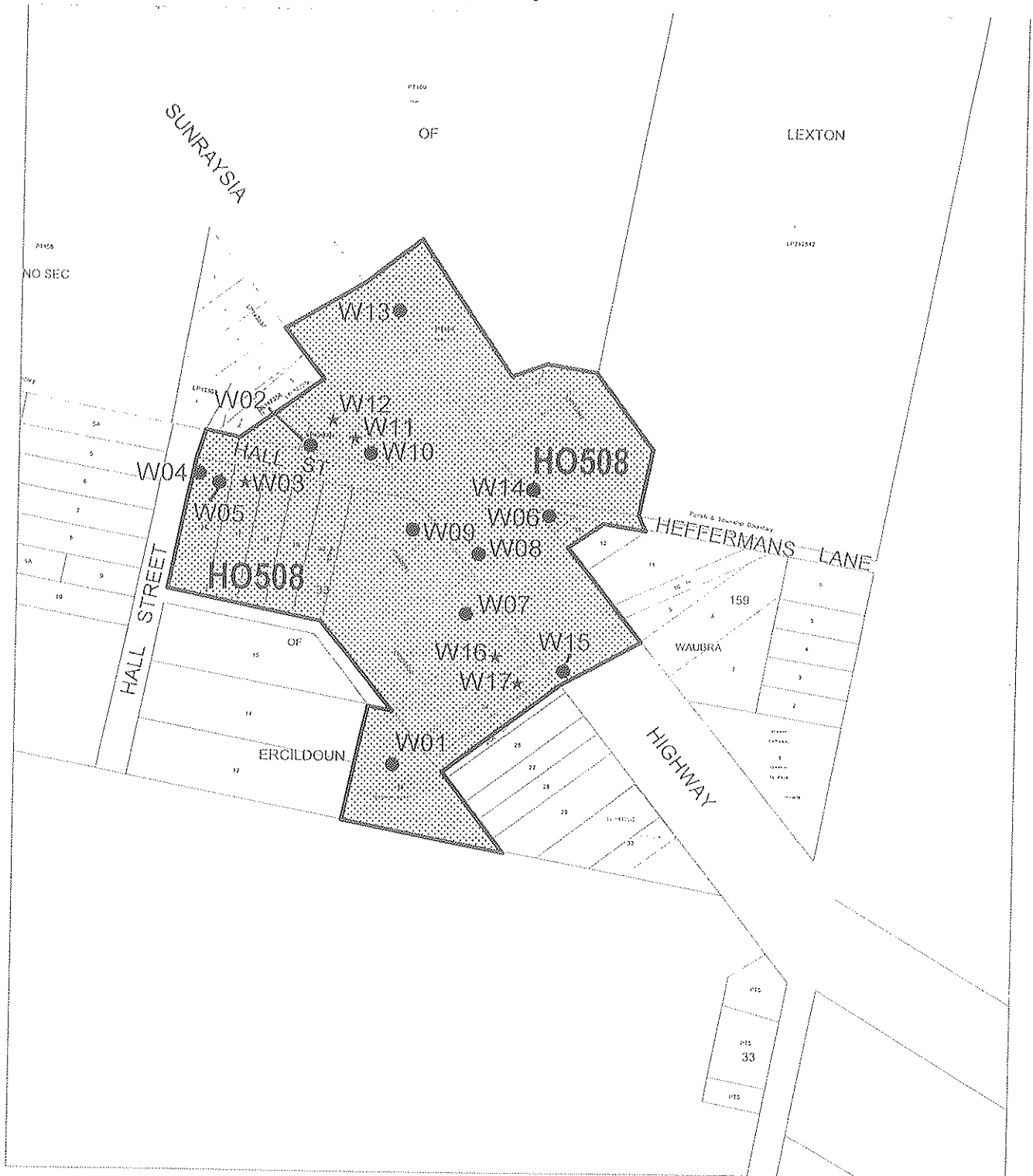
Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Waubra Precinct in the Pyrenees Shire Heritage Precinct Study (2001);

4.4.4

Waubra Heritage Precinct Policy Map



Scale 1:4,000



Key to Significance Status

- Individual Significant Place
- ★ Place of Contributory (Precinct) Significance

4.4.5 List of Heritage Places in the Waubra Heritage Precinct

File No.	No.	Street / Site Name	Town / Suburb	Site Name	Pyrenees Property No.	Overall Significance Level
W01		Government Road	Waubra	Town Reserve (including wells & bore)		Local
W02		Hall Street	Waubra	Hotel Stables	406000300	Local
W03	13	Hall Street	Waubra	Waubra Mechanics Institute	406000700	Local
W04	23	Hall Street	Waubra	Former School Building	406000600	Local
W05	23	Hall Street	Waubra	Timber Cottage	406000600	Local
W06	2060	Heffernan's Lane	Waubra	Waubra Garage	406001700	Local
W07	2063	Sunraysia Highway	Waubra	St. David's Uniting Church	406000770	Local
W08		Sunraysia Highway	Waubra	War Memorial & Water Supply Tablet		Local
W09	2067	Sunraysia Highway	Waubra	Holy Trinity Anglican Church & Memorial Gates	406000740	Local
W10	2073	Sunraysia Highway	Waubra	The Springs Hotel	406000300	Local
W11	2077	Sunraysia Highway	Waubra	Garage	406000000	Contributory
W12	2077	Sunraysia Highway	Waubra	Timber Bungalow	406000000	Contributory
W13	2078	Sunraysia Highway	Waubra	Timber Bungalow	406010100	Local
W14	2066	Sunraysia Highway	Waubra	Ash House	406000230	Local
W15		Sunraysia Highway	Waubra	Bluestone Creek Bed		Local
W16	2055	Sunraysia Highway	Waubra	Interwar Bungalow	406000800	Contributory
W17	2053	Sunraysia Highway	Waubra	Rendered Brick House	406000900	Contributory

4.5 Avoca Township Heritage Precinct

4.5.1 Policy Basis

The Avoca Township Heritage Precinct policy applies to all land located within the heritage overlay schedule as HO501 and applies to all of the land delineated on the map included below in section 4.5.4. This map also identifies those places (buildings, works, objects and sites) which are either of individual heritage significance or contributory to the heritage significance of the precinct. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The Avoca Township Heritage precinct is historically important in demonstrating the mixture of commercial, residential, and cultural land uses, which date from the goldrushes of the early 1850s, first land sales of 1854, through to the 1920s and 1930s. The Heritage precinct therefore reflects both 19th and early 20th century commercial and residential streetscapes which although altered (and is under further threat of inappropriate alteration and demolition), still retain the essential rural township character of Avoca.

