



Yarriambiack Heritage Study Stage 2

Volume 2: Key findings + recommendations

Prepared for Yarriambiack Shire

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*The cover shows former Methodist Church, Patchewollock,
Railway Grain Silo at Lah, and houses in Scott Street,
Warracknabeal.*

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EXECUTIVE SUMMARY

Overview

The history of Yarriambiack Shire is documented in several municipal and local histories. However, no comprehensive heritage study of the Shire had been conducted.

Yarriambiack Shire Council therefore commissioned the *Yarriambiack Shire Heritage Study* (the Study) to identify those places that reflect important aspects of the Shire's history and are valued by local communities.

Stage 1 of the Study was completed in May 2012. David Helms Heritage Planning, in association with Context Pty Ltd, was appointed to undertake Stage 2 of the Study, which commenced in June 2013 and was completed in June 2014. The purpose of the Stage 2 Study is to:

- ▶ Assess and document the identified places of post-contact cultural significance considered worthy of future conservation;
- ▶ Enter this information into the HERMES database;
- ▶ Review the thematic environmental history; and
- ▶ Make recommendations for the conservation of the municipality's cultural heritage.

The Study will enable Council to make informed decisions in consultation with the community and other key stakeholders about how the heritage of Yarriambiack Shire is to be protected and conserved for future generations.

The Study was carried out with the assistance of funds made available by the Victorian State Government.

Approach and methodology

In accordance with Heritage Victoria guidelines, the Study was prepared using the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines. Places of cultural heritage significance were identified and assessed having regard to the themes in the thematic history and using the Hercon criteria (refer Appendix A). Chapter 2 provides a detailed account of the methodology for the Study.

Key outcomes & findings

The key findings (see Chapter 3) of the Study are:

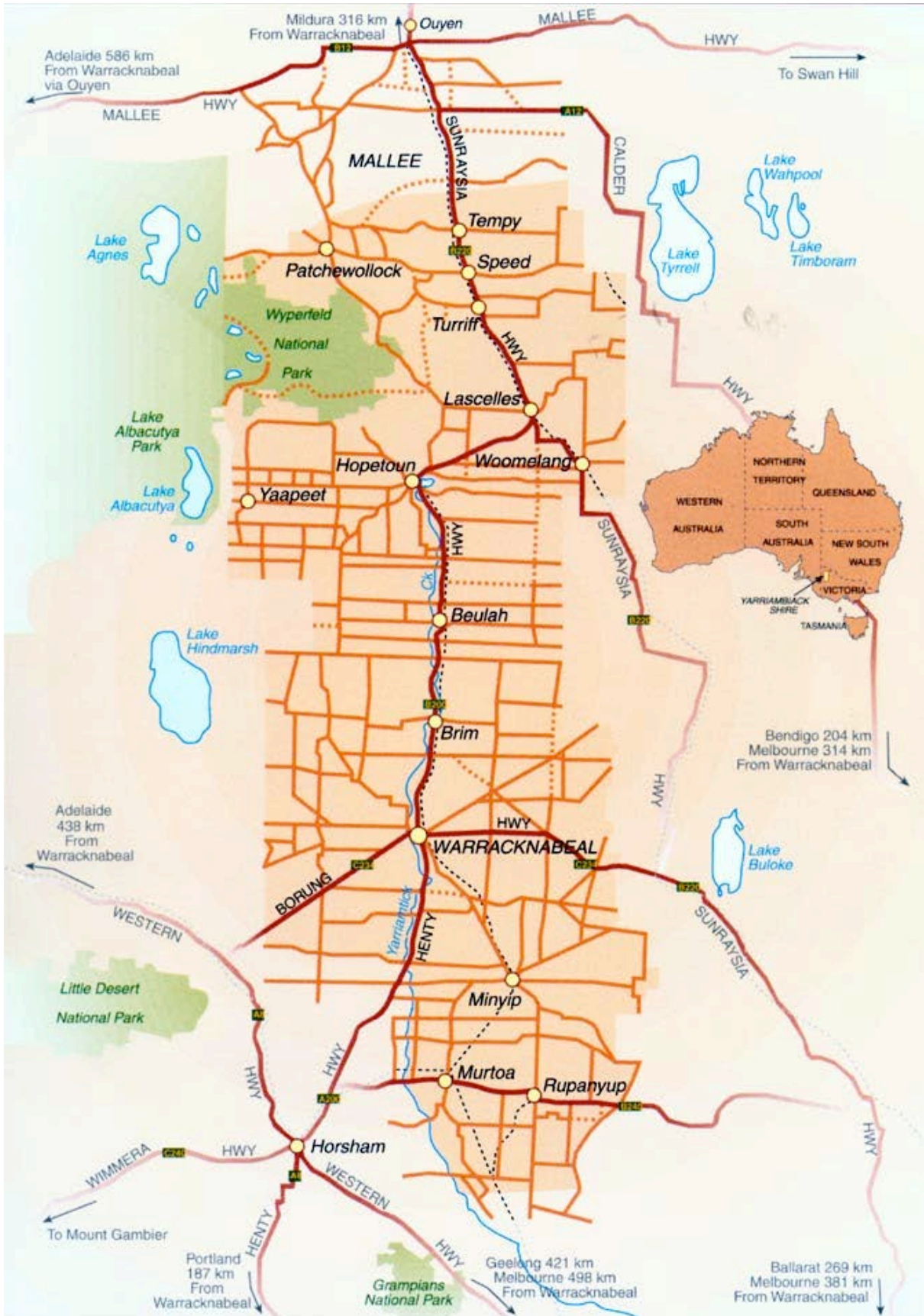
- ▶ 123 places are of local heritage significance (see Appendix B.1.1). This includes:
 - 108 individual places of local significance.
 - 15 precincts or group listings of local significance.
- ▶ 72 places do not meet the threshold of local significance (Appendix B.2).
- ▶ 106 places of potential significance require assessment in the future (Appendix B.3). These include:
 - Places of High priority that could not be assessed within the budget, or because access was not available. These include archaeological sites and sites associated with the former Wimmera Mallee Stock and Domestic Water Supply System.

- Places of potential heritage significance identified by fieldwork, research or consultation in Stage 2.
- Places of Medium priority identified by Stage 1.
- ▶ The Yarriambiack Municipal Strategic Statement should be updated to implement the findings of the study, and a new heritage local policy is required to assist with the management of heritage places and precincts in accordance with the heritage overlay.
- ▶ The management of heritage places and precincts would be assisted by a an incorporated plan that set out permit exemptions for certain times of buildings and works that are unlikely to impact upon the significance of heritage places and precincts.
- ▶ There are a number of errors with the heritage overlay schedule (e.g., incorrect name and/or address) and mapping of HO places already included in the heritage overlay, which should be corrected.

Recommendations

It is recommended (see Chapter 4) that Yarriambiack Shire Council:

- ▶ Adopts the *Yarriambiack Shire Heritage Study* (Stage 2), which comprises:
 - Volume 1 – Yarriambiack Shire Thematic Environmental History
 - Volume 2 – Key Findings and Recommendations (this report)
 - Volume 3 – Heritage place and precinct citations
- ▶ Implements the Study by preparing an amendment (or amendments) to the Yarriambiack Planning Scheme that will:
 - Add the heritage places and precincts of local significance listed in Appendix B.1 (with the exception of Lake Marma) to the HO schedule and maps.
 - Add Lake Marma to the Significant Landscape Overlay, and amend the existing HO38 that applies specifically to the Queen Victoria Rotunda, Sprott Fountain and War Memorial so that HO38 accurately applies to each feature and is extended to include the Scout Hall.
 - Amend HO18 that currently applies to the Lubeck Soldiers' Memorial reserve to include the Memorial Hall site, which also now contains the relocated war memorial.
 - Update policy references to heritage in the Municipal Strategic Statement (Appendix C).
 - Add a new Clause 22.07 Heritage Policy, and update Clause 22.01 (Appendix D).
 - Add a Heritage Places incorporated document setting out permit exemptions (Appendix E).
 - Correct errors with the HO schedule and HO maps in relation to existing HO places (Appendix G).
- ▶ Seek funding assess places of potential significance listed in Appendix B.3, and to prepare statements of significance for the 55 places of individual significance already in the HO, giving priority to places outside of HO precinct areas.



Yarriambiack Shire (Source: Yarriambiack Shire Council)

1 INTRODUCTION

1.1 Background

The history of Yarriambiack Shire is documented in several municipal and local histories. However, no comprehensive heritage study of the Shire had been conducted.

Yarriambiack Shire Council therefore commissioned the *Yarriambiack Shire Heritage Study* (the Study) to identify those places that reflect important aspects of the Shire's history and are valued by local communities.

The Study has been prepared in two stages. Context Pty Ltd was appointed in February 2011 to undertake Stage 1 of the Study, which was completed in May 2012 and involved the preparation of a Thematic Environmental History and the identification of all places of potential cultural significance across the study area, which is the whole of the Shire as shown on the map on the facing page. Stage 1 also involved an estimation of the time and resources required to undertake Stage 2 of the study brief.

On the basis of the Stage 1 findings David Helms Heritage Planning, in association with Context Pty Ltd, was appointed to undertake Stage 2 of the Study, which commenced in June 2013 and was completed in June 2014.

1.2 Purpose

The purpose of the Study is to:

... identify, assess and document all post-contact places of cultural significance within the municipality and to make recommendations for their future conservation.*

**'Post-contact' refers to the period following initial contact between Aboriginal and non-Aboriginal people.*

The Study will enable Council to make informed decisions in consultation with the community and other key stakeholders about how the heritage of Yarriambiack Shire is to be protected and conserved for future generations. On this basis, Stage 2 of the Study includes the following specific tasks:

- ▶ To assess and document the identified places of post-contact cultural significance considered worthy of future conservation and enter this information into the HERMES database;
- ▶ To review the thematic environmental history; and
- ▶ To make recommendations for the conservation of the municipality's cultural heritage.

Accordingly, Stage 2 of the Study comprises three volumes as follows:

- ▶ The *Yarriambiack Shire Thematic Environmental History* covering the post-contact period (that is, the period since European people started to occupy Victoria), which has been revised and updated on the basis of the detailed research carried out during Stage 2 and comprises Volume 1 of the Study.
- ▶ *Key Findings and Recommendations* (this report), which comprises Volume 2. This provides:
 - The methodology for the Study.

- A list of the places identified by the Study to be of local (or State) heritage significance,
- Statutory recommendations to implement the findings of the Study, and further work arising from the Study.
- ▶ *Heritage place and precinct citations*, which comprises Volume 3. This contains the place records for heritage places of heritage significance assessed by the Study, and places and precincts of local significance already included in the heritage overlay.

1.4 Acknowledgments

The Study was carried out with the assistance of funds made available by the Victorian State Government.

We also acknowledge the involvement of all the local people who provided assistance to the study team during Stages 1 and 2. In particular, we would like to thank:

- ▶ Doug McColl, Jean Wise and Lesley Stephan of Warracknabeal & District Historical Society
- ▶ Val Gregory and Peter Adler of Murtoa & District Historical Society and Community Museum Inc.
- ▶ George Armstrong
- ▶ Andrew Clarke
- ▶ Leigh Hammerton
- ▶ Ron Wiseman
- ▶ The owners of heritage places who provided information about their places during the study.

1.5 Preparation of this report

David Helms Heritage Planning prepared the Stage 2 Study with the assistance of Context Pty Ltd. Table 1.1 lists the study team.

Table 1.1 – Study team

Team member	Role
David Helms	Project management. Place and precinct assessment, including site inspection, research, description and analysis of significance. Review of thematic history. Preparation of final recommendations.
Natica Schmeder (Context PL)	Assessment of selected individual places as listed in Appendix A.1.1 including site inspection, research, description and analysis of significance.
Jessie Briggs (Context PL)	As above.
Louise Honman (Context PL)	Assessment of five post-war churches.

1.6 Study limitations

The sheer size of Yarriambiack Shire meant that field surveys of the entire Shire were not carried out. Accordingly, it is possible that some places of potential significance may remain, as yet, undiscovered.

The part of the Shire within Wyperfeld National Park was not inspected. Historic records indicate that there may be remnants of early pastoral settlement within the park, however, it is considered that the historic values of any places will be protected by the National Park listing.

The budget allocated for Stage 2 of \$80,000, which was based on an estimate prepared in Stage 1, allowed for the assessment of approximately 141 heritage places, including 12 potential precincts and one serial nomination.

When developing the detailed budget for Stage 2 it became apparent that not all High Priority places could be assessed within the budget. The following places were therefore removed from the Stage 2 list.

- ▶ The Wimmera-Mallee Stock and Domestic Water Supply system was excluded because of its size and also because there had been significant changes to the system since the Stage 1 study was completed. The pipeline modernization project, which replaced most of the original infrastructure associated with the system, was completed by the time that Stage 2 commenced and Grampians Murray Water advised that it was the intention to remove most of the original infrastructure by the end of the project: this included filling in of most of the channel network and demolition of redundant structures. It is not known whether any of the features identified in Stage 1 have survived and the budget did not allow for re-inspection of the items, many of which are in locations that are difficult to access on private property.
- ▶ Archaeological sites. It is noted that the majority of these sites are already on the Victorian Heritage Inventory.



Figure 1: Former Concordia College, Murtoa

Source: David Helms



Figure 2: Sheep Hills War Memorial

Source: David Helms



Figure 3: Wallup Public Hall

Source: David Helms.

2 APPROACH AND METHODOLOGY

2.1 Introduction

In accordance with Heritage Victoria guidelines, the Study was prepared using the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (the Burra Charter) and its guidelines. All terminology is consistent with the Burra Charter. The methodology and approach to the Study and its recommendations was also guided by:

- ▶ The VPP Practice Note *Applying the Heritage Overlay* (2012) (hereafter referred to as the 'VPP Practice Note').
- ▶ Comments made by relevant Independent Panel reports and, in particular, the Advisory Committee appointed to undertake the *Review of Heritage Provisions in Planning Schemes* (hereafter referred to as the 'Advisory Committee'), which was completed in August 2007 (see discussion in sections 2.4 and 2.5).
- ▶ Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council (see References).