The Heritage precinct is architecturally important for the single and double storey Victorian, Federation and interwar commercial buildings, constructed of horizontal weatherboard, brick or pressed metal, with similarly constructed dominant parapets in front of gabled or hipped galvanised corrugated iron roofs, broadly-projecting skillion verandahs supported on timber or cast iron columns with verandah hoardings, and a number of intact timber or copper framed shopfronts (some with leadlight highlights and glazed tile surrounds). Other commercial buildings, particularly those of the Victorian era, also have stylistic detailing and balconies consistent for the design of the building.

The Heritage precinct is also architecturally important for its detached, single storey, predominantly horizontal weatherboard houses, which have gabled or hipped roof forms clad in galvanised corrugated iron. Brick chimneys, timber framed windows, narrow or wide eaves, and decorative detailing (consistent of the Victorian, Federation or interwar Bungalow style of the house) are other significant qualities.

The important architectural and aesthetic historic character is further enhanced by the cultural places, notably the Churches and Schools. The Anglican, Uniting and Presbyterian Churches in Barnett and Rutherford Streets, together with the Avoca State School, former National School, and Masonic Hall are some of the significant urban foci that assist in providing a greater appreciation of the cultural developments in the town from the 19th century. The landscapes within the Heritage precinct also reflect the historical and cultural development of the township and contribute to the setting of the place. The wide median strip in High Street – with its row of substantial pine trees at the northern end, Lone Pine tree and War Memorial – is a particularly prominent and significant landscape and urban landmark. Other important landscapes include the treelines in Rutherford Street and along the Creek, and the prunus trees along the nature strips in High Street.

4.5.2 Objectives

- To ensure the conservation of the individually significant and contributory Victorian, Federation and interwar commercial, residential and cultural buildings and places that demonstrate the historic significance of the Heritage Overlay Precinct. The notable significant commercial streetscape qualities associated with these buildings include (but are not limited to) the broadly-projecting skillion verandahs (where verandahs are an early and/or significant part of the design); hipped or gabled roof forms; dominant timber and brick parapets; extant early 20th century glazed tile shopfront walls; and the extant timber framed and copper framed shopfronts including the upper leadlight windows. The notable significant residential streetscape qualities include (but are not limited to) single storey height, gabled and hipped roof forms, timber framed windows, front or side verandahs, brick chimneys, decorative detailing and regular front setbacks;
- To conserve and enhance the general uniformity of scale throughout the commercial allotments within Heritage Overlay Precinct, including single and two storey height limit, regular alignment of shop fronts and verandahs;
- To conserve the uniformity of front and side setbacks and predominantly side driveways; building separation and subdivision throughout the residential allotments of the Heritage Overlay Precinct;
- To conserve the existing topography and widths of the streets within the Heritage Overlay Precinct;
- To promote and support the continuing commercial, residential and cultural use of the Heritage precinct;
- To conserve and enhance the significant urban foci (and views to the significant urban foci) in the Heritage precinct, including: the High Street median strip and War Memorial; Avoca State School; former National School; Masonic Hall; Uniting Church and Anglican Church buildings and sites;
- To conserve and enhance the important treelines along High Street, particularly along the median strip with its substantial surviving row of pines at the north end; prunus trees along the nature strips of High Street; and the treelines in Rutherford Street and along the Avoca Creek. Replacement plantings should be restricted to these areas;

4.5.3 Policy

Exercising Discretion

It is policy to:

- retain existing individually significant and contributory Victorian, Federation, and interwar commercial, residential or cultural places;
- encourage contemporary interpretation of traditional building design within commercial zones of the Heritage precinct, which includes hipped and/or gable roof forms (with a pitch between 25 and 35 degrees); dominant parapets, broadly-projecting skillion verandahs and minimal detailing;

- encourage the accurate reconstruction of 19th and early 20th century commercial skillion verandahs where these have been removed and/or altered, including the skillion form, and timber or cast iron columns;
- encourage the accurate reconstruction of traditional, 19th and early 20th century commercial shopfronts, where these have been removed and/or altered. Thought should be given to the date of construction of the building and the shopfront style associated with the period. Factors may include (but are not limited to): the reinstatement of stall board and ingos, and the use of timber window frames (or copper/metal frames if this construction was originally part of the fabric) and glazed wall tiles (for early 20th century shopfronts);
- encourage contemporary interpretation of traditional building design for infill development within the residential allotments of the Heritage precinct, which includes detached dwellings, hipped and/or gabled roofs, verandahs, and minimal detailing;
- encourage development which responds to the single and double storey height and proportions, form and bulk predominant in the buildings of the precinct;
- encourage the use of traditional construction materials for infill development which includes horizontal weatherboard, pressed metal or unpainted or rendered brick wall construction, timber framed windows (residential buildings), timber framed windows, and non-zincalume sheet metal roofing;
- encourage appropriately proportioned signage, of complimentary designs and colours to the 19th and early 20th century commercial buildings in the precinct;
- encourage the location of signage on commercial buildings to shopfronts, verandah hoardings and building parapets;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations in residential precincts which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports in residential areas, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place (residential areas only);
- retain the surviving row of pine trees along the north end of High Street, and when necessary, replace with similar species;
- retain prunus trees along the nature strips in High Street;
- retain the treelines in Rutherford Street;

- retain the rustic timber seats outside the Avoca Hotel and encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of the town;

Where a permit is required for building alterations, new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics (including but not limited to):
 - gabled and/or hipped roof forms;
 - parapets on commercial buildings;
 - broadly-projecting skillion verandahs (commercial buildings only);
 - ground floor shopfronts (commercial buildings only);
- ensure that alterations and/or infill development employ traditional building materials including:
 - horizontal weatherboard, pressed metal or rendered brick wall construction;
 - non-zincalume corrugated sheet metal roof cladding;
 - timber or rendered brick parapets (commercial buildings);
 - timber framed windows and doors;
- ensure that the general design supports and enhances the heritage values of the Heritage precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
 - appropriately designed and constructed to compliment the building and residential streetscape;
 - no higher than 1200mm;
- ensure that signage is:
 - appropriately located on shopfronts, parapets and verandah hoardings;
 - of a design, form and colour that compliments the style of the building;

- ensure allotment configuration conforms to the following:
 - The front alignment of the building should be equivalent to the front alignments of neighbouring buildings, or if these are different, the alignment may be between the setbacks of the neighbouring buildings;
 - The side setbacks should be equivalent to neighbouring residential buildings within the Heritage precinct;

For new concrete kerbs and channels:

- consideration should be given to constructing concrete kerbs and channels of a form, scale and pigment that is reflective of bluestone construction (see photo 1.14 as a guide for this type of work);

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

- Existing individually significant and contributory Victorian, Federation, and interwar commercial, residential or cultural places should be retained;
- Building heights should be single storey only (or double storey for commercial buildings visually connected to other significant double storey buildings), and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill residential buildings;
- Existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of the War Memorial and treelines along the median strip in High Street, and the treelines along the west side of High Street and in Rutherford Street should remain unobstructed and enhanced wherever possible;
- When required, street trees should be replaced with the same or an appropriate equivalent species (in High and Rutherford Streets);

Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Avoca Township Precinct in Pyrenees Shire Heritage Precinct Study (2001);
- W. Jacobs & K. Twigg, *The Pyrenees Shire/Avoca Shire Heritage Study* (1995);
- THA Landscape Architects, *Avoca Streetscape Masterplan* (1995-96);
- THA Landscape Architects, *Avoca Urban Design Framework* (2000);

4.5.4

Avoca Township Heritage Precinct Policy Map



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ERRR: 2500/14.11

2500/14.10

Scale 1:4,000



Key to Significance Status

- Individual Significant Place
- ★ Place of Contributory (Precinct) Significance



4.5.5 List of Heritage Places in the Avoca Township Heritage Precinct

File No.	No.	Street / Site Name	Town / Suburb	Site Name	Pyrenees Property No.	Overall Significance Level
A001	100	Barnett Street	Avoca	House	203002100	Contributory
A004	96	Barnett Street	Avoca	House	203002200	Contributory
A005	94	Barnett Street	Avoca	House	203002300	Contributory
A005A	92	Barnett Street	Avoca	House	203002400	Contributory
A006	108	Barnett Street	Avoca	St. John's Anglican Church	203002050	Local
A007		Barnett Street	Avoca	House	229042300	Contributory
A008	112	Barnett Street	Avoca	House	203001900	Contributory
A009	118	Barnett Street	Avoca	State School No. 4	203001750	State
A012	62	Boyce Street	Avoca	House	205005700	Contributory
A018	18	Boyce Street	Avoca	Mud brick house	203002700	Local
A021	24	Dundas Street	Avoca	Stockyards	213011400	Local
A022	16	Dundas Street	Avoca	Tunks House (Watford)	213011500	State
A039	67	High Street	Avoca	House	217015900	Contributory
A040	70	High Street	Avoca	House	217029300	Contributory
A041	75	High Street	Avoca	House	217016300	Contributory
A042	81	High Street	Avoca	Former Kitchen Building	217016500	Contributory
A043	85	High Street	Avoca	Court House	217016700	State
A045	103	High Street	Avoca	Mackereths Shop	217017500	Local
A046	105	High Street	Avoca	Mackereths Wine Depot	217017600	Local
A047	107	High Street	Avoca	Shop	217017700	Contributory
A049	111	High Street	Avoca	Herlihy Grocery and Drapery Store	217017900	Local
A050	113	High Street	Avoca	Co-op Shop	217018000	Contributory
A051	115-117	High Street	Avoca	Avoca Hotel and seats	217018100	Local
A052		High Street	Avoca	State Savings Bank	217018100	Local
A053	119	High Street	Avoca	Avoca National Bank	217018200	Local
A054	121	High Street	Avoca	Blue Moon Cafe	217018400	Contributory
A055	123	High Street	Avoca	Avoca Hardware	217018500	Contributory
A056	125	High Street	Avoca	Former Bank of NSW	217018750	Contributory
A057	127	High Street	Avoca	Elders	217018800	Contributory
A059	131	High Street	Avoca	House	217019000	Contributory
A060	133	High Street	Avoca	Lalor's Pharmacy & House	217019100 217019200	State
A061	135	High Street	Avoca	Timber House	217019300	Contributory
A062	141	High Street	Avoca	Avoca Nursery	217019500	Contributory
A063	147	High Street	Avoca	Singing Kettle Cafe	217019800	Contributory
A065	155	High Street	Avoca	Butcher's Shop	217020100	Contributory
A066	157	High Street	Avoca	RSL Hall	217020150	Contributory
A067	159	High Street	Avoca	House at rear of motel	217020200	Contributory
A068	165	High Street	Avoca	House	217020400	Contributory
A069	167	High Street	Avoca	House	217020500	Contributory
A092	180	High Street	Avoca	House	217024800	Contributory

File No.	No.	Street / Site Name	Town / Suburb	Site Name	Pyrenees Property No.	Overall Significance Level
A093 A094	176-178	High Street	Avoca	Bakers House & bakery	217024900	Contributory
A095	174	High Street	Avoca	Snell House	217025200	Contributory
A096	172	High Street	Avoca	Welcome Mart	217025200	Local
A097	168	High Street	Avoca	Shop	217025300	Contributory
A099	164	High Street	Avoca	Shop	217025500	Contributory
A100	162	High Street	Avoca	House	217025600	Contributory
A101	158	High Street	Avoca	Shop	217025700	Contributory
A102	160	High Street	Avoca	Crystal Store	217025700	Contributory
A103	156	High Street	Avoca	House	217025800	Contributory
A105		High Street	Avoca	War Memorial		Local
A109	144	High Street	Avoca	Shops	217026400	Contributory
A110	142	High Street	Avoca	Shop	217026500	Contributory
A111	138-140	High Street	Avoca	Victoria Hotel Complex	21726600	State
A112	138-140	High Street	Avoca	Victoria Hotel Complex	21726600	State
A114	134-136	High Street	Avoca	Briggs and O'Driscoll	217026700	Contributory
A115	132	High Street	Avoca	Willows Cafe	217026800	Contributory
A116	130	High Street	Avoca	Chapman's Store	217026900	Local
A117	128	High Street	Avoca	Two Shops	217027100	Local
A118	126	High Street	Avoca	Avoca Newsagency	217027000	Local
A119	124	High Street	Avoca	Post Office	217027200	Local
A120	124	High Street	Avoca	Metal Clad Shed	217027200	Local
A121	122	High Street	Avoca	Avoca Knitting Mills	217027360	Local
A122	120	High Street	Avoca	Rowe's Pie Shop	217027400	Contributory
A123	116-118	High Street	Avoca	Albion Hotel	217027500 217027600	Local
A124	114	High Street	Avoca	Bakery	217027700	Local
A125	112	High Street	Avoca	Former Holland's Drapery Store	2170027800	Local
A126	110	High Street	Avoca	Avoca Butchery	217027900	Contributory
A127	108	High Street	Avoca	House	217028000	Contributory
A128	106	High Street	Avoca	The Bottom Shop	217028100	Contributory
A129	100	High & Bridport Streets	Avoca	Bank of Victoria	217028300	State
A130	92	High Street	Avoca	House	217028500	Contributory
A131	90	High Street	Avoca	House	217028600	Contributory
A132	88	High Street	Avoca	House	217028700	Contributory
A151		Napier Street	Avoca	Former Police Residence	211010350	State
A152		Davy Street	Avoca	Former Lock Up	211010350	State
A154	27	Napier Street	Avoca	House	221037100	Contributory
A155	25	Napier Street	Avoca	Former Police Quarters No. 2	221037000	Local
A156		Napier Street	Avoca	Former Powder Magazine	211010350	State