On this basis, the Study included the following key tasks:

- ▶ Preparation of the Project Management Plan;
- ▶ Assessment and documentation of heritage places and precincts;
- ▶ Community consultation;
- ▶ Peer Review;
- ▶ Review of thematic environmental history; and
- ▶ Review of the Yarriambiack Local Planning Policy Framework (LPPF).

2.2 Project Management Plan

The first task was the preparation of a Project Management Plan that was approved by the Steering Committee. For each stage, the PMP set out key tasks and responsibilities, meetings to be held and key outputs to be achieved. The approach set out in the Plan was intended to ensure that the Study would:

- ▶ Achieve a good standard of documentation and assessment, and provide for a sound and comprehensive policy framework for the conservation and enhancement of heritage places and precincts within Yarriambiack Shire.
- ▶ Include an appropriate level of community consultation.
- ▶ To ensure the Council is kept informed of the progress of the Study and is made aware of its findings and recommendations.

On this basis, the PMP set out the detailed budget and timetable for the Study.

Steering committee

Stage 2 of the Study was guided by a Steering Committee comprising the following people:

- ▶ The project manager for the Study: David Young, Town Planner – Yarriambiack Shire Council.
- ▶ Ian Wight and Geoff Austin – Heritage Victoria.

To reduce costs, it was decided to hold Steering Committee meetings at Heritage Victoria's offices in Melbourne. David Young, as Council project manager, kept Councillors informed of the process while David Helms, as consultant, maintained regular contact with community members who were involved in Stage 1.

Three Steering Committee (SC) meetings were held, aligned with the completion of key tasks throughout the Study. At the inception meeting (July 2013), the Project Management Plan was approved by the SC, which included the first stage of community consultation.

The purpose of the second SC meeting, held in December 2013, was to consider the draft assessments, which had been submitted in three batches at the end of August, September and October, and to consider the next stage of community consultation.

The final SC meeting considered the final report, which set out the key findings and recommendations.

Council briefing

Following the second SC meeting, the Yarriambiack Shire Council was briefed about the Study. The Council was not asked to adopt the Study and its recommendations, but rather to receive it as a draft and to agree to community consultation. The purpose of the briefing was to:

- ▶ Present the findings of the Study and preliminary recommendations.
- ▶ Seek agreement to provide owners/managers/occupants of places of local significance with a copy of the citation for the place. The purpose of this was to seek feedback on the factual information contained in the citation (i.e., the history and description of the place), but not upon other aspects (such as the statement of significance).

Once the consultation was complete, the study consultant made a final presentation to the Council to explain the key findings and recommendations of the Study.

2.3 Assessment & documentation

Assessment and documentation of heritage places and precincts was carried out in three stages.

The draft citations for heritage places or precincts found to be of local (or higher) significance were consequently presented to the Steering Committee in three interim citation reports submitted at the end of August, September and October 2013.

Fieldwork, consultation and research also resulted in the identification of a small number of additional places with potential heritage values. Places so identified were added to the list of places for future assessment.

2.3.1 Field survey

The majority of places assessed by the Study were inspected during Stage 1. Notes were taken on description, integrity and condition of each place, and digital photos and sketch plans were used to record all heritage items on a given site, including elements such as fences, outbuildings, gardens, trees, etc.

To reduce costs in Stage 2, sites inspected during Stage 1 were only re-visited if a more detailed assessment was required – e.g. to undertake closer inspection of architectural or other details – or if it was known that changes had taken place.

For properties where an on-site inspection was required during Stage 2 Council contacted the owners by post to request an inspection visit. Several property owners either refused access or did not respond to Council enquiries and all of these properties were therefore assessed from the public realm and using information that had been gathered during Stage 1.

Table 2.1 – Stage 2 on site inspections

Place	Address	Locality	On site inspection?
Grand View Homestead	4819 Birchip-Rainbow Rd	BEULAH	Yes
Brim Station Homestead	2560 Henty Hwy and Wurfel Rd	BRIM	No – access refused by owner. Assessed from public realm
Corrong	5673 & 5699 Henty Hwy	HOPETOUN	No – owner did not respond. Assessed from public realm
House	42 Lascelles St	HOPETOUN	No – owner did not respond. Assessed from public realm
Kewell (Davey) Shearing Shed	962 Daveys Road	KEWELL	Yes
Homestead 'Kingsley'	301 Minyip-Dimboola Rd	MINYIP	Yes
House 'Salisbury'	18 Comyn Street	MURTOA	No – owner did not respond. Assessed from public realm
House 'The Gums'	100 Hudsons Rd	MURTOA	Yes
Rupanyup Primary School	Dyer Street	RUPANYUP	Yes
Glenwillan Homestead & Stables	3983 Blue Ribbon Rd	WALLUP	No – owner did not respond. Assessed using images and notes gathered from on-site inspection during Stage 1.
Drop slab hut at Wheatlands Agricultural Machinery Museum	Henty Hwy & Stawell-Warracknabeal Rd	WARRACKNABEAL	Yes
Power Alcohol Distillery (Former)	23 Rainbow Road	WARRACKNABEAL	Yes
Warracknabeal Agricultural High School (Former)	1 Tregear Street	WARRACKNABEAL	Yes

2.3.2 Research, investigation and analysis

The following tasks were undertaken to assess the places and precincts:

- ▶ Historical and/or architectural research to document the history of each place and determine the relevant historical theme(s). Information was drawn from secondary sources (e.g. local histories) and primary sources (e.g. rate books, street directories, land titles, historic maps and photos, public building files, etc.), and from oral histories provided by property owners, members of local historical societies or other people.
- ▶ Contextual history for each place drawn from the Thematic Environmental History. This included, as appropriate, the thematic context and a locality history.
- ▶ For precincts, preliminary boundaries identified in Stage 1 were reviewed and confirmed following detailed investigation (see below).
- ▶ A comparative analysis sufficient to determine its relative significance using the thresholds of local or State significance. The analysis draws on the current heritage listings (at the State and local level), comparison between places assessed by Stage 2, and the Thematic Environmental History.
- ▶ An assessment of significance in accordance with the Burra Charter using the HERCON criteria applying the thresholds of local or State significance (please refer to section 2.5 for a discussion of how thresholds are defined).
- ▶ A statement of significance for each heritage place and precinct of local significance in the format recommended by the VPP Practice Note, as follows:
 - *What* is significant about the place – what elements contribute to its significance: buildings (including which phases of construction), trees, objects, views, etc.;
 - *How* it is significant – in terms of its historic, aesthetic/architectural, social, technical, spiritual or other values; and
 - *Why* it is significant – What historic themes does it demonstrate? Is it a good or representative example of its type? Who is it associated with? Is it valued by the community?

Defining a precinct

Precincts were identified and defined in Stage 1 using the approach set out in section 2.6. When undertaking detailed assessment in Stage 2, they were carefully reviewed to ensure that they included those buildings and streetscapes that best still demonstrate the identified significance of the area. Where streetscapes, or portions of streetscapes, were found to have already lost this valued character in whole or in substantial part, they were removed from the proposed precinct.

Precinct maps have been prepared, which show the Significant, Contributory and Non-contributory places within each and the recommended HO precinct boundary (due to budget constraints these have been hand drawn). These maps form part of the precinct citation in Volume 3.

Significant, Contributory and Non-contributory places

Places within precincts have been identified as 'Significant', 'Contributory' or 'Non-contributory' to the significance of the precinct according to the following definitions, which are based on the Glossary of Terms in *The Heritage Overlay: Guidelines for*

Assessing Planning Permit Applications (Public Draft February 2007) by the Heritage Council and Heritage Victoria.

- ▶ *Significant*: An element (e.g., a building, structure, tree etc.) that has Cultural Heritage Significance independent of its context. Some Significant Elements may also make a contribution to the significance of an area or precinct. It is also possible that a Significant Element may be considered as a Non-contributory Element in an area or precinct (e.g., a Modernist apartment block in a Victorian period streetscape).
- ▶ *Contributory*: Contributory Elements (e.g., buildings, structures, trees etc.) are those that contribute to the significance of the Heritage Place.
- ▶ *Non-contributory*: Elements (e.g., buildings, structures, trees etc.) that do not make a contribution to the significance of the Heritage Place.

Whether a place is ‘Significant’, ‘Contributory’ or ‘Non-contributory’ will depend on the reasons for significance expressed in the statement of significance. ‘Non-contributory’ places will include the places that are not associated with the reasons for significance and may include places that would otherwise be considered ‘Contributory’, except that they have been substantially altered and have a low level of integrity. On the other hand, a building may have been altered (new windows, non-original colour scheme, minor additions) and still be considered Contributory. Table 2.1 provides a broad outline of how the integrity of a building affects the level of significance of a place within a precinct.

Table 2.1 – Integrity and level of significance within a precinct

Integrity	Comments	
High	The building appears to be very intact externally with little change to the principal elevations (i.e. façade and side walls) – i.e. weatherboards and/or roofing iron may be original, windows and front door are original. Most if not all of other original detailing is intact. Other features that contribute to the setting of the place such as fences, garden plantings etc. may be intact. Note: This term may be applicable to a building where an addition/s has been made, but the form and detailing of the original section of the building remains intact.	Contributory or Significant
Moderate	Minor alterations have been made, but much of the original form and detailing remain intact. Where materials or detailing have been replaced, similar or ‘like for like’ materials have often been used. Where changes have been made they are often reversible - such as the replacement of windows and doors within existing openings. Where additions have been made they are sited or of such a scale that they do not overwhelm the original building – e.g. they have been made to rear or secondary elevations and do not affect the principal or primary elevations of the building or are smaller freestanding structures.	Contributory
Low	Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Cladding materials have been replaced using different materials. The roof has been significantly modified or removed entirely. Chimneys have been removed,	Non-contributory

Integrity	Comments
	windows and door have been replaced, and the form/size may also have been altered. Many of the changes are not readily reversible.

2.3.3 Statutory recommendations

The statutory recommendations for places assessed to be of local significance are made in accordance with relevant policies and guidelines including the *Local Government Heritage Guidelines* (1991) and the VPP practice note *Applying the Heritage Overlay*.

Depending on the significance of the place either the Heritage Overlay (HO), or the Significant Landscape Overlay (SLO) is recommended.

The HO is applied to places that have built structures, and may have associated features such as trees. Specific controls are applied in accordance with VPP Practice Note as follows:

- ▶ External painting or interior controls for places where the colour scheme or interior is an integral part of the significance of the place.
- ▶ Tree controls for places that have identified significant trees.
- ▶ Prohibited use control for places that are no longer used for their original use and/or where this may provide an opportunity for an appropriate adaptive re-use of the place. Examples include church, hall and school buildings in rural areas and rural homesteads. However, the control will not be applied where it is considered the existing zoning already provides a suitable range of alternative uses – for example, places within Township or Business zones – or where this may lead to inappropriate impacts upon adjoining properties.

An incorporated plan will be applied where it is proposed to allow permit exemptions from specific provisions of the HO.

The SLO is applied to places that have primarily landscape values and may be used in association with the HO, which can be applied to specific buildings and structures.

HO schedule and mapping

There are three types of HO schedule listing and mapping for heritage places and precincts of local significance:

- ▶ Significant places, or Group or serial listings sharing a single HO number, which will be mapped to the extent of the title boundaries. These are usually small sites – e.g. township allotments – with defined boundaries.
- ▶ Significant places, or Group or serial listings sharing a single HO number for which a curtilage is recommended which is less than the extent of the title boundaries. Examples include rural homesteads and buildings, monuments/memorials and the Railway Grain Silos. The precise areas recommended for HO protection are described in the ‘Recommendations 2014’ section of the citation (see Volume 3) and/or shown on aerial photos (see Appendix B.4).
- ▶ Precincts, which cover multiple properties. The HO is applied to the precinct as shown on the precinct map and having regard to its role as a tool to control and manage future development. Non-contributory places may be included within precinct HO boundaries as further development on these sites could impact upon the

significance of adjoining Significant or Contributory places or the precinct more generally. However, wherever possible Non-contributory places will be excluded having regard to the low levels of development within most towns in Yarriambiack Shire.

As directed by the VPP Practice Note, Significant places within precincts will not be listed separately in the HO schedules and maps unless they trigger a control that is different to the precinct.

2.3.4 Hermes entry

Once the assessments were completed, the findings were entered into the HERMES database:

- ▶ For places or precincts of local significance, citations were prepared for each place in a manner that is sufficient to form a sound basis for protection in the Yarriambiack Planning Scheme. Each citation includes a history, description, comparative analysis, statement of significance, and recommendations for statutory protection, e.g. Yarriambiack Planning Scheme, VHI, VHR or other actions. The Hermes status is 'Recommended for the Heritage Overlay'.
- ▶ For places that do not meet the threshold of local significance, a brief record was added to the HERMES database, noting that they have been assessed with a short explanation of why they do not require further assessment. The Hermes status is 'Research NOT recommended'. These places are not included among the citations in Volume 3 of the Study.
- ▶ For places of potential significance that require future assessment, a brief record was added to the HERMES database with all of the information gathered about the place. Most of these places have at least one image. The Hermes status is 'Not researched – evaluate later'. These places are not included among the citations in Volume 3 of the Study.

2.4 Establishing a threshold of local significance

2.4.1 What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the 'threshold' of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee notes that the related questions of the application of appropriate heritage criteria and establishing 'thresholds' that provide practical guidance to distinguish places of 'mere heritage interest from those of heritage significance' have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee (p.2-41) defines 'threshold' as follows:

Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the

planning scheme and taken into account in decision - making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.