File No.	No.	Street / Site Name	Town / Suburb	Site Name	Pyrenees Property No.	Overall Significance Level
A172	4-6	Dundas Street	Avoca	House	213011600	Contributory
A176		Rutherford Street	Avoca	Ammonia Compressor	217024550	Local
A177	132	Rutherford Street	Avoca	House	229041800	Contributory
A178	124	Rutherford Street	Avoca	Former National School	229042000	State
A179	120	Rutherford Street	Avoca	Masonic Lodge	229042100	Contributory
A180	77	Rutherford Street	Avoca	Brick House	229045400	Contributory
A182	114	Rutherford Street	Avoca	House	229042300	Contributory
A183	112	Rutherford Street	Avoca	House	229042500	Contributory
A184	106	Rutherford Street	Avoca	Former Rathscar Methodist Church	229042560	Contributory
A185	106	Rutherford Street	Avoca	Methodist Parsonage	2290442560	Contributory
A186	104	Rutherford Street	Avoca	Uniting Church Complex	229042570	Local
A187	102	Rutherford Street	Avoca	Old Rectory Guest House	229042600	Contributory
A188	96	Rutherford Street	Avoca	House	229042800	Contributory
A189	94	Rutherford Street	Avoca	House	229042900	Contributory
A190	92	Rutherford Street	Avoca	Shire Offices	229042950	Contributory
A191	90	Rutherford Street	Avoca	Country Fire Authority Shed	229042950	Local
A193	80	Rutherford Street	Avoca	House	229043300	Contributory
A194	78	Rutherford Street	Avoca	House	229043400	Contributory
A195	51	Rutherford Street	Avoca	House	229045100	Contributory
A197		Barnett Street	Avoca	Avoca Presbyterian Complex	206007400	Local
A198	68	Rutherford Street	Avoca	House	229043800	Contributory
A199	70	Rutherford Street	Avoca	House	229043700	Contributory

4.6 Moonambel Township Heritage Precinct

4.6.1 Policy Basis

The Moonambel Township Heritage precinct policy applies to all land located within the heritage overlay schedule as HO505 and applies to all of the land delineated on the map included below in section 4.6.4. This map also identifies those places (buildings, works, objects and sites) which are either of individual heritage significance or contributory to the heritage significance of the precinct. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The Moonambel Township Heritage precinct is historically important in demonstrating the mixture of commercial, residential, and cultural land uses, which date from soon after the first gold discovery in the area in November 1860, and the subsequent land sales in the 19th century. The Heritage precinct therefore predominantly reflects a modestly scaled, low density, commercial and residential Brooke Road rural streetscape, and a largely 19th century Church and School streetscape along Humffray Street. Although many buildings have subsequently been demolished or relocated, these streetscapes – combined with the banks of the Mountain Creek – still retain the essential rural mining township character of Moonambel.

The Heritage precinct is architecturally important for the modestly scaled, single storey predominantly Victorian styled commercial, residential, Church and School buildings mainly in Brooke Road and Humffray Street respectively. These buildings are constructed of unpainted brick or horizontal weatherboard, with gabled or hipped roofs clad in galvanised corrugated iron. Other important architectural qualities include the unpainted brick chimneys, front or side verandahs (skillion verandahs supported by timber columns for commercial buildings), timber framed windows, prominent parapets (commercial buildings), parapet signage (commercial buildings), gable ventilators, brick buttresses (Church buildings), decorative features consistent with the building style, scrolled metal Church gates and timber picket and post and rail timber fences.

The contrast between the relatively shallow front setbacks of Brooke Road and the substantial front and side setbacks of the Church and School allotments in Humffray Street is also distinctive and important.

The important architectural and aesthetic historic character is further enhanced by the substantial exotic trees in Humffray Street, and the views of the Churches along Brooke Road and the views of the Mountain Creek towards the north of the Heritage precinct.

4.6.2 Objectives

- To ensure the retention and conservation of the individually significant and contributory predominantly Victorian styled commercial, residential, church and school buildings and places that demonstrate the historic significance of the Heritage Overlay Precinct. The notable significant commercial and residential streetscape qualities include (but are not limited to) the broadly-projecting skillion verandahs (where verandahs are an early and/or significant part of the design); hipped or gabled roof forms; unpainted brick or horizontal weatherboard wall construction; galvanised corrugated iron roof cladding, unpainted brick chimneys; timber framed windows; front skillion verandahs (commercial buildings); front verandahs (residential buildings);

shallow front setbacks and timber picket or post and rail fences. The notable significant Church and School streetscape qualities include the unpainted brick construction of steeply pitched gabled buildings, with galvanised corrugated iron roof cladding, pointed windows, timber framed windows, front minor gable porches, brick buttresses and decorative detailing;

- To conserve and enhance the modest scale commercial, residential and Church and school buildings within the Heritage Overlay Precinct;
- To conserve and enhance the single storey height limit within the Heritage Overlay Precinct;
- To conserve the uniformity of front and side setbacks; building separation and subdivision throughout the Heritage Overlay Precinct;
- To conserve the existing topography and widths of the streets within the Heritage Overlay Precinct;
- To promote and support the continuing commercial, residential, Church and school use of the Heritage precinct;
- To conserve and enhance the significant views within Heritage precinct, including the views to the Churches, School and substantial trees in Humffray Street, and the Mountain Creek towards the north of the Heritage precinct;
- To conserve and enhance the important treelines in Humffray Street. Replacement plantings should be restricted to these areas;
- To conserve and enhance the grassed and gravel verges and open drainage systems along the streets within the Heritage Overlay Precinct;

4.6.3 Policy

Exercising Discretion

It is policy to:

- retain existing individually significant and contributory 19th and early 20th century commercial, residential, Church and school buildings;
- encourage contemporary interpretation of traditional building design within the Heritage precinct, which includes hipped and/or gable roof forms (with a pitch between 25 and 35 degrees); dominant parapets (commercial buildings), skillion verandahs with timber columns (commercial buildings) and minimal detailing;
- encourage the accurate reconstruction of traditional, Victorian commercial shopfronts, particularly the Bakery and Store building and the Produce Building;
- encourage development which responds to the single storey height and proportions, form and bulk predominant in the buildings of the area;

- encourage the retention of the large scale of the Church allotments in Humffray Street;
- encourage the use of traditional construction materials for infill development which includes horizontal weatherboard or unpainted or rendered brick wall construction, timber framed windows, and non-zincalume sheet metal roofing (unpainted brick construction may be considered for any new developments opposite the Churches and School in Humffray Street);
- encourage appropriately proportioned signage, of complimentary designs and colours to the 19th century commercial buildings in the area;
- encourage the location of signage on commercial buildings to verandah building parapets;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place (residential allotments);
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of the town;

Where a permit is required for building alterations, new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics (including but not limited to):
 - gabled and/or hipped roof forms;
 - parapets on commercial buildings (desirable but not essential);
 - broadly-projecting skillion verandahs (commercial buildings only – desirable but not essential);
- ensure that alterations and/or infill development employ traditional building materials including:
 - horizontal weatherboard or unpainted red brick or rendered brick wall construction;
 - non-zincalume corrugated sheet metal roof cladding;
 - timber or rendered brick parapets (commercial buildings);

- timber framed windows and doors;
- ensure that the general design supports and enhances the heritage values of the Heritage precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
 - appropriately designed and constructed to compliment the building and residential streetscape;
 - no higher than 1200mm;
- ensure that signage is:
 - appropriately located on shopfronts, parapets and verandah hoardings;
 - of a design, form and colour that compliments the style of the building;
- ensure allotment configuration conforms to the following:
 - The front alignment of the building should be equivalent to the front alignments of neighbouring buildings, or if these are different, the alignment may be between the setbacks of the neighbouring buildings;
 - The side setbacks should be equivalent to neighbouring residential buildings within the Heritage precinct;

For new concrete kerbs and channels:

- consideration should be given to constructing concrete kerbs and channels of a form, scale and pigment that is reflective of bluestone construction (see photo 1.14 as a guide for this type of work);

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

- Existing individually significant and contributory 19th and early 20th century commercial, residential, Church and school buildings should be retained;
- Building heights should be single storey only and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;

- New garages and/or carports should be located at the rear of existing and/or infill residential buildings;
- Existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of the Churches and trees in Humffray Street and the views of the Mountain Creek towards the north of the Heritage precinct, should be enhanced wherever possible;
- Existing grassed and gravel verges should be retained;

Decision Guidelines

It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Moonambel Township Precinct in Pyrenees Shire Heritage Precinct Study (2001);
- W. Jacobs & K. Twigg, *The Pyrenees Shire/Avoca Shire Heritage Study* (1995);

4.6.4
Moonambel Township Heritage Precinct Policy Map



Scale 1:4,000



Key to Significance Status

- Individual Significant Place
- ★ Place of Contributory (Precinct) Significance



4.6.5 List of Heritage Places in the Moonambel Heritage Precinct

File No.	No.	Street / Site Name	Town / Suburb	Site Name	Pyrenees Property No.	Overall Significance Level
M02	50	Brooke Street	Moonambel	Shop	108027400	Contributory
M03	36	Brooke Street	Moonambel	Police Residence and Lockup	108027200	Local
M04	33	Brooke Street	Moonambel	Store & Bakery	108025500	Local
M06	50	Brooke Street	Moonambel	House	108027400	Contributory
M07	32	Brooke Street	Moonambel	House	108027100	Contributory
M08	29	Brooke Street	Moonambel	Moonambel General Store	108025700	Contributory
M09	23	Brooke Street	Moonambel	Produce Store	108025800	Local
M10	22	Brooke Street	Moonambel	Commercial Hotel	108027000	Local
M22	24	Humffray Street	Moonambel	Moonambel State School 1683	108028050	Local
M23	18	Humffray Street	Moonambel	Moonambel Uniting Church	108029170	Local
M24	12	Humffray Street	Moonambel	St. Paul's Anglican Church	108029160	Local
M25	6	Humffray Street	Moonambel	St Michael's Catholic Church	108029150	Local

4.7 Landsborough Township Heritage Precinct

4.7.1 Policy Basis

The Landsborough Township Heritage Precinct policy applies to all land located within the heritage overlay schedule as HO503 and applies to all of the land delineated on the map included below in section 4.7.4. This map also identifies those places (buildings, works, objects and sites) which are either of individual heritage significance or contributory to the heritage significance of the precinct. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The Landsborough Township Heritage precinct is historically and architecturally important in demonstrating the mixture of commercial, residential, and cultural land uses, which date from soon after the first gold discovery and laying of the streets in 1862. The Heritage precinct is notable for its modestly scaled, detached, low density, single storey, commercial, cultural and residential buildings along Burke Street. Most of the buildings have hipped and gabled roof forms clad in galvanised corrugated iron, horizontal weatherboard wall construction (with the occasional unpainted brick wall construction), unpainted brick chimneys, prominent parapets and/or skillion verandahs (commercial buildings), front verandahs with decorative detailing (residential buildings), timber framed windows, and shallow (if any) front setbacks (particularly central Landsborough).

The small number of significant landmark buildings in Burke Street also contribute to the architectural character and historical understanding of the township's development. These buildings include the imposing interwar Public Hall, 19th century Burke and Wills Hotel and the interwar Hodgett's Store. The Peppercorn trees, grassed nature strips (without footpaths) and the bowling greens further enhance the aesthetic and cultural significance of the township.

4.7.2 Objectives

- To ensure the retention and conservation of the individually significant and contributory 19th and early 20th century commercial, residential and cultural buildings and places that demonstrate the historic significance of the Heritage Overlay Precinct. The notable significant commercial and residential streetscape qualities include (but are not limited to) the broadly-projecting skillion verandahs (where verandahs are an early and/or significant part of the design); hipped or gabled roof forms; horizontal weatherboard wall construction; galvanised corrugated iron roof cladding, unpainted brick chimneys; timber framed windows; front verandahs (residential buildings); and shallow front setbacks;
- To conserve and enhance the modest scale of the commercial, residential and Church and school buildings within the Heritage Overlay Precinct;
- To conserve and enhance the single storey height limit and detached nature of the buildings within the Heritage Overlay Precinct;
- To conserve the uniformity of front and side setbacks; building separation and subdivision throughout the Heritage Overlay Precinct;
- To conserve the existing topography and widths of the streets within the Heritage Overlay Precinct;