2.4.2 How is a threshold defined?

The Advisory Committee (p.2-32) cites the Bayside C37 and C38 Panel report, which notes that:

With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgment required to assess a place's heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.

There is a wide range of matters that can be taken into account in making any assessment (e.g. a place's value in relation to historic, social, aesthetic, cultural factors, its fabric's integrity and so on), leading to further grounds for differences between judgments.

While there are application guidelines for the use of the AHC criteria (Developed in 1990 these are known as the *AHC Criteria for the Register of the National Estate: Application Guidelines*), they are designed for application at the regional or National level and the Advisory Committee cited a report prepared by Ian Wight for Heritage Victoria, which noted that they may require rewriting to 'make them clearly applicable to places of local significance'.

On this basis, the Advisory Committee (p.2-45) made the following conclusions:

As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State - wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (Emphasis added)*

This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.

The VPP Practice Note (as updated in 2012) now provides the following advice:

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A", "B", "C") should not be used.

In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.

Intactness vs. integrity

The ‘intactness’ and ‘integrity’ of a building are often used as a threshold indicator.

A discussion on ‘Threshold indicators’ for Criterion D on p.48 of *Using the criteria: a methodology*, prepared by the Queensland Heritage Council (the equivalent guidelines prepared by the Heritage Council of Victoria cite the Queensland guidelines as one of the key sources used in their preparation), notes that:

A place that satisfies Criterion (D) should be able to demonstrate cultural heritage significance in its fabric and be representative of its type or class of cultural places. The degree of intactness of a place therefore is an important threshold indicator of this criterion. ... However, setting such a high threshold may not be applicable in all situations, especially if the class of place is now rare or uncommon.

This approach has been used for the assessments carried out for the Study and in doing so a clear distinction has been made between the concepts of ‘intactness’ and ‘integrity’. While interpretations of these terms in heritage assessments do vary, for the purposes of this Study the following definitions set out on pp.16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14 have been adopted:

For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.

***Intactness** relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.*

***Integrity** in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).*

Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place’s integrity to such a degree that it loses its significance.

2.4.3 What is the role of the thematic history?

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it would be expected that the majority of places of local significance would be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is***

simply not the case that every building typology will be mentioned in such a study. (emphasis added)

The C57 Panel Report also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a ‘more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context’ (*Warrnambool Planning Scheme. Amendment C57 Panel Report*, December 2008, Jennifer A. Moles, Chair)

2.4.4 Conclusion

In accordance with the Advisory Committee comments a series of local ‘tests’ have developed to determine whether a heritage place meets the threshold of local significance to Yarriambiack Shire using the Hercon criteria. It is noted that a place need only meet one ‘test’ or criteria in order to meet the threshold of local significance. Meeting more than one ‘test’ does not make the place more significant – it simply means that the place is significant for a variety of reasons. The tests are:

- ▶ The place is associated with a key theme identified in the thematic environmental history. It may have been influenced by, or had an influence upon the theme. The association may be symbolic. The place will have a strong association with the theme and this will be clearly illustrated by the fabric, when compared with other places (Criterion A).
- ▶ The place may be rare within the Shire or to a township or locality. It may contain or be a very early building/s, or be of a type that is under-represented within the Shire (Criterion B).
- ▶ The place has potential to contribute further information about the history of the Shire or a locality and that may aid in comparative analysis of similar places (Criterion C).
- ▶ If it is a representative example of a place type it will usually have the typical range of features normally associated with that type – i.e. it will be a benchmark example (Criterion D) or have distinctive aesthetic characteristics that are demonstrated by the fabric (Criterion E). These places will usually have a high degree of intactness (i.e. for a precinct, a high proportion of the places will be Contributory) when compared to other places.
- ▶ The place is an exemplar of an architectural style or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of intactness when compared to other places (Criterion F).
- ▶ The place has strong social or historic associations to an area (Criterion G) or to an individual or organisation (Criterion H) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places that do not meet the threshold of local significance will generally be those where:

- ▶ Historical associations are not well established or are not reflected in the fabric because of low intactness, or
- ▶ The place is common within the municipality or already well-represented in the Heritage Overlay, or
- ▶ If a precinct, it has a high proportion of non-contributory buildings, or
- ▶ It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples in the area or municipality.
- ▶ The social or historical associations are not well established or demonstrated.

2.5 What constitutes a precinct?

At present there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee, which made the follow comments in the final report (p.2-48) submitted in August 2007:

Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.

The Advisory Committee considered a number of submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should take into account:

- ▶ the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.
- ▶ whether the place illustrates historic themes or a particular period or type of development.
- ▶ whether it is a defined part of the municipality recognised by the community.
- ▶ whether non-built elements such as the subdivision pattern contribute to its significance.

The comments made by the Advisory Committee are supported by this consultant's experience in preparing other rural studies, which has demonstrated that precincts in rural areas are often smaller and sometimes more fragmented than those found in metropolitan areas or larger regional cities such as Geelong or Ballarat.

While some towns in Yarriambiack Shire did experience intense periods of growth (as evidenced in precincts such as the Hopetoun Town Centre, Hamilton Street in Murtoa and Scott Street, Warracknabeal) they were rarely at the scale or duration of that experienced in metropolitan areas, and often growth was more intermittent.

As a result, some precincts in the Shire will have a heterogenous rather than homogenous character and some will be non-contiguous (i.e. comprise places that do not adjoin one another and are scattered throughout a town). It is my opinion that the smaller size or fragmented nature of some of the precincts in rural shires does not make them less significant, but rather reflects the differing historic patterns of growth and development in rural towns and villages.

The Advisory Committee recognized this difference and concluded that criteria suggested by the Hobsons Bay C34 Panel, 'may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations'. On this basis it suggested (p.2-55) that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to **be treated as a single heritage place and share a statement of significance and HO number.*** (Emphasis added)

This approach (referred to as 'Group, serial or thematic listings') was formalised in the 2012 update of the VPP Practice Note.

Finally, with regard to the proportion of significant (or significant and contributory) buildings that is desirable within precincts, the Advisory Committee considered (p.2-54) that:

..the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.

Conclusions

Section 2.5 already provides guidance for determining whether or not a precinct meets the threshold of local significance. For the purposes of this study, a precinct is considered to possess one or more of the following characteristics:

- ▶ They contain contributory places that individually or as a group illustrate important themes set out in the thematic history. (Criteria A or D)
- ▶ The places within a precinct may or may not adjoin one another. Where they do not form a contiguous grouping they will have a strong and demonstrated thematic or other association. (Criterion A)
- ▶ Where places form a contiguous grouping they will have largely intact or visually cohesive streetscapes that are either aesthetically or historically significant (or both). (Criteria D or E)
- ▶ Precincts that are historically significant will include elements such as housing styles and subdivision layouts that are representative or typical of a particular era or type. (Criterion D)
- ▶ Precincts of aesthetic significance may also be distinguished by the high or exceptional quality of the housing design and/or estate layout and features when compared to other examples. (Criterion E)

2.6 Community consultation

Two stages of consultation were carried out for the Study. The first stage at the beginning of the Study involved the initial notification of all owners/managers of places

being investigated, which in some cases included on-site visits as described in section 2.3.1. The second stage toward the end of the study included sending a copy of the draft place or precinct citation to all property owners/managers.

2.6.1 Stage 1 – initial notification

This occurred in mid 2013 and advised owners that the Study was underway. It also advised that:

- ▶ The place was identified as a place of potential significance by the Stage 1 Study completed in 2011.
- ▶ The purpose of Stage 2 was to determine whether or not the place is considered to be of local heritage significance to Yarriambiack Shire. It was noted that not all places of potential significance would be of local significance – the outcome of the assessment would depend upon further historical research about the place along with comparison with other places as well as discussions with owners about their knowledge of the place and how it has been altered or changed over time.

Three types of letters were sent – one to owners of places where an on-site investigation was not required, the second for places (such as farms) where access to the property was required and so arrangements needed to be made for consultants to gain access. The letter included the name and contact phone number/email for the Yarriambiack Shire Project Manager. A leaflet with ‘frequently asked questions’ (FAQ) about the Heritage Overlay and the Study was included (refer Appendix F.1).

2.6.2 Stage 2 – feedback on place citations

The second notification of owners occurred in April and May 2014. A copy of the draft place or precinct citation was sent to all owners/managers of places of local significance, as well as all contributory places within identified precincts (over 300 people were notified) with a covering letter and an updated FAQ leaflet (see Appendix F.2). People were given one month to respond.

The purpose of the consultation was to inform people of the preliminary findings of significance and also to seek feedback on the factual aspects of the citation such as the history and description of the place. This information was used to finalise the place and precinct citations.

2.7 Peer review

A peer review by Heritage Victoria of the preliminary findings of the Stage 2 Study was carried out in May 2014. The meeting was chaired by Geoff Austin, and other Heritage Victoria staff in attendance were Kerry O’Brien and Marina Larrison. David Helms presented the findings of the Stage 2 Study, including of the places identified by the Stage 2 as being of potential State significance or otherwise of interest to Heritage Victoria.

The purpose of the peer review was:

- ▶ To assist the consultants in terms of research, comparative analysis or other issues associated with the assessment of places of cultural significance and discuss any problems involved.
- ▶ To review those places being considered for the Heritage Overlay.

- ▶ To review those places identified as being of potential State significance.
- ▶ To ensure that the heritage study takes a holistic approach to the assessment of significance in terms of place types, periods and heritage values.

As a consequence of the peer review the list of places of potential State significance has been refined.

2.8 Review of the Thematic Environmental History

Toward the end of Stage 2 the thematic environmental history prepared during Stage 1 of the Study was reviewed. The purpose of the review was to determine whether the emphasis given to particular themes should be amended in the light of the detailed work that has been undertaken and to review the statement of significance.

3 KEY FINDINGS

3.1 Heritage places and precincts

About 301 places and precincts have been assessed by the Study. Of these:

- ▶ 15 precincts or ‘group listings’ (see Appendix B.1.1) are of local significance to Yarriambiack Shire for their historic, social, technical, architectural and/or aesthetic values.
- ▶ 108 individual places (Appendix B.1.2) are of local significance to Yarriambiack Shire for their historic, social, technical, architectural and/or aesthetic values. Of these, Table 3.1 lists the places with potential values at the State level.
- ▶ 72 places do not meet the threshold of local significance (Appendix B.2).
- ▶ 106 places of potential significance require assessment in future (Appendix B.3).

Table 3.1 – Places of potential State significance

Heritage place	Comments
<i>Railway Grain Silos</i>	Potential historic and aesthetic significance. Associated with the changeover to bulk handling of wheat, which was a project of great importance to the State of Victoria.
<i>Wimmera Mallee Stock and Domestic Water Supply System</i>	Potential historic and technical significance. However, most of the infrastructure has now been removed as part of the pipeline modernisation project.
<i>St John’s Lutheran Church, Minyip (HO26)</i>	Potential historic and aesthetic values. A fine example of a Carpenter Gothic Church with a notable octagonal bell tower, which is associated with the significant German settlement in this area. Not inspected internally (as it is already in the HO), but understood to also have a fine interior, including an altar carved by Robert Prenzel and an organ by Alfred Fuller.
<i>Salisbury, house and cottage, Murtoa</i>	Potential historic and architectural significance: comprises two houses, a c.1871 early cottage with wattle and daub wall and a thatched roof (under iron) and a c.1881 double fronted brick house at the front. The cottage is one of the oldest structures in Yarriambiack Shire and a rare example of a primitive building.
<i>Thatched stables at Glenwillan homestead, Wallup</i>	Potential historic and architectural significance. Rare and very intact example of primitive building constructed using local materials.
<i>Anzac Park, Warracknabeal</i>	Potential historic significance. Of note as a collection of various buildings, structures and objects in a single place dedicated as war memorials to various conflicts.

Heritage place	Comments
<i>Women's Christian Temperance Union Fountain, Warracknabeal</i>	Rare example of a fountain erected at the behest of the WCTU – only other known example in North Melbourne near the Vic Market is on the VHR. Situated within Anzac Park.
<i>Shearing shed clad in kerosene tins, Woomelang</i>	Potential historic and architectural significance. Due to post-WWII materials shortages this shearing shed was constructed using flattened kerosene tins.

3.1.1 Heritage places and precincts of local significance

A wide range of heritage places and precincts represent most of the key themes identified in the thematic history. Some observations include:

- ▶ Most of the heritage places and precincts date from period from 1900 to 1945. There are few surviving places from prior to 1900 in either the towns or rural areas.
- ▶ The decade immediately after World War I was clearly a period of great prosperity as evidenced by the number and quality of buildings erected during that period.
- ▶ At present, there are only two known places (Longerenong Homestead, and Lake Corrong Homestead) associated with the Pastoral occupation of the Shire, both of which are included on the Victorian Heritage Register. Only three more places with direct associations with the Pastoral era have been identified: the Kewell Shearing Shed, Brim Homestead and the Log Panel Hut at the Wheatlands Museum.
- ▶ The majority of heritage places are within towns and settlements. This reflects the difficulty in identifying rural buildings, which are often not visible from roadways, and also the decline in the rural areas of the Shire since the mid-twentieth century, which has resulted in the loss of many buildings.
- ▶ The majority of rural buildings are either homesteads or former public buildings such as schools, halls and churches. There are few identified heritage places associated with the important themes of wheat growing and wool production.
- ▶ There are some distinctive building types such as the Indian Bungalow style houses that are a particular feature of the northern towns and districts of the Shire, also the limestone buildings found in Hopetoun and surrounding areas.
- ▶ Another distinctive building type is the railway grain silo. The silos are landmarks throughout the Shire that demonstrate the important and related themes of wheat growing and railways.
- ▶ The early importance of Warracknabeal as a regional centre is demonstrated by the size of its commercial area, range of public and church buildings, and the numbers of houses dating from the first decades of the twentieth century.
- ▶ The development of Hopetoun, Murtoa, Minyip and Rupanyup into important district centres in the 1920s is very apparent in the commercial and residential buildings found throughout the towns.
- ▶ The importance of Brim, Woomelang and Lascelles as local centres is evident. In Woomelang, the close connection of the development town to the railway is of note.