- To promote and support the continuing combined commercial, residential, and cultural use of the Heritage precinct;
- To conserve and enhance the significant views of significant landmarks within Heritage precinct, including the views to Public Hall, Burke and Wills Hotel and Hodgett's Store;
- To conserve and enhance the important group of peppercorn trees near the corner of Burke and McKinley Streets;
- To conserve and enhance the grassed nature strips within the Heritage Overlay Precinct;

4.7.3 Policy

Exercising Discretion

It is policy to:

- retain existing individually significant and contributory 19th and early 20th century commercial, residential, and cultural buildings and sites;
- encourage contemporary interpretation of traditional building design within the Heritage precinct, which includes hipped and/or gable roof forms (with a pitch between 25 and 35 degrees); dominant parapets (commercial buildings), skillion verandahs with timber columns (commercial buildings) and minimal detailing;
- encourage the accurate reconstruction of traditional, Victorian commercial shopfronts;
- encourage development which responds to the single storey height and proportions, form and bulk predominant in the buildings of the precinct;
- encourage the use of traditional construction materials for infill development which includes horizontal weatherboard or rendered brick wall construction, timber framed windows, and non-zincalume sheet metal roofing;
- encourage appropriately proportioned signage, of complimentary designs and colours to the 19th century commercial buildings in the area;
- encourage the location of signage on commercial buildings to verandah building parapets and/or verandah valance hoardings;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

- encourage garden plantings and design that compliment the period and style of the place (residential allotments);
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of the town;

Where a permit is required for building alterations, new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics (including but not limited to):
 - gabled and/or hipped roof forms;
 - parapets on commercial buildings (desirable but not essential);
 - broadly-projecting skillion verandahs (commercial buildings only – desirable but not essential);
- ensure that alterations and/or infill development employ traditional building materials including:
 - horizontal weatherboard or rendered brick wall construction;
 - non-zincalume corrugated sheet metal roof cladding;
 - timber or rendered brick parapets (commercial buildings);
 - timber framed windows and doors;
- ensure that the general design supports and enhances the heritage values of the Heritage precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
 - appropriately designed and constructed to compliment the building and residential streetscape;
 - no higher than 1200mm;
- ensure that signage is:
 - appropriately located on shopfronts, parapets and verandah hoardings;
 - of a design, form and colour that compliments the style of the building;
- ensure allotment configuration conforms to the following:
 - The front alignment of the building should be equivalent to the front alignments of neighbouring buildings, or if these are different, the alignment may be between the those of neighbouring buildings;

- The side setbacks should be equivalent to neighbouring residential buildings within the Heritage precinct;

For new concrete kerbs and channels:

- consideration should be given to constructing concrete kerbs and channels of a form, scale and pigment that is reflective of bluestone construction (see photo 1.14 as a guide for this type of work);

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

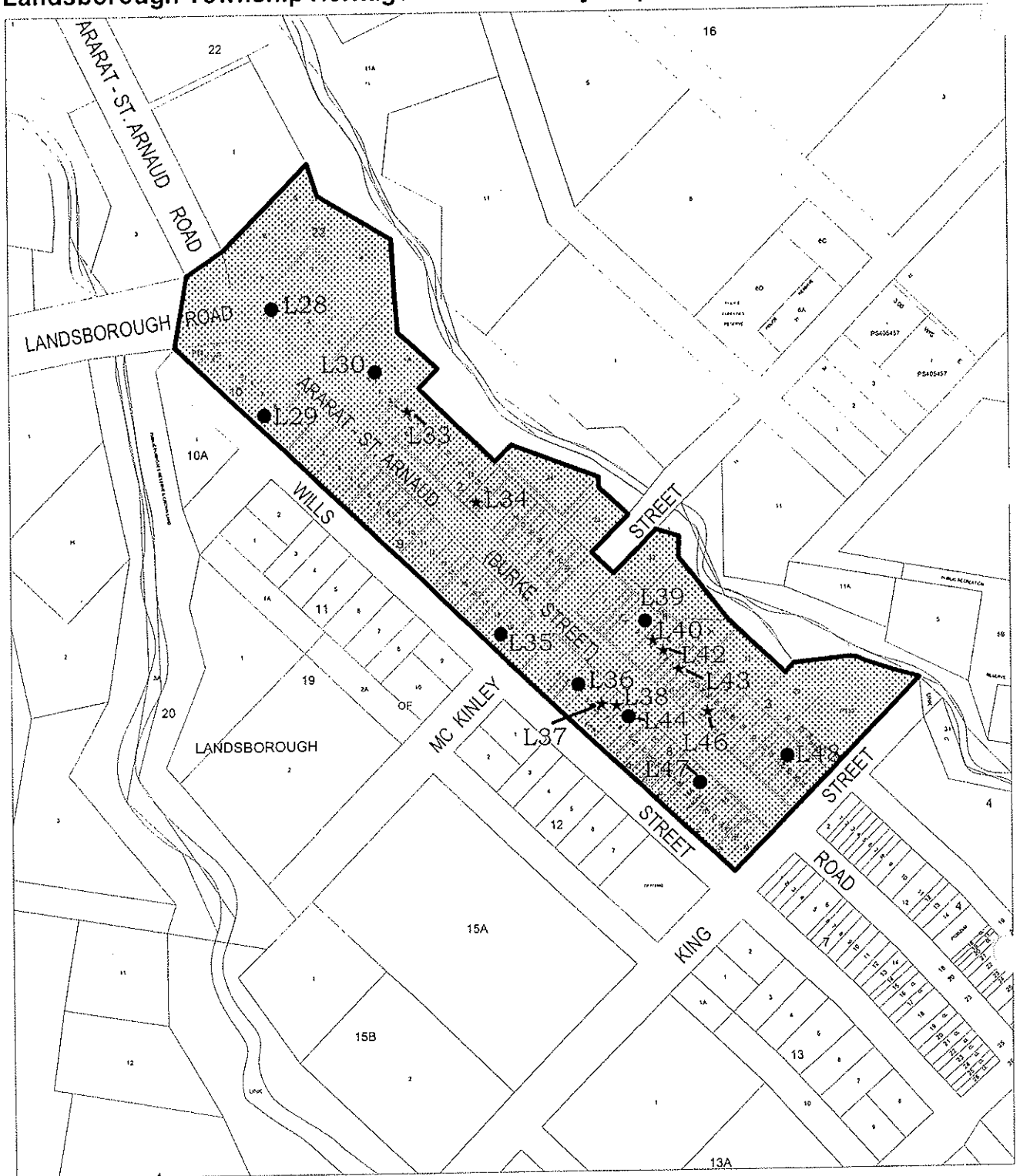
- Existing individually significant and contributory 19th and early 20th century commercial, residential, cultural buildings and sites should be retained;
- Building heights should be single storey only and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill residential buildings;
- Existing significant visual connections, from existing thoroughfares and significant sites, particularly those views of the Public Hall and bowling greens, Burke and Wills Hotel and Hodgett's Store should be retained and enhanced wherever possible;
- Existing grassed nature strips (without footpaths) should be retained;

Decision Guidelines

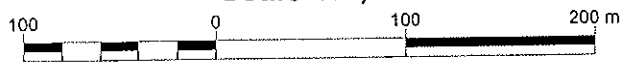
It is policy that the responsible authority consider as appropriate:

- Supporting Background (History, Description and Statement of Significance) of the Landsborough Township Precinct in Pyrenees Shire Heritage Precinct Study (2001);
- W. Jacobs & K. Twigg, *The Pyrenees Shire/Avoca Shire Heritage Study* (1995);

4.7.4 Landsborough Township Heritage Precinct Policy Map



Scale 1:4,000



Key to Significance Status

- Individually Significant Place
- ★ Place of Contributory (Precinct) Significance



4.7.5 List of Heritage Places in the Landsborough Township Heritage Precinct

File No.	No.	Street / Site Name	Town / Suburb	Site Name	Pyrenees Property No.	Overall Significance Level
L28	72	Burke Street	Landsborough	House		
L29	69	Burke Street	Landsborough	Former Common School	107080100	Contributory
L30	64	Burke Street	Landsborough	Hodgett's Store	107076700	Local
L33	60	Burke Street	Landsborough	Hodgett House	107080000	Local
L34	52	Burke Street	Landsborough	Uniting Church	107079900	Contributory
L35	45	Burke Street	Landsborough	Former Shay's Flat School	107079850	Contributory
L36	39	Burke Street	Landsborough	Commercial Hotel	107077100	Local
L37	37	Burke Street	Landsborough	Vendy House	107077200	Local
L38	37	Burke Street	Landsborough	Former Shop	107077300	Contributory
L39	44	Burke Street	Landsborough	Ashton's Butcher's Shop (Former)	107077300	Contributory
L40	42	Burke Street	Landsborough	Landsborough Post Office	107079600	Local
L42	40	Burke Street	Landsborough	Former Garage	107079500	Contributory
L43	38	Burke Street	Landsborough	Little's Shop and House	107079500	Contributory
L44	35	Burke Street	Landsborough	Fittock House	107079400	Contributory
L46	32	Burke Street	Landsborough	Former Fittock's Green Grocers	107077400	Contributory
L47	29	Burke Street	Landsborough	Landsborough Public Hall	107079200	Contributory
L48	26	Burke Street	Landsborough	Former London Chartered Bank	107077460	Local
					107079100	Local

4.8 Landsborough Camp Hill Heritage Precinct

4.8.1 Policy Basis

The Landsborough Camp Hill Heritage Precinct policy applies to all land located within the heritage overlay schedule as HO504 and applies to all of the land delineated on the map included below in section 4.8.4. This map also identifies those places (buildings, works, objects and sites) which are either of individual heritage significance or contributory to the heritage significance of the precinct. The Pyrenees Shire Municipal Strategic Statement emphasizes the need to protect, conserve and enhance places of cultural significance.

The Landsborough Camp Hill Heritage precinct is historically and architecturally important in demonstrating the mixture of school, church and police land uses as a result of the police camp and station established after the gold rush in 1862, and the subsequent reservation of nearby land for public buildings. The Heritage precinct is therefore predominantly identified by modestly scaled, low density, detached, single storey, hipped and gabled buildings. These buildings have galvanised corrugated iron roof cladding, predominantly horizontal weatherboard wall construction (the Catholic Church is constructed in brick and painted), timber framed windows, unpainted brick chimneys or galvanised iron ventilation stacks, and gable ventilators. The Heritage precinct is also identified by large front and side setbacks, gravel verges and grassed nature strips and an important treeline near by the Native Creek along McKinley Street. The importance of the Heritage precinct is further identified by the uninterrupted visual connections of the police residence, lock up, schools and Church building.

4.8.2 Objectives

- To ensure the retention and conservation of the individually significant and contributory predominantly 19th and early 20th century Church, school, police and residential buildings and places that demonstrate the historic significance of the Heritage Overlay Precinct. The notable significant architectural qualities include the hipped and gabled roof forms clad in galvanised corrugated iron, horizontal weatherboard wall construction, unpainted brick chimneys, gable ventilators, front verandahs (residential buildings), and timber framed windows;
- To conserve and enhance the modest scale of the Church, school, police and residential buildings within the Heritage Overlay Precinct;
- To conserve and enhance the single storey height limit within the Heritage Overlay Precinct;
- To conserve the large scale of front and side setbacks; building separation and subdivision throughout the Heritage Overlay Precinct;
- To conserve the existing topography and widths of the streets within the Heritage Overlay Precinct;
- To promote and support the continuing predominantly educational, religious and police use of the Heritage precinct;

- To conserve and enhance the significant views within the Heritage Overlay Precinct, particularly the uninterrupted visual connections of the police, church and school buildings;
- To conserve and enhance the important treeline along McKinley Street near the Native Creek and the palm tree neighbouring the Catholic Church site;
- To conserve and enhance the gravel verges, grassed nature strips, and open drainage systems along the streets within the Heritage Overlay Precinct;

4.8.3 Policy

Exercising Discretion

It is policy to:

- retain existing individually significant and contributory 19th and early 20th century residential, police, Church and school buildings;
- encourage contemporary interpretation of traditional building design within the Heritage precinct, which includes hipped and/or gable roof forms (with a pitch between 25 and 35 degrees);
- encourage development which responds to the single storey height and proportions, form and bulk predominant in the buildings of the precinct;
- encourage the retention of the large scale of the allotments in the Heritage Overlay Precinct;
- encourage the use of traditional construction materials for infill development which includes horizontal weatherboard or rendered brick wall construction, timber framed windows, and non-zincalume sheet metal roofing;
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction;
- encourage the use of appropriate fence types, designs and locations which do not obscure the visibility of the place from the street;
- encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;
- encourage garden plantings and design that compliment the period and style of the place (residential allotments);
- encourage the development of street furniture and associated fixtures that are sympathetic with the character of the streetscape, and where possible, are drawn from early photographs of the town;

Where a permit is required for building alterations, new development of other works, it is policy to:

- ensure that alterations and/or infill development draw on traditional architectural characteristics (including but not limited to):