3.1.2 Response to community consultation

A total of 9 submissions were received. The majority were positive and some provided additional historic information about the place. Amendments have been made to the relevant heritage place citations as required.

Only two places indicated that they did not agree with the assessment of their place; however, neither provided any information to refute the assessment made by the Study.

Table 3.2 provides a summary of the response to submissions.

Table 3.2 – Community consultation

Heritage place	Submission	Response
<i>Hopetoun Railway Goods Shed</i>	Describes the heritage citation as a 'comprehensive report' and does not identify any errors of fact. Notes that consultation with Victrack or the Department of Transport, Planning and Infrastructure will be required if an Amendment is prepared.	Noted. No changes required.
<i>Brim Homestead, 22 Wurfel Road, Brim</i>	Does not provide any comment about the citation. Provides contact details for a building and heritage consultant who is appointed by the owner as 'agent in regards to this study'.	Noted. No changes required.
<i>House, 101 Lascelles Street, Hopetoun</i>	The submission 'understands that this house has significant history and architectural value' and concludes 'We are delighted to learn that this house has such importance and look forward to working with the Shire into the future so as to best preserve it for the future'.	Noted. No changes required.
<i>House/shop, 71 Lascelles Street, Hopetoun</i>	Provides some additional historic information about the property.	Noted. Minor updates to the Hopetoun Town Centre precinct have been made.
<i>House, 71 Stewart Street, Rupanyup</i>	Identifies one minor error and also provides some other details about the interior of the house.	Noted. Minor updates to the citation.
<i>House, 9 Molyneaux Street, Warracknabeal</i>	The submission advises that 'we have been trying to work out the history of the house for a while and were delighted to get the information'. Identifies another building on the	Noted. The additional building has been noted in the citation.

Heritage place	Submission	Response
	property that may be important.	
<i>Former Power Alcohol Distillery, 23-35 Rainbow Road, Warracknabeal</i>	The submission corrects some minor errors in the citation.	Noted. The citation has been updated.
<i>Former Werrigar Masonic Lodge No.33, 5-7 Scott Street</i>	Does not want the property to be considered for heritage listing.	Noted. No changes required.
<i>Warracknabeal Secondary College</i>	Provides some additional information about the history of the school.	Noted. The citation has been updated.

3.2 Review of the thematic history

The thematic environmental history has been extensively revised having regard to the detailed research and investigation carried out in Stage 2. While the overall structure has not significantly changed, the importance given to certain sub-themes has been changed, information added (or deleted) where relevant, and the names and ordering of some sub-themes have been altered. Errors, wherever found, have been corrected.

Table 3.3 provides a summary of the key changes.

Table 3.3 – Thematic history edits and changes

Chapter	Changes
<i>Acknowledgments</i>	Updates to include reference to the Stage 2 changes
<i>Introduction</i>	Minor edits
<i>1 – Shaping Victoria's environment</i>	Minor edits to sections 1.1 to 1.3 Rearrangement of text and subheadings renamed as 'Wyperfeld National Park' and 'Lakes and waterways'.
<i>2 – Peopling Victoria's places and landscapes</i>	Minor edits to the Introduction and sections 2.1 to 2.4. Section 2.3.5 is renamed as 'Setting aside towns' and additional text added about the establishment of Warracknabeal, the first town to be surveyed. Cemeteries is moved from Chapter 7 to become Section 2.5.
<i>3 – Connecting Victorians by transport and communications</i>	Minor edits to the Introduction and all sections.
<i>4 – Transforming and managing land and natural resources</i>	Minor edits to the Introduction and sections 4.1, 4.3 and 4.4. Section 4.2.1 (The rise of grain) has been re-written on the basis of further research carried out during Stage 2 to emphasise the importance of the Wimmera and the Mallee as grain growing area at both the State and National levels and the significant increases in production after

Chapter	Changes
	<p>World War II.</p> <p>Section 4.2.2 (Experimentation and developing agricultural knowledge) has been re-written to provide additional information including the introduction of new practices by immigrants, and introduction of scientific approaches after World War II</p>
<p>5 – <i>Making towns and settlements</i></p>	<p>Section 5.4 ‘The rise and fall of small local centres’ is renamed as ‘Making local centres to serve rural Australia’ and moved to become section 5.1.</p> <p>Section 5.1 ‘Developing Regional centres’ is renumbered and renamed as Section 5.2 ‘Regional centres’ and the section about Warracknabeal is re-written on the basis of detailed researched carried out in Stage 2.</p> <p>Minor edits are made to section ‘Developing local industries’ and the text in relation to the Power Alcohol Distillery is moved to section 6.5 ‘Defending Australia’.</p> <p>The renumbered Section 5.3 ‘Retailing and commerce’ has additional text in the introduction about the development of commercial centres and an overview of the main commercial centres. The first sub-section is renamed as ‘The country general store and local merchants’ and now includes reference to Austin & Ford, who were prominent retailers in Hopetoun.</p> <p>The sub-section about banks has been re-written on the basis of detailed research carried out for banks in the Shire.</p> <p>Section 5.5 is renamed as ‘Providing township services’ and new text added about the introduction of State Electricity Commission of Victorian facilities in the Shire. Additions have also been made to section 5.5.3 Reticulated water supply about the early use of railway water towers for water supply and the development of the State Rivers and Water Supply schemes in the twentieth century.</p> <p>Section 5.6 ‘Making homes for Victorians’ has been extensively rewritten and added to on the basis of detailed research carried out for the houses and residential precincts assessed during Stage 2 to identify key periods of development, key house styles and describe distinctive house designs that respond to the hot climate of the Wimmera and Mallee.</p>
<p>6 – <i>Governing Victorians</i></p>	<p>Minor edits to the Introduction and sections 6.1 to 6.4 and 6.6. In section 6.5, a new section is added in the sub-section for World War Two about the Power Alcohol Distillery as this was an important part of the war effort (moved from section 5.2).</p>
<p>7 - <i>Building community life</i></p>	<p>In Section 7.1 ‘Maintaining spiritual life’ new text highlights the importance of the ‘churches of dissent’ in the Shire, and the section on the Lutheran Church has been amended, particularly to distinguish between the two synods that were established in the Shire (reflected in separate congregations and churches in Murtoa).</p> <p>The sub-sections for the Roman Catholic Church, Presbyterian and Methodist churches have been re-written to provide an overview of the establishment of the churches in the Wimmera and Mallee, including the development of new parishes as settlement progressed. The Methodist section highlights the different divisions of the churches.</p>

Chapter	Changes
	<p>The section 'Other religious & spiritual affiliations' has been replaced with two new subsections for the Baptist Church and Churches of Christ, and the Salvation Army. Assessment in Stage 2 has highlighted the importance of these churches to the historic development of the Shire.</p> <p>Information about Lutheran and Catholic church schools has been moved to section 7.2 Educating.</p> <p>Section 7.2 Educating has been amended to include additional contextual information about the historic development of State primary and secondary education in Victoria, and to include specific sections for Lutheran and Catholic schools, which played an important role in primary education in the Shire. The 'Heritage place – Concordia College' section is moved here.</p> <p>Section 7.3 'Providing health and welfare services' is split into two sub-sections: 7.3.1 Hospitals and 7.3.2 Infant welfare centres. Section 7.3.1 now includes text about the transition from private to Bush Nursing hospitals and then to public hospitals.</p> <p>Section 7.4 'Community life in country towns' is renamed as 'Public Halls' as the sub-sections for Progress Associations and Agricultural societies are moved to form part of section 7.5 'Forming community associations'. Section 7.5 now has new sub-sections for 'Masonic Lodges' and 'Women's Associations', which highlight the importance of these themes to the Shire. The sub-section 'Artistic associations' is moved to section 8.2.</p>
<i>8 – Shaping cultural and creative life</i>	<p>In Section 8.1 'Participating in sport and recreation' a new sub-section is added for Horse racing in recognition of the importance of this theme in the development of the Shire.</p> <p>Section 8.2 'Minyip and the Flying Doctors' becomes a sub-section of a new Section 8.2 'Participating in the arts'. This now includes specific sections for 'Bands and orchestras' and 'Theatre and drama groups'</p>
<i>9 – Why is Yarriambiack Shire significant?</i>	Minor edits.

3.3 Review of the LPPF

3.3.1 Clause 21 - Municipal Strategic Statement

Clause 21 of the existing Local Planning Policy Framework is well thought out and provides an excellent strategic framework for the future planning for, and development of, Yarriambiack Shire. It includes numerous references to heritage throughout and minor changes are recommended, which will:

- ▶ Ensure consistency of terminology in accordance with the Burra Charter – for example, by replacing references to 'built' heritage with 'cultural' heritage as heritage places in Yarriambiack Shire include non-built elements such as trees and landscapes.

- ▶ Include appropriate references (and update others) having regard to the completion of the *Yarriambiack Shire Heritage Study Stage 2*, which includes the need to implement the Study and undertake future work, as required.

Tracked changes versions of each clause are provided in Appendix D.2 and Table 3.3 provides a summary of the recommended changes (new or amended text is underlined).

Table 3.3 – LPPF changes

Clause	Comments and changes
21.02	(Overview) ‘Greater awareness and concern’ for cultural heritage (amongst other things) is listed as one of the key elements and trends. No changes are required.
21.03	The ‘built and natural heritage of the Shire’ is identified as one of the key resources. ‘Built’ heritage is also mentioned as one of the issues to be addressed by the MSS and Local Planning Policies. As specified above, ‘built’ should be replaced by ‘cultural’ in both places and in the second dot point, the word ‘features’ should be replaced by ‘heritage’. In addition, a new dot point should be added on p.2 above the existing heritage dot point, as follows <i>The need to protect and conserve the Shire’s natural and cultural heritage.</i>
21.04	Minor changes are required to ensure consistency of language, as follows: In the planning and development vision for the Shire amend the dot point in relation to ‘natural and built resources’ as follows: <u>protection and conservation of natural and cultural heritage; and</u> Adding ‘conserving’ to the strategy for natural and cultural heritage, as follows: <u>Protecting and conserving items, places, and areas of natural and cultural heritage.</u>
21.05	This includes references taken from Council’s Corporate Plan. As such, no changes are recommended. Although not specifically mentioned heritage would appear to be part of the goals of ‘Quality Environment’ (which refers to the need to ‘provide and maintain a quality environment’) and ‘Economic prosperity’ (which refers to tourism).
21.06	This clause identifies key factors important in shaping the Shire’s future land use and development Heritage is not specifically mentioned. Given the previous statements in relation to heritage and tourism, the following changes are recommended for dot point 9: <i>The expansion of tourism based on the unique natural resources <u>and heritage buildings, streetscapes and landscapes and etc.</u></i>
21.07	This clause sets out strategies for a ‘planned sustainable future scenario’ to arrest population decline, build robust local economies, encourage sustainable development, maintain services and improve presentation of towns and the Shire. One of the characteristics, which offers potential for revitalisation of towns is the Environment, which also includes the ‘built environment and physical setting of towns’. Minor changes to this clause are recommended to include more explicit references to heritage: <i>Environment <u>and heritage</u> – capitalising on the <u>natural and cultural heritage attributes of the built environment and physical setting of the towns; and</u></i>

Clause	Comments and changes
21.08	Clause 21.08 sets out strategies and actions to achieve the vision, goals and objectives set out in the previous clauses. Clause 21.08-5 provides specific strategies and actions for Heritage, while references to heritage are also made in Cl. 21.08-1 Settlement.
21.08-1	<p>This clause (Settlement) includes general strategies and actions for the whole Shire, as well as specific strategies and actions for Warracknabeal, Murtoa and Hopetoun. ‘Built’ heritage is mentioned in the introduction, and specifically in the sections for Murtoa and Hopetoun. The section for Hopetoun also includes a strategy to ‘Maintain the heritage character of the township’ and to ‘Apply the Heritage Overlay as appropriate’.</p> <p>The Stage 2 Study found that all the main towns of Yarriambiack Shire, and many of the smaller centres as well, have significant heritage places and streetscapes, some of which are already included in the HO. Accordingly, it is recommended that an overall strategy be applied in relation to heritage, as well as amending terminology, as follows:</p> <ul style="list-style-type: none"> ▶ Replacing references to ‘built’ heritage with ‘cultural’ heritage throughout. ▶ Replacing the strategy dot point at the top of p.2 with the following: <i>Ensure that recreational facilities are maintained especially those with sensitive environments.</i> <u><i>Protect and conserve heritage places and streetscapes that contribute to the unique identity and character of each town.</i></u> ▶ Under Warracknabeal: <ul style="list-style-type: none"> - add the following to the introduction: <i>Scott Street is a fine historic streetscape and there are many other heritage places and areas throughout the town.</i> - add the following strategy: <i>Protect, conserve and enhance the historic character of the Scott Street commercial centre, and other heritage places and areas in the town.</i> ▶ Under Murtoa, replace the second strategy dot point with the following: <i>Protect, conserve and enhance the historic character of the Main Street commercial centre, and other heritage places and areas in the town.</i> ▶ Under Hopetoun: <ul style="list-style-type: none"> - add the following to the introduction: <i>The town contains fine historic streetscapes in Austin, Evelyn and Lascelles streets and there are many other heritage places and areas throughout the town.</i> - replace the first strategy dot point with the following: <i>Protect, conserve and enhance the historic character of the Hopetoun commercial centre, and other heritage places and areas in the town.</i> - delete the second dot point under implementation in relation to applying the HO as this duplicates the implementation in Cl. 21.08-5 Heritage.
21.08-5	The overview for this section provides a very good overview of the heritage assets of the Shire, however, it focus on the settlement that followed the railway to Hopetoun and Patchewollock and omits reference to the settlement in the north-east of the Shire that followed the opening of the railway to Mildura. A reference to the Mildura Railway, as well as new strategies and actions for implementation are recommended

Clause	Comments and changes
	to implement the findings of the Stage 2 Study. Changes to the Strategies and Implementation actions are recommended to implement the Study as shown in Appendix C.
21.09	This section, Monitoring and Review, identifies significant reviews and updates, which includes 'A comprehensive heritage study of the Shire including Aboriginal Heritage'. This should be amended as follows: <i>A comprehensive <u>post-contact</u> heritage study of the Shire, <u>and an</u> Aboriginal Heritage <u>study of the Shire.</u></i>
21.10	No changes required to this section (Conclusion).

3.3.2 Clause 22 – Local policies

The local policies in the Yarriambiack Planning Scheme include a suite of policies for Settlement, Rural areas, Environmental Management, Infrastructure, Industry, and Sand Mining. Currently, there is no specific local heritage policy for Yarriambiack Shire, however, there are some references to heritage in Clause 22.01 Settlement, as follows:

- ▶ 22.01-3 Building Lines and Height. This includes policy for building setbacks and heights throughout the whole of Yarriambiack Shire. It includes specific policies for buildings *adjoining* a heritage building.
- ▶ 22.01-5 Townscape. This applies to all urban areas, which have Residential or Township Zones. The policy basis refers to 'built and cultural heritage' as a representation of the development of the area and 'protecting heritage values', and there are references to 'heritage values' and 'built' and 'streetscape' character in the policies for 'Design' and 'Streetscapes'. However, there are no specific objectives for heritage.

While the existing policies are useful they provide inadequate guidance for the conservation and management of heritage places. For example, there are no objectives for heritage places, no specific policies for alterations and additions, new development, subdivision etc., and no policies in relation to demolition. In addition, the Cl. 22.01-5 Townscape policies are limited to heritage places within Township or Residential zones only.

Accordingly, it is considered that a separate policy in relation to heritage is required. To avoid repetition (e.g., by having separate heritage policies within clauses 22.01 for towns and 22.02 for rural areas) a new stand-alone Clause 22.07 Heritage Policy as set out in Appendix D.1 is recommended.

The new policy has been designed to complement the existing policies in clauses 22.01-3 and 22.01-5 and consequently no changes to those policies are required, apart from minor edits to ensure consistency of terminology.

3.4 Review of existing HO places

Stage 1 included a review of existing HO places. For completeness, the findings are reproduced here.

The findings for existing HO places are as follows:

- ▶ The significance at the local level of the majority of the 55 individual places of individual significance is confirmed. The exceptions are two places – the Soldiers' Memorial Hall and the Lascelles Memorial Hall – that have been demolished and should be deleted from the HO. In addition, a number of places are incorrectly described and/or mapped. Appendix G.1 contains a list of HO map corrections, while Appendix G.2 provides a copy of the heritage overlay schedule with suggested corrections.
- ▶ The significance of the six town centre precincts at the local level is confirmed. Statements of significance, which list the Significant, Contributory and Non-contributory places have been prepared for each precinct (see Volume 3).
- ▶ The six town centre precincts are incorrectly mapped. In all cases the HO has been applied to the road reserve only rather than to buildings within the precinct. At Minyip it has been applied to the wrong street (Wimmera Street), while in Murtoa it applies to the wrong section of McDonald Street south of (rather than north of) Breen Street. The HO maps should be amended in accordance with the boundaries of the precinct as defined in the statements of significance (see Volume 3).

4 RECOMMENDATIONS

4.1 Introduction

This section provides key recommendations of this part of the Study, which are considered to be fundamental to the achievement of an effective heritage strategy for Yarriambiack Shire. They are:

- ▶ The adoption of the *Yarriambiack Shire Heritage Study, 2014*.
- ▶ The implementation of the *Yarriambiack Shire Heritage Study, 2014*.
- ▶ Further work arising from the Study.

4.2 Recommendation 1 - Adoption of Study

Yarriambiack Shire Council formally adopts the *Yarriambiack Shire Heritage Study, 2014*, which comprises:

- ▶ Volume 1 – Thematic environmental history. Updated and revised.
- ▶ Volume 2 - Key Findings and Recommendations (this report). This sets out the methodology, key findings and statutory recommendations of the study.
- ▶ Volume 3 – Heritage Place & Precinct Citations. This includes all the Hermes citations for heritage places and precincts of local significance, including those already included in the HO.

4.3 Recommendation 2 - Implementation of Study

Planning scheme amendment

Prepare an amendment to the Yarriambiack Scheme to implement the *Yarriambiack Shire Heritage Study, 2014* by:

- ▶ Adding the precincts assessed as being of local significance listed in Appendix B.1.1 to the Heritage Overlay of the Yarriambiack Planning Scheme with the schedule entries shown in Hermes. The HO extent is the whole of the precinct as shown on the precinct plan (see Volume 3).
- ▶ Adding the places assessed as being of local significance listed in Appendix B.1.2 (with the exception of Lake Marma) to the HO of the Yarriambiack Planning Scheme. The HO extent is usually the whole of the site as defined by the property boundaries unless a reduced boundary is recommended, which is described in 'Recommendations 2014' section of the citation and/or shown on the plans in Appendix B.4.
- ▶ In addition to the general permit requirements of Cl.43.01, applying specific controls as listed in the table under 'Recommendations 2014' in the heritage place or precinct citation (see Volume 3).
- ▶ Adding Lake Marma to the Significant Landscape Overlay, and amend the existing HO38 that applies specifically to the Queen Victoria Rotunda, Sprott Fountain and War Memorial so that HO38 accurately applies to each feature and is extended to include the Scout Hall. Note: the budget for this study did not allow for the

preparation of a schedule to the SLO for Lake Marma. This will need to be prepared as part of the Amendment process.

- ▶ Amending HO18 that currently applies to the Lubeck Soldiers' Memorial reserve to include the Memorial Hall site, which also now contains the relocated war memorial.
- ▶ Making changes to the Municipal Strategic Statement, as set out in Appendix C. This will update policy references to heritage in Clause 21.
- ▶ Adding a new Clause 22.07 Heritage Policy, and making changes to Clause 22.01 as shown in Appendix D.
- ▶ Adding a Heritage Places incorporated document setting out permit exemptions as shown in Appendix E.
- ▶ Correcting errors with the HO schedule and HO maps in relation to existing HO places as listed in Appendix G.

Victorian Heritage Register nominations

Nominate the following places to the Heritage Council for inclusion on the Victorian Heritage Register (VHR).

- ▶ Railway Grain Silos – various places
- ▶ Wimmera-Mallee Stock and Domestic Water Supply System – various places
- ▶ St John's Lutheran Church, Minyip (HO26)
- ▶ Salisbury house and cottage, Murtoa
- ▶ Thatched stables at Glenwillan homestead, Wallup
- ▶ Anzac Park including the Women's Christian Temperance Union Fountain, Warracknabeal
- ▶ Shearing shed clad in kerosene tins, Woomelang

(These places are also included on the list of places to be included on the HO, in the case they do not make it onto the VHR.)

4.4 Recommendation 3 - further work

Yarriambiack Shire Council seeks funding to:

- ▶ Complete the assessment of places of potential significance listed in Appendix B.3.
- ▶ Prepare statements of significance for the 55 places of individual significance already in the HO, giving priority to places outside of HO precinct areas.

REFERENCES

Advisory Committee and Independent Panel Reports

Latrobe Planning Scheme, Amendment C14 Panel Report, May 2010, Margaret Pitt, Chair.

Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage, August 2007

Warrnambool Planning Scheme. Amendment C57 Panel Report, December 2008, Jennifer A. Moles, Chair

Other

Assessing the cultural heritage significance of places and objects for possible state heritage listing: The Victorian Heritage Register Criteria and Threshold Guidelines, 6 December 2012 <http://www.dpced.vic.gov.au/heritage/Forms-and-Guidelines/registration-forms-and-guidelines> (accessed 17 September 2013)

The Heritage Overlay: Guidelines for Assessing Planning Permit Applications (Public Draft February 2007) by the Heritage Council and Heritage Victoria.

Using the criteria: a methodology, Queensland Heritage Council, 2006

Victoria Planning Provisions Practice Note: *Applying the Heritage Overlay* (2012)



Figure 4: Former
Rupanyup Masonic
Hall

Source: David
Helms



Figure 5: Kerosene
Tin Shearing Shed,
Woomelang

Source: David
Helms



Figure 6: Yaapeet
Infant Welfare
Centre

Source: David
Helms.

APPENDIX A - HERCON CRITERIA

In assessing the heritage significance of heritage places and precincts, the common criteria which were adopted at the 1998 Conference on Heritage (HERCON) and which are based on the longstanding, and much used, Australian Heritage Commission criteria for the Register of the National Estate have been used.

Criterion A:

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

Criterion B:

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

Criterion C:

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

Criterion D:

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

Criterion E:

Importance in exhibiting particular aesthetic characteristics.

Criterion F:

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

Criterion G:

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

Criterion H:

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

APPENDIX B – PLACES ASSESSED BY THE STUDY

B.1 Local significance

Table B.1.1 - Precincts & group listings

PLACE	ADDRESS
VARIOUS	
1. Yarriambiack – Railway Grain Silos	Banyena, Batchica, Beulah, Brim, Gama, Hopetoun, Lah, Lascelles, Lubeck, Minyip, Nullan, Patchewollock, Sheep Hills Speed, Tempy, Warracknabeal, Woomelang and Yaapeet
HOPETOUN	
2. Town Centre Precinct	11-35 & 12-36 Austin St, 66-88 & 69-91 Lascelles St and 71-81 & 76-82 Toole St
3. Interwar Bungalows Group	16 Conran St, 15 Dennys St, 17 & 23 Garrard St and 101 Lascelles St
4. Evelyn Street Precinct	3 Dennys St and 41-83 & 46-50 Evelyn St
5. Garrard Street Precinct	11-17 & 23 Garrard St
MINYIP	
6. Minyip 19 th Century Houses Group	46, 64-6 & 72 Church St, 31 Market St, 26 Mill St and 8 South St
7. Main Street Precinct	110-120, 124-142 & 107-119 Main St
MURTOA	
8. Railway Houses Precinct	3 Comyn St, 2, 4 & 8 Degenhardt St, 2 & 4 Hamilton St, and 2, 4 & 3-9 McDonald St
9. Duncan Street Precinct	33-53 & 34, 40, 42 & 44 Duncan St and 50 Marma St
10. Hamilton Street Precinct	5-39 & 10-38 Hamilton St and 18-24 & 21-27 Marma St
WARRACKNABEAL	
11. Warracknabeal 19 th Century Houses Group	66 Anderson St, 14 & 22-24 Devereux St, and 182 & 184 Scott St
12. Warracknabeal Federation villas Group	70 Anderson St, 58 Lyle St, 24 Molyneaux St, 172 & 230 Scott St and 36, 38, 45, 49 & 53 Woolcock St
13. Railway Houses precinct	9-13 Molyneaux St and 13-17 Tarrant St
14. Scott Street Precinct	190-248 and 191, 193, 231 & 237-253 Scott St
WOOMELANG	
15. Railway Houses Group	3, 21, 23 & 29 Gloucester Ave

Table B.1.2 - Individual places

	Place	Address
AUBREY		
1.	Aubrey Public Hall	5287 Blue Ribbon Road
BEULAH		
2.	Grand View Homestead	4819 Birchip-Rainbow Road
3.	Beulah West Hall (Former Beulah West School No. 3245)	5237 Birchip-Rainbow Rd
4.	Methodist Parsonage (former)	40 Deakin St
5.	Beulah War Memorial	Deakin St
6.	St Augustine's Catholic Church	6-8 Dingwell Street
7.	St Peter's Vicarage (former) and Church Hall	17 & 19 Gladstone St
8.	Beulah State School No.3109 Residence (Former)	70 Henty Highway
9.	House	1 Henty Highway
10.	Beulah Primary School No.3109	14 Henty Highway
11.	Cranage House	18 Henty Highway
12.	Methodist Church (Former)	Cnr. Taverner and Deakin sts
BOOLITE		
13.	Boolite Public Hall	Boolite Hall Rd
BRIM		
14.	James Simson Grave	Simson Street
15.	Commercial Hotel	44 Swann St
16.	Brim Pastoral Station complex	22 Wurfel Road
HOPETOUN		
17.	Hopetoun State School No.3167 (Former)	Austin St & 11 Bruce St
18.	Carter House	46 Austin St
19.	House (Catholic Presbytery)	16 Conran St
20.	Lake Corrong Station Pioneer Cemetery	17 Conran St
21.	Hopetoun Railway Station Goods Shed	Garrard St
22.	Corrong	5673 & 5699 Henty Highway
23.	Hopetoun West Baptist Church	Hopetoun West Rd Cnr Browns Rd
24.	Hopetoun Uniting Church	57-59 Lascelles St
25.	Baptist Church, Sunday School and Manse (former)	39 & 41 Lascelles St
26.	House	42 Lascelles St
27.	Hopetoun Electric Supply Power House	49-51 Lascelles St
28.	Attached Houses	80 Mandeville St
29.	Hopetoun West Public Hall	Cnr. Navy Dam Rd & Tennis Court Rd
30.	Coulson House	47 Toole St