- gabled and/or hipped roof forms;
- ensure that alterations and/or infill development employ traditional building materials including:
 - horizontal weatherboard or rendered brick wall construction;
 - non-zincalume corrugated sheet metal roof cladding;
 - timber framed windows and doors;
- ensure that the general design supports and enhances the heritage values of the Heritage precinct in terms of bulk, form, scale, height, style and setting;
- ensure that new fences are:
 - appropriately designed and constructed to compliment the building and residential streetscape;
 - no higher than 1200mm;
- ensure allotment configuration conforms to the following:
 - The front alignment of the building should be equivalent to the front alignments of neighbouring buildings, or if these are different, the alignment may be between the setbacks of the neighbouring buildings;
 - The side setbacks should be equivalent to neighbouring residential buildings within the Heritage precinct;

Performance measures

It is policy to assess proposals against the following performance measures as appropriate:

- Existing individually significant and contributory 19th and early 20th century residential, police, Church and school buildings should be retained;
- Building heights should be single storey only and comply with the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- New garages and/or carports should be located at the rear of existing and/or infill residential buildings;

- Existing significant visual connections of the significant police, Church and school buildings should be retained enhanced wherever possible;
- Existing gravel verges, grassed nature strips and open drains should be retained;

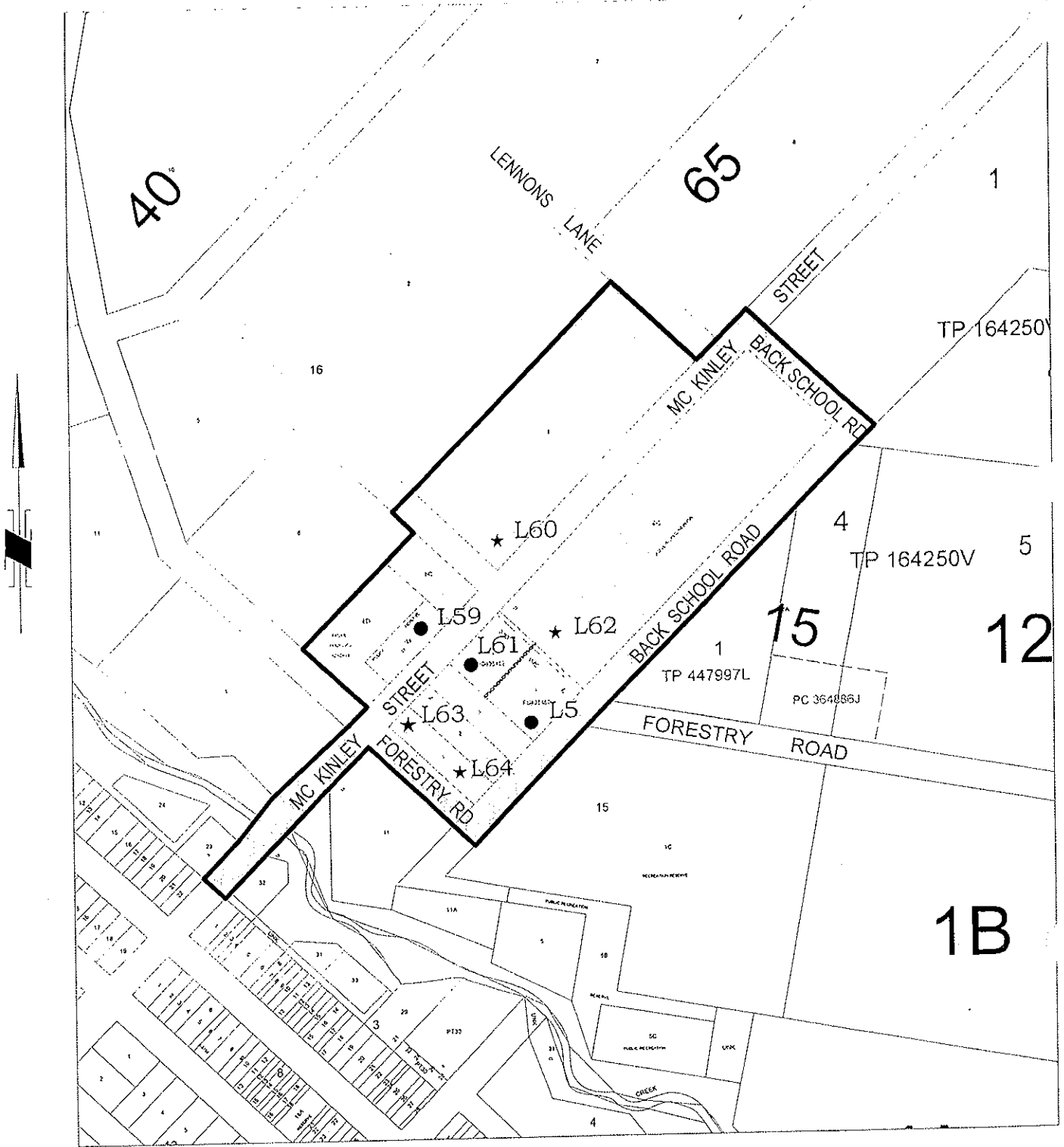
Decision Guidelines

It is policy that the responsible authority consider as appropriate:

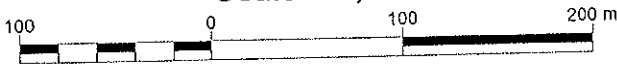
- Supporting Background (History, Description and Statement of Significance) of the Landsborough Camp Hill Precinct in Pyrenees Shire Heritage Precinct Study (2001);
- W. Jacobs & K. Twigg, *The Pyrenees Shire/Avoca Shire Heritage Study* (1995);

4.8.4

Landsborough Camp Hill Heritage Precinct Policy Map



Scale 1:4,000



Key to Significance Status

- Individual Significant Place
- ★ Place of Contributory (Precinct) Significance



4.8.5 List of Heritage Places in the Landsborough Camp Hill Heritage Precinct

File No.	No.	Street / Site Name	Town / Suburb	Site Name	Pyrenees Property No.	Overall Significance Level
L5	19	Forestry Road	Landsborough	Roman Catholic Presbytery	107082750	Local
L59	73	McKinley Street	Landsborough	Police Station/Residence	107082400	Local
L60	4	Dean Street	Landsborough	Timber House and Pavilion	107082500	Contributory
L61	76	McKinley Street	Landsborough	St Francis Catholic Church	107082755	Local
L62	82	McKinley Street	Landsborough	Landsborough Primary School	107082650	Contributory
L63	68	McKinley Street	Landsborough	Ellis House	107082800	Contributory
L64		Forestry Road	Landsborough	unlisted but on map adjacent L63	107082800	Contributory