YARRIAMIACK SHIRE HERITAGE STUDY STAGE 2

	Place	Address
31.	Karkaroc Masonic Lodge no.214 Temple	50 Toole St
KEWELL		
32.	Schurmann Homestead	117 Daveys Rd
33.	Kewell Shearing Shed	962 Daveys Rd
34.	Zion Kewell Lutheran Church (Former)	427 Kewell School Rd
LASCELLES		
35.	Milte House	7-9 Boree St
36.	Lascelles War Memorial	20-26 Wychunga Street
37.	Stationmaster's residence (Former)	3 Wychunga St (Sunraysia Hwy)
LUBECK		
38.	Lubeck Memorial Hall, Soldiers' Memorial Reserve and War Memorial	Horsham-Lubeck Rd & 12 Wal Wal Rd
MINYIP		
39.	St Saviours Church of England	45-7 Church St
40.	Minyip Recreation Reserve & Showground	Foundry St and South St
41.	St Andrew's Uniting Church & Hall	107 Main St
42.	Dickson House	31 Main St
43.	Kingsley	301 Minyip-Dimboola Rd
44.	House	9 South St
45.	De Mouilpied Silo	Cnr. Stawell-Warracknabeal Rd & Nullan Rd
MURTOA		
46.	Rurade	2359 Banyena-Pimpinio Rd
47.	Concordia Lutheran College (Former)	1 Comyn St
48.	Salisbury and wattle and daub cottage	18 Comyn St
49.	House 'Coorong'	8 Cromie St
50.	House 'Nyora'	26 Cromie St
51.	House	31 Cromie St
52.	St Mary's Catholic Church	Cnr Duncan St & Degenhardt St
53.	House 'Clifton'	21 Duncan St
54.	House	10 Duncan St
55.	St John's Lutheran Memorial Church and Hall	14 Duncan St & 21 Degenhardt St
56.	Thomas House	2 Duncan St
57.	St Luke's Evangelical Lutheran Church (Former)	70 Duncan St
58.	House 'Fairview'	46 Gulbin Rd
59.	House 'The Gums'	100 Hudsons Rd
60.	Lake Marma reserve	Lake St
61.	House	7 Marma St
62.	House	50 McDonald St
63.	St Andrew's Uniting Church complex	62 McDonald St

	Place	Address
64.	Coromby Band Hall	1155 Minyip-Coromby Rd
65.	House	43 Munro St
66.	Murtoa Racecourse	Racecourse Rd
PATCHEWOLLOCK		
67.	Patchewollock Group School No. 3973	8 Algerian Street
68.	Methodist (now Uniting & Anglican) Church	3 Yenolom St
RUPANYUP		
69.	Rupanyup Primary School No.1595	22 Dyer St
70.	Rupanyup Masonic Lodge No. 118	Dyer St
71.	House (Highton) & Kurrajong	42 Dyer St
72.	St John The Baptist Catholic Church (Former)	8 Frayne Ave
73.	House	71 Stewart St
SHEEP HILLS		
74.	Sheep Hills War Memorial & Sugar Gum Rows	Minyip-Sheep Hills Rd & Sheep Hills-Boolite Rd
SPEED		
75.	Speed Public Hall	11 Main St
76.	Speed Primary School No.3861 (Former)	15 Main St
TEMPY		
77.	Pepper Trees at B.J. Robertson Memorial Park	Station St
TURRIFF		
78.	Methodist Church (Former)	2094 Sunraysia Hwy
WALLUP		
79.	Glenwillan Homestead complex	3983 Blue Ribbon Rd
80.	Wallup Public Hall	636 Wallup Hall Rd
WARRACKNABEAL		
81.	Tiechelman House	2 Craig Ave
82.	House 'Glenelg'	33 Devereux St
83.	Log-Panel Hut	Henty Highway
84.	House	10 Hewitt St
85.	Methodist Sunday School (former)	22 Jamouneau St
86.	House 'Yarriambiack'	2 Kelsall St
87.	House 'Kardinia'	4 Kelsall St
88.	House	8 Kelsall St
89.	W.C. Thomas Mill Managers House (former)	16 Kelsall St
90.	Catholic Convent (Former)	7 Lyle St
91.	Catholic Presbytery	11 Lyle St

YARRIAMIACK SHIRE HERITAGE STUDY STAGE 2

	Place	Address
92.	House	13 Lyle St
93.	House	55 Lyle St
94.	Power Alcohol Distillery (Former)	23-35 Rainbow Rd
95.	Anzac Memorial Park	Scott St
96.	Women's Christian Temperance Union Drinking Fountain	Scott St
97.	Werrigar Masonic Lodge No.33 temple	5-7 Scott St
98.	Warracknabeal High School	1 Tregear St
99.	Salvation Army Barracks	12 Woolcock St
100.	Baptist Church	15 Woolcock St
WILLENABRINA		
101.	Willenabrina Hall site & Carr family War Memorial Gates	2291 Warracknabeal-Rainbow Rd
WOOMELANG		
102.	Commercial Hotel	57 Brook St
103.	Ussing House	18 Cook St
104.	Kerosene Tin Shearing Shed	2176 Hopetoun-Sea Lake Rd
105.	Woomelang Uniting Church	35-37 Hopetoun-Sea Lake Rd
106.	St George's Church of England (Former)	3 Roberts St
YAAPEET		
107.	Yaapeet Infant Welfare Centre	Cowan St & Woods St
108.	Yaapeet Public Hall	Woods St

B.2 Does not meet threshold of local significance

	PLACE	ADDRESS
BEULAH		
1.	House	29 Deakin St
2.	House	31 Gladstone St
3.	House	16 Henty Hwy
4.	House (Former Police Station)	36 Henty Hwy
5.	House	77 Henty Hwy
HOPETOUN		
6.	House	44 Austin St
7.	Houses	16, 18 & 25 Dennys St
8.	St Joseph's Memorial Catholic Church	35 Lascelles St
9.	House	36 Lascelles St
10.	Attached Houses	45 & 47 Lascelles St
11.	St Luke's Anglican Church Rectory	48 Lascelles St
12.	House	85 Mandeville St

	PLACE	ADDRESS
LASCELLES		
13.	Lascalles Presbyterian Church	9-11 Mahrong St
14.	Sugar Gum row	Wychunga St
MINYIP		
15.	House	13 Carroll St
16.	House	39 Church St
17.	House	59 Church Street
18.	Wesleyan Church Hall (Former)	63 Church St & 18 Market St
19.	House	25 Foundry St
20.	House	1 Loats St
21.	House	5 Wimmera St
22.	Fire Station	Wimmera St
MURTOA		
23.	House	30 Breen St
24.	Railway Hotel	2 Comyn St
25.	House (Uhe family)	6022 Donald-Murtoa Rd
26.	House (Koonwarra)	31 Lake St
27.	House (Former St Luke's Manse)	49 Lake St
28.	House	12 Lloyd St
29.	House 'Marma Downs'	23 Lloyd St
PATCHEWOLLOCK		
30.	Our Lady of Help Christians	31 Algerian St
RUPANYUP		
31.	House	92 Cromie St
32.	Precinct – Dyer St	30-44 & 33-39 Dyer St
33.	House	16 Frayne Ave
34.	House & Wash House	18 Frayne St
35.	House	11 Gibson St
36.	House	15 Gibson St
SHEEP HILLS		
37.	Victorian Railways Departmental Residence (former)	405 Minyip-Sheep Hills Rd
SPEED		
38.	Uniting Church	13 Main St
TEMPY		
39.	St Thomas Aquinas Catholic Church	11 Boschert St
WARRACKNABEAL		
40.	War Service Homes	Alamein Ave, Coral Ave, Kokoda Ave etc.
41.	Anderson Street Precinct	5-25, 6-42, 54-64, 68, 72-76 & 53-59

YARRIAMBIAK SHIRE HERITAGE STUDY STAGE 2

	PLACE	ADDRESS
		Anderson St
42.	Presbyterian Manse	4 Anderson St
43.	House	8 Beggs St
44.	House	4 Craig Ave
45.	House	16 Craig Ave
46.	House	18 Craig Ave
47.	House	54 Craig Ave
48.	Craig Ave Houses	32, 76, 78, 80 & 86 Craig Ave
49.	House (Guernsey)	3 Devereux St
50.	House	92 Devereux St
51.	Houses	3 & 7 Duncan St
52.	Franklin Street Houses	2, 4 & 10 Franklin St
53.	House (Jamoneau)	7 Gardiner St
54.	Jamoneau Street Houses	44-110 & 55-113 Jamouneau St
55.	Low Rental Units	16 Jamouneau St
56.	Milbourne Street Houses	3-31 & 2-24 Milbourne St
57.	House	32 Molyneaux St
58.	House	64 Molyneaux St
59.	House	9 Phillips St
60.	House	12 Phillips St
61.	Rainbow Road Houses	5-9 Rainbow Rd
62.	Kelsall House	13 Rainbow Rd
63.	House	7 Scott St
64.	Warracknabeal Post Newspaper Office & residence	15 Scott St
65.	The Avenue Houses	1-9 The Avenue
66.	Thomas Street Houses	5-11 Thomas St
67.	State Savings Bank House	20 Werrigar St
68.	House	9 Wood St
69.	Woolcock Street Houses	5 & 4-12 Woolcock St
70.	House	21 Woolcock St
	WILKUR	
71.	Wilkur South Public Hall	2808 Warracknabeal-Birchip Rd
	WOOMELANG	
72.	Woomelang Primary School	Brook St
73.	Sugar Gums	Myall St

B.3 Future assessment required

	Place	Address	Notes
SERIAL LISTING			
1.	Wimmera Mallee Stock and Domestic Water Supply System	Henty Hwy (off)	GWM water website advises that all of the infrastructure associated with the system will be removed as part of the contract to replace the channels with pipelines.
AREEGRA			
2.	Donabeal Homestead	1303 Burong Hwy	
BANGERANG			
3.	Homestead	2504 Burong Hwy	
4.	Koschitzke Homestead	192 Koschitzke North Rd	
5.	Homestead and outbuildings	2928 Warracknabeal-Watchem Rd	
BEULAH			
6.	House	50 Deakin St	
7.	Kempton Park	731 Galaquil West Rd	Early stone homestead complex, appears to be unoccupied.
8.	Stone ruin & trees	Henty Hwy and Maroskis Rd	Archaeological site
9.	House	19 Henty Hwy	
10.	House	30 Henty Hwy	
11.	House	79 Henty Hwy	
12.	Homestead	2741 Henty Hwy	
13.	Church and House	3463 Henty Hwy	
14.	Beulah Pioneer Memorial Gates	77 Phillips St	Forms part of Beulah Town Centre precinct.
15.	Royston (Shannon family homestead)	181 Shannons Rd	
BRIM			
16.	Brim Cemetery	Brim East Road	
17.	Homestead	63 Brim East Road	Interwar Indian Bungalow
18.	Yarriambiack Creek Ford 1	Henty Hwy	Archaeological site
19.	Yarriambiack Creek scatter	Henty Hwy	Archaeological site
20.	Unity Church & Hall	49-53 Swann St	
CANNUM			
21.	Cannum 1 Survey Marker	Aubrey Road	Archaeological site
GOYURA			

YARRIAMIACK SHIRE HERITAGE STUDY STAGE 2

	Place	Address	Notes
22.	Goyura Township site	Henty Highway	Archaeological site
HOPETOON			
23.	St John's Lutheran Church	22 Dennys St	
24.	Edward Lascelles Experimental Orchard & Irrigation Scheme	Hopetoun-Yaapeet Rd	Archaeological site
25.	House	53 Mandeville St	
JUNG			
26.	Yarram Park	157 Longerenong-Warracknabeal Rd	Identified in Stage 2
KELLALAC			
27.	Homestead	5054 Henty Hwy	
28.	Homestead	8189 Stawell-Warracknabeal Rd	
KEWELL			
29.	Homestead	16 Daveys Rd	
LASCELLES			
30.	Hamlyn Homestead	166 Hermans Rd	Grand homestead shown in c.1911 photo. Not seen in Stage 1 or 2, but identified from aerial photos.
31.	House & shop/post office	7 Quandong St	
32.	Shops (Former)	11 Wychunga St (Sunraysia Hwy)	
33.	Railway reservoir	Sunraysia Hwy	Archaeological site
LUBECK			
34.	Marlo Homestead	3452 Horsham-Lubeck Rd	
35.	Houses	3565 Horsham-Lubeck Rd	
MINYIP			
36.	Minyip Community Health Centre	23-25 Church St	Designed by Gregory Burgess
37.	Minyip Cemetery	3054 Donald-Murtoa Rd	
38.	House	2 Loats St	c.1900 house
39.	Minyip Primary School No. 2167	21 Main St	c.1920s single room school moved to this site. Modern school buildings not significant.
40.	House	4 Market Street	Former private hospital
41.	Garage	8 Market St	Reputedly a prefabricated World War II building from New Guinea
42.	Houses	34 & 45 Market St	
43.	Gregson Park	Mill St	

	Place	Address	Notes
44.	Powerhouse (Former)	Mill St	
45.	Water Tower	Mill St	
46.	Homestead	71 P Hotkers Rd	Identified in Stage 2
47.	Homestead	140 Rutherfords Rd	Identified in Stage 2
48.	House	1 South St	Former private hospital designed by local architect
49.	Minyip Sugar Gums Avenues	Stawell- Warracknabeal Rd & Donald-Murtoa Rd	
50.	Wybara	5441 Stawell- Warracknabeal Rd	Identified in Stage 2
51.	Homestead (Rosebank)	6272 Stawell- Warracknabeal Rd	
MURTOA			
52.	House (former Methodist Parsonage)	17 Cromie St	
53.	Homestead	5371 Donald-Murtoa Rd	
54.	School Residence (former)	17 Duncan St	
55.	Marma Masonic Lodge (former)	23 Duncan St	
56.	House	28 Duncan St	
57.	House 'Hopefield'	387 Hamilton Rd & Hopefields Rd	Archaeological site. House is in ruined condition.
58.	House	246 Konig's Road	
59.	Lloyd Street Precinct	3-21 & 6-24 Lloyd St	
60.	Tobin's homestead	157 Longerenong- Warracknabeal Rd	
61.	House	19 Marma St	
62.	Schultz Homesteads	V Schultzs Rd	May contain an early thatched stables
63.	Templemore (Delahunty homestead)	Wimmera Hwy & 79 Templemore Rd	Identified in Stage 2
64.	Homestead	720 Wimmera Hwy	
65.	Prefabricated garage	1469 Wimmera Hwy	Rare example of a 'Rigiframe P40' type, which was Australian made in the early 1950s, with ribs made up from straight sections of steel channel, spaced at 6ft centres and with timber purlins.
66.	Whyte's Homestead	2441 Wimmera Highway	Identified in Stage 2
67.	Longerenong or Kewell Station Shepherds Hut	Unknown	Identified by member of Murtoa Historical Society

YARRIAMIACK SHIRE HERITAGE STUDY STAGE 2

	Place	Address	Notes
PATCHEWOLLOCK			
68.	Sugar Gum Street Trees	Barnes Street	
69.	Homestead	Hopetoun-Walpeup Rd	
ROSEBERY			
70.	Rosebery Township site	(off) Henty Highway	Archaeological site
RUPANYUP			
71.	House	30 Dyer St	
72.	H.B. Wescott House	39 Dyer St	
73.	Mill Houses (former)	16, 20, 24, 26, 32, 40 Frayne Ave	
74.	House	3 Gibson St	
SHEEP HILLS			
75.	Sheep Hills Cemetery	Cemetery Rd	
SPEED			
76.	Bugge House	Edwards St	Early settlers house
TEMPY			
77.	Tempy Public Hall	6 Boschert St	
78.	Shop/Hotel (Former)	2092 Station St (Sunraysia Hwy)	
TURRIFF			
79.	Shop	2092 Sunraysia Hwy	
80.	Anglican Church	2107 Sunraysia Hwy	
WALLUP			
81.	Thatched outbuilding	1248 Barrat Rd	
82.	Green Gables Homestead	3 Cannum School Rd	
WARRACKNABEAL			
83.	T.W. Dally House	27 Anderson St	
84.	House	6 Craig Ave	
85.	House	46 Devereux St	
86.	Arbor Day Trees	Dimboola Rd	
87.	House	11 Dimboola Rd	
88.	Wheatlands Agricultural Machinery Museum	Henty Hwy	
89.	Warracknabeal A&P Society Showgrounds	142 Henty Hwy	
90.	Homestead & Church	398 Henty Hwy	
91.	House	2-4 Phillips St	Modernist House designed by Bud Alekna and constructed in 1967 – selection of Peter Wille photographs on SLV website.
92.	House	11 Rainbow Rd	

	Place	Address	Notes
93.	House & Washingtonia Palms	8989 Stawell-Warracknabeal Rd	
94.	Yarriambiack Creek Parklands	The Avenue & Craig Ave	
95.	House	41 Woolcock St	
WILKUR			
96.	Crymelon Baptist Church (former)	1790 Warracknabeal-Watchem Rd	
WOOMELANG			
97.	G Brown Butcher (Former)	54 Brook St	
98.	Shop	62 Brook St	
99.	Shops & former Woomelang 'Sun' Office	65? Brook St	Includes double-fronted timber house and former Grocery store next door
100.	Houses	8 & 10 Carr St	
101.	Barbary Homestead	2791 Hopetoun-Sea Lake Rd	Not inspected during Stage 1 or 2. Identified from aerial photos.
102.	House	6 Proctor St	
103.	Methodist Parsonage (Former)	4 Roberts St	
104.	House	26-28 Sunraysia Hwy	
YAAPEET			
105.	Shop and residence	12-14 Byrne St	
106.	Shops (former) & Houses	18, 20 & 22 Byrne St	

B.4 Reduced HO extents

Grandview Homestead

4819 Birchip-Rainbow Road, Beulah



Brim Station
22 Wurfel Road, Brim



Corrong

5673 & 5699 Henty Highway, Hopetoun



Kingsley Homestead

301 Minyip-Dimboola Road, Minyip



Rurade

2359 Banyena-Pimpinio Road, Murtoa



Salisbury

18 Comyn Street, Murtoa



Kewell Shearing Shed
962 Davey's Road, Kewell



The Gums

100 Hudson's Road, Murtoa



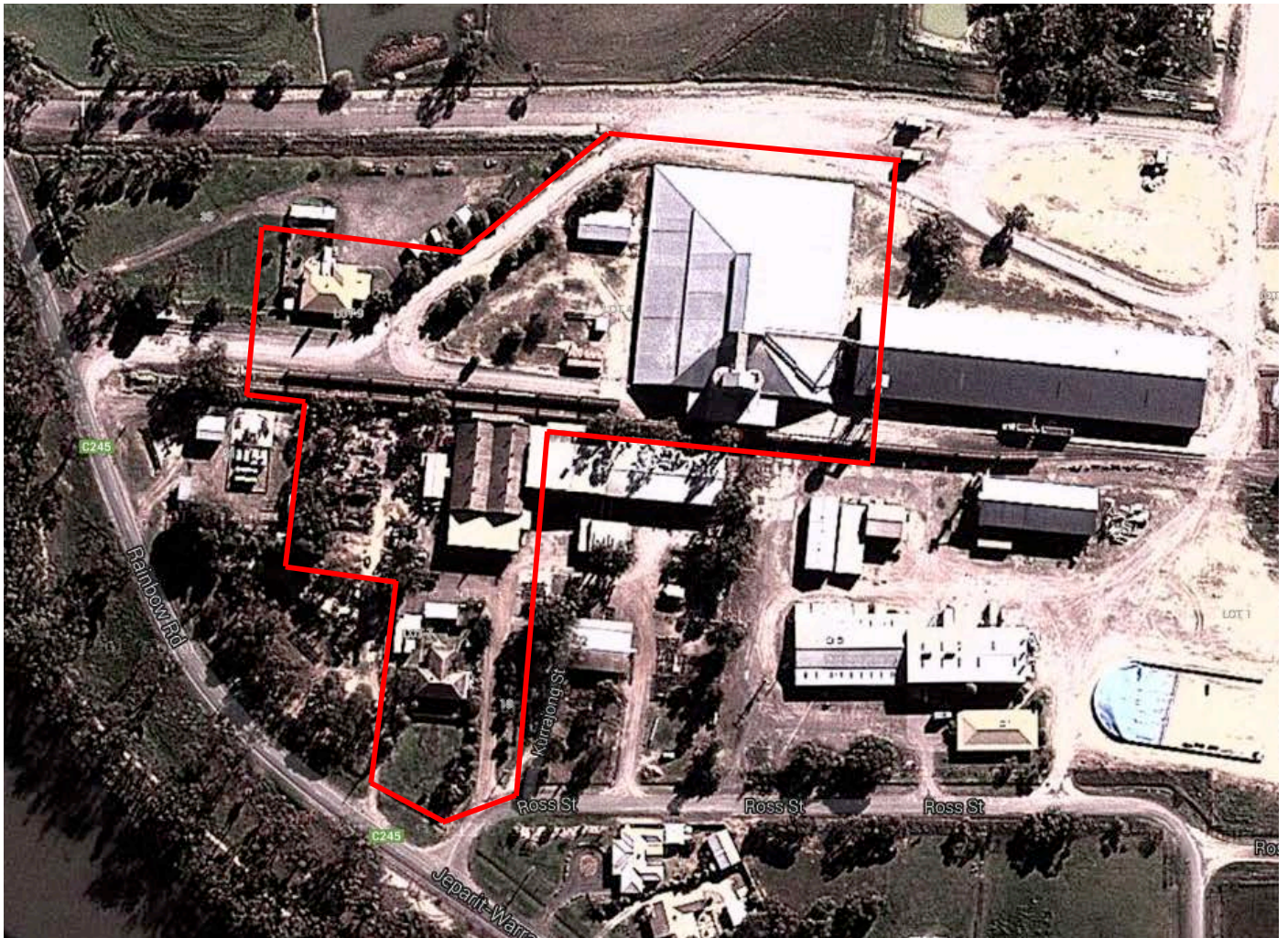
Rupanyup Primary School
22 Dyer Street, Rupanyup



Log Hut at Wheatlands Museum
5673 & 5699 Henty Highway, Hopetoun



Power Alcohol Distillery (Former)
33 & 35 Rainbow Road, Warracknabeal



APPENDIX C – MSS CHANGES

The following attachments show the tracked changes to:

- ▶ Clause 21.03 – State and regional context
- ▶ Clause 21.04 – Land use and development vision
- ▶ Clause 21.06 – Factors influencing the Shire’s future planning
- ▶ Clause 21.07 – A planned sustainable future scenario
- ▶ Clause 21.08 – Key issues addressed in the planning scheme
- ▶ Clause 21.08 – Monitoring and review

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STATE AND REGIONAL CONTEXT

The MSS has been prepared within the context of the region and the State Planning Policy Framework. Within the context of the state and region, the key resources of the Shire which relate to the State Planning Policy Framework include:

- The importance and significance of the Shire's agricultural industry to the region and State. The Shire contributes 25% of Victoria's total production of wheat and barley.
- The land and water resources of the catchments and region to support the highly productive agricultural land. Water is scarce, and largely harvested for irrigation and domestic and stock use.
- The transport infrastructure encompassing the important rail, road and air links to other cities and regional centres which support the Shire's economy, particularly the grain industry. The Marma Lake Grain Receival Terminal at Murtoa which is on the main Melbourne to Adelaide railway line provides a most strategically located and significant point for receiving grain in Victoria. This and other rail-based grain terminals on the standard gauge system provide direct access to Portland with the future possibility of access to Geelong subject to the extension of the standard gauge line into the Port of Geelong. Those in the north, on the Mildura line, provide access to Geelong.
- The unique and diverse natural resources which include the Big Desert State Forest, the Little Desert National Park, Wyperfeld National Park, Wathe Corridor, Wathe State Forest and Lakes Hindmarsh and Albacutya. These resources provide the bases for recreation and products for the tourism industry.
- The cultural and natural heritage of the Shire which reflects the history of settlement and industry of the agricultural community in the region.
- The potential economic viability of mineral sands and gypsum deposits in the Shire.

In view of their strategic significance, these matters will need to be planned for and administered in the planning scheme. As such particular attention need to be given to the following provisions and clauses in the State Planning Policy Framework:

- 15.01 Protection of waterways, groundwater and catchments
- 15.02 Floodplain management
- 15.03 Salinity
- 15.09 Conservation of native flora and fauna
- 15.11 Heritage
- 17.03 Industry
- 17.04 Tourism
- 17.05 Agriculture
- 17.06 Intensive animal industries
- 17.08 Mineral resources
- 18.01 Infrastructure

The MSS and the Local Planning Policies provide recognition of, and decisions on, proposals for changes of use and new developments which take into account:

- The opportunities for value adding to and processing of local and regional produce;
- The importance of the quality of the Shire's natural resource base to support agriculture and its expansion in a sustainable manner;
- The roles of and functions of the grain handling and storage facilities, and the transport linkages to support existing and future industry bases;
- The need to protect and conserve the Shire's natural and cultural heritage;
- The potential for quality tourism development based on the Shire's natural and cultural heritage;

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- The proximity to large regional centres, such as Horsham which will serve the southern portion of the Shire whilst the northern part of the Shire is likely be served by cities such as Mildura and Swan Hill for higher order goods and services, and medical facilities;
- The need to strengthen the role, employment base, presentation and facilities in the Shire's main towns; and
- The environmental and economic sustainability of new developments.

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LAND USE AND DEVELOPMENT VISION

The vision statement seeks to reflect the Shire Council and community aspirations for a desired future state of land use and development in Yarriambiack Shire. The land use planning and development vision for the Shire is as follows:

The Yarriambiack Shire Council, with the participation of the community, will engage in decision making and actions on land use and development of the Shire, which are ecologically sustainable to achieve the objectives of:

- *high agricultural productivity;*
- *an expanded agricultural and non-agricultural economic base,*
- *protection and conservation of natural and built heritage;*
and
- *equitable access to services and facilities.*

for present and future generations, thereby ensuring a sustainable future and quality of life for the community.

To achieve this vision, the Shire will plan in partnership with the community for the development and conservation of the Shire based on the following:

- Protecting rural land for the purposes of agricultural production and value adding industries;
- Focusing urban growth and economic development in and around existing townships in the Shire, with priority given to identified townships with the potential to maintain threshold population and services;
- Ensuring that future urban development is planned on the basis of providing full infrastructure development and a range of social and community facilities sufficient to support the future population base of the community;
- Protecting and conserving items, places, and areas of natural and cultural heritage;
- Supporting sustainable economic development including agriculture and new industries based on the Shire's built and natural assets and locational advantages;
- Promoting preferred locations for industrial growth and development;
- Encouraging sustainable management of the Shire's natural assets and environmental features;
- Protecting and enhancing native flora and fauna to improve biodiversity;
- Supporting quality tourism development based on the Shire's natural and built features; and
- Reducing the impact of pest plants and animals on native species and communities.

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FACTORS INFLUENCING THE SHIRE'S FUTURE PLANNING AND DEVELOPMENT

There are a number of key factors which are important in shaping the Shire's future land use and development. These include:

- The strength of the Shire's economic base which is essential for continued prosperity of the Shire lies in its high grain productivity. The condition of natural resources, including the capacity of soil and water to support agricultural production is an associated factor which will determine the profitability of agriculture;
- The Shire's continued importance as the centre of grain production and handling for the Wimmera/Mallee region;
- The servicing of the Shire by a network of highways and secondary roads which present both location opportunities and threats. The travel convenience facilitated by the highway network and the proximity to larger regional centres with multi-national retailers, such as Horsham, Mildura and Swan Hill impact on the retailing of the Shire's small towns, causing decreased local retail services;
- Opportunities for increased productivity, new products and investments based around local processing, value adding, and servicing the agricultural industry in farm machinery and equipment manufacturing and maintenance;
- An ageing and declining population which will affect the level of services and the high level of volunteerism in maintaining community and recreational facilities;
- The lack of provision of physical infrastructure services, such as reticulated sewerage, causing major environmental problems for the catchment as a result of ineffectual on-site treatment of effluent;
- Declining provision and access to community facilities and deteriorating infrastructure provision associated with declining population base. The withdrawal of community, health and commercial services in local townships are posing problems of equity to the elderly and disadvantaged groups in the community from accessing community, commercial and health facilities;
- The continuing restructuring of the local economy, particularly agriculture and service industries. Employment opportunities will be affected by changing workforce requirements of many industries, and the rationalisation of, and new methods of delivery of services;
- The expansion of tourism based on the unique natural resources and [heritage buildings, streetscapes and](#) landscapes and the opportunities for innovative use of resources within the numerous townships in the Shire, including sporting, recreational facilities, and housing stock;
- The presence of high groundwater tables causing dryland salinity problems;
- The need to maintain biodiversity values;
- The development and subsequent adoption of new technologies relating to agricultural production; and
- Parts of the Shire are subject to threats to public safety, including flooding, and wildfire.

These issues require consideration in planning and managing development. Some of the identified factors influencing future land use and development do not project future scenarios which are sustainable and fall short of meeting some of the objectives of the National Strategy for Sustainability. Sustainable futures in the Shire are not capable of being supported given the following present trends:

- towns in decline,
- withdrawal of services posing equity problems for the aged and disadvantaged, and

- the change of roles and functions of existing townships affecting the quality and the level of capability to service the urban and farming community from the rural hinterland.

The strategy then, is to arrest population decline through a number of strategic land use related initiatives which will guide future development and planning decisions, servicing of townships and districts within the Yarriambiack Shire, and allocation of resources.

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VC37**A PLANNED SUSTAINABLE FUTURE SCENARIO**

Given the scenario of declining population, realistic strategies need to be put in place which will achieve the following objectives: -

- Arrest population decline to at least maintain threshold populations and maintain delivery of minimum services;
- Build robust local economies in townships and in the Shire generally;
- Manage rural land sustainably, and discourage use and development which has the potential to restrict or adversely affect rural activities;
- Maintain access to a range and level of community and commercial services in townships; and
- Improve presentation of townships and of the Shire as a whole.

The townships in Yarriambiack Shire are presently at various stages of decline. Some of the towns will continue to lose population and services regardless of the amount of resources channelled towards revitalising them. Others have the potential to be revitalised if initiatives are taken and resources are injected. Part of the strategy is to identify those towns with the potential to be revitalised based on the following characteristics:

- Threshold population - the minimum population size of a town for the delivery of a range of private and government services;
- Location - by providing accessibility to persons who will support the town businesses;
- Environment **and heritage** - capitalising on the **natural and cultural heritage** attributes of the built environment and physical setting of the towns; and
- Entrepreneurial initiative - capitalising on what might be considered the negative aspects of the declining townships, for example the rural lifestyle and the cheap housing available.

To achieve the scenario there needs to be a hierarchical grouping of townships with the potential to attract and maintain sufficient threshold populations and minimum levels of service delivery. These townships generally fall into three groups:

Group 1: These townships which include Warracknabeal, Murtoa and Hopetoun have the most potential. Warracknabeal is classified as a district service centre while Murtoa and Hopetoun are subdistrict service centres. These towns essentially have threshold populations for a range of services to be maintained in the short term planning period. They have the highest potential to build on their assets and population bases to increase population and attract more services in the longer term. The vision is to have these towns enter the next planning period with sustainable growth and critical mass sufficient to attract larger developments to create more employment opportunities which will have positive flow on effects to other parts of the Shire and townships.

Group 2: This group includes Minyip and Rupanyup which have service centre roles and a range of retail and commercial facilities. These townships have some important businesses. They have both the potential and capability of being rejuvenated through location and environmental attributes, and entrepreneurial initiative at the grassroots level supported with incentives and infrastructure injection.

Group 3: These townships play a local service centre role providing local convenience shopping for the surrounding farming communities. Some of these townships may support a post office, a hotel, or local hardware shop. Townships in this grouping include Beulah and Woomelang.

Settlements such as Patchewollock, Brim, Yaapect, Tempe, Speed, and Lascelles which have small but relatively stable populations continue to play a role in servicing the rural hinterland.

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KEY ISSUES ADDRESSED IN THE PLANNING SCHEME

The land use and development vision (Clause 21.04), the goals of the Corporate Plan (Clause 21.05), and the objectives for a planned sustainable future (Clause 21.07) will be achieved so far as is relevant through the planning scheme by the strategies and actions set out in the following clauses.

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Settlement

The settlement pattern of Yarriambiack Shire is characterised by a number of small towns, each with its own identity. Factors contributing to the character of these townships include unique rural settings, natural and cultural heritage, and a rich community culture. The uniqueness and quality of life offered in each township is of great importance to the people of the Shire.

Some of the towns have lost the threshold population size to attract and to maintain the necessary services and facilities to provide a quality of life to residents and the surrounding farming district. Given the preferred land use and development vision based on population thresholds and factors of location, heritage, environment, and entrepreneurial initiative to rejuvenate towns, the settlement strategy is to consolidate development, and to provide infrastructure within towns in order of highest potential as follows:

- Warracknabeal
- Murtoa
- Hopetoun
- Minyip
- Rupanyup
- Beulah
- Woomelang

Other settlements including Patchewollock, Brim, Yaapect, Tempe, Speed, and Lascelles will continue to be supported.

Strategies

- Encourage consolidation of development and growth to take place within the identified townships with potential so as to:
 - maximise utilisation of existing infrastructure investment;
 - support infrastructure improvement;
 - improve and extend the range of goods, services, and amenities for both urban and rural communities;
 - increase job opportunities;
 - facilitate further industrial and commercial development; and
 - avoid development conflicts within agricultural areas for non-agricultural purposes.
- The Shire, in partnership with the community, must ensure equitable access to minimal provision of service delivery by government and private sectors to maintain a safe living environment.
- Encourage development and provide incentives for development in townships.
- Protect existing residential amenity and provision of housing choice.

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- Encourage uses of vacant housing stock, which do not compromise residential amenity.
- Ensure that recreational facilities are maintained especially those with sensitive environments.
- Protect and conserve heritage places and streetscapes that contribute to the unique identity and character of each town.

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Implementation

- Through the planning scheme, by appropriate application of zones and overlays and the application of the policies in this scheme by the responsible authority in administering the planning scheme.
- In administering the planning scheme, the responsible authority will take account of the general strategies, and the strategies relating to particular settlements, in making decisions on proposals to use and develop land.
- By defining the edge between the urban and rural land uses around the towns and containing all development within townships.
- Conduct an inventory of threshold populations needed to support government and private services and facilities to monitor various service provision to townships.
- Direct future provision of private and government services and physical infrastructure to townships identified as having highest potential to maintain population base.

The above principles will be applied in particular settlements as follows:

Warracknabeal

Warracknabeal has a district centre role. It is the largest centre of the Shire with the smallest rate of population decline between 1981 and 1991. It is a strong retail, administrative and industrial centre, well serviced with educational, medical and community services. It is located on important transport routes and has potential for critical mass to support and sustain large industries. Warracknabeal is the second largest grain receival terminal after Murtoa. VicGrain's maintenance workshop is located in Warracknabeal. Scott Street is a fine historic streetscape and there are many other heritage places and areas throughout the town.

Strategies

- Reinforce Warracknabeal as the main urban centre within Yarriambiack Shire, especially in terms of provision of community services and facilities, retail and business opportunities, recreational and social activities and the co-ordination of administrative and government functions.
- Encourage the development of a variety of housing types to cater for different needs of households, especially medium density housing and accommodation for elderly people, and at the same time ensure that the character of the residential areas is maintained.
- Increase the economic base of the town by encouraging the establishment of new businesses and commercial developments. Fully serviced industrial land should be readily available.
- Ensure residential areas are planned so that there are no detrimental effects on the environment, especially from waste disposal.
- Provide a comprehensive range of services (eg. health, education, entertainment, recreation etc.) to residential areas which meet the needs of all age groups.

- Encourage infill development to consolidate existing urban areas and maximise infrastructure efficiency.
- Protect, conserve and enhance the historic character of the Scott Street commercial centre, and other heritage places and areas in the town.

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Implementation

- Appropriate application of business, industrial, residential and other relevant zones in the planning scheme.
- Develop an open space strategy linking areas of open space, the Yarriambiack Creek environs to community facilities, commercial centres and residential areas which incorporate the restoration of the Yarriambiack frontage, biodiversity conservation and environmental values.
- Develop an attractive and vibrant commercial centre in Warracknabeal, with services and facilities which reinforce the role of the township.
- Improve all the entries to town and the streetscape of the commercial centre of town, and along the main highways through coordinated and planned landscaping and tree planting.
- Provide for a comprehensive range of community services and facilities to residential areas which meet the needs of all age groups.

Murtoa

Murtoa is a subdistrict centre and plays an important role in the handling and transportation of grain. It has potential to continue to be a dormitory town for Horsham. It needs to maintain local service centre functions to cater to the needs of township residents and surrounding rural farming community. Attractive housing stock, the built heritage, and recreational facilities contribute to residential lifestyle with a rural ambience.

Strategies

- Ensure the continuation of the role of the Murtoa as a grain receival terminal.
- Maintain the existing streetscapes and town character.
- Maintain the quality of housing stock and the character of the residential areas.
- Encourage the installation of a reticulated sewerage system to reduce environmental risk from untreated effluent.
- Protect, conserve and enhance the historic character of the Main Street commercial centre, and other heritage places and areas in the town.

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Implementation

- Apply flexible zoning controls to facilitate appropriate development within the township without compromising the amenity of the locality.

Hopetoun

Hopetoun performs a subdistrict role with a number of successful businesses and potential for tourism associated with proximity to Wyperfeld National Park and Lake Lascelles. Its facilities include a hospital, a secondary college, a chemist, retail services, and a shire office. There is potential for value adding industries associated with the agriculture to be

located in Hopetoun. The town contains fine historic streetscapes in Austin, Evelyn and Lascelles streets and there are many other heritage places and areas throughout the town.

Strategies

- * Protect, conserve and enhance the historic character of the Hopetoun commercial centre, and other heritage places and areas in the town.
- * Encourage the installation of a reticulated sewerage system to reduce environmental risk from untreated effluent.

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Implementation

- * Apply flexible zoning controls to facilitate appropriate development within the township without compromising the amenity of the locality.
- * Conduct a feasibility study into the development of the Hopetoun airport as a centre for aircraft maintenance and outfitting.

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Sustainable Land Management and Productivity

The importance of grain production in the Shire cannot be underestimated, both for the region and for the State. A major employer, the annual value of agricultural production in the Shire is \$165m. Agricultural productivity has generally increased in the Shire due to improvements in techniques. Current agricultural land use is broad acre cropping. Soils in the Shire are threatened by soil structure decline, soil sodicity and soil acidification. Pest plants and animals are a concern in the municipality.

Although soil salinity is not yet a major issue it is of increasing concern to landholders. Groundwater in the region is saline and rising and dryland salinity is a key land management issue, particularly around the Hopetoun and Patchewollock area. The Southern Mallee has areas of high local and regional watertables. Wind erosion can greatly impact on sustainable land management, particularly for the northern areas of the Shire.

As well as encouraging best practice cropping regimes, there are opportunities for diversification of agriculture and viable sustainable alternatives need to be supported.

Significant initiatives at a local (eg. Landcare) and regional levels are needed to avoid future damage to the economic, environmental and social assets of the Shire and region.

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Strategies

- * Protect agricultural land as an economic resource.
- * Discourage non-agricultural uses and developments in areas of high quality agricultural land.
- * Discourage subdividing areas of high quality agricultural land.
- * Establish appropriate buffer distances for intensive activities such as waste water facilities, piggeries, poultry farms, feedlots and ensure appropriate siting and operation of these activities so as to prevent impacts both on-site and off-site.
- * Encourage farm management practices and land use activities which have the capacity to be sustained and reflect the optimal use of land.
- * Reduce land degradation and encourage sustainable agricultural practices.
- * Encourage agricultural diversity and promote opportunities for new farming enterprises.
- * Assist in the development of value adding enterprises based on grain production.

- * Establish and/or implement development guidelines for the appropriate siting and operation of intensive animal industries.
- * Support community initiatives such as Landcare, Farmsmart, Land for Wildlife.
- * Control and eliminate the silver-leaf nightshade which is a regionally prohibited plant.

Implementation

- * Apply appropriate zoning and overlay controls.
- * In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land.

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Environment

Sustainable agriculture and the management of the natural environment are inextricably linked. Given the value of agriculture production to the Shire, the health of the environment directly impinges on the economy of the Shire.

The Shire is located in the catchments of the Wimmera, Avon, and Richardson Rivers. Only Murtoa and Warracknabeal are sewered, and the remaining towns rely on septic tanks which discharge effluent into the sub soil. Some of the wastes are not satisfactorily disposed of on site and are entering the town drainage and eventually the river system.

The Southern Mallee is a subsurface catchment with groundwater flows trending in a NW direction towards the Murray River. It contains a significant terminal lakes system and valued biodiversity.

The rivers and creeks play a vital role in the community and have historical significance. Issues relating to waterways include flooding, levee banks, erosion, deterioration of water quality and quantity, the protection of riparian vegetation and public access. Stable and high quality waterway environments are important. They provide multiple benefits in protecting flora and fauna values, protecting water quality and enhancing landscape values.

If managed properly the natural environment can sustain the economic development of the Shire since it forms the basis of every landuse. Proper management is vitally important for habitats, remnant vegetation and water catchments. The degradation of the environment affects both agriculture and tourism alike, with resulting flow on effects to the economy and people who reside in the Shire.

The road verges throughout the Shire are significant for their visual quality against a flat and treeless agricultural cropping landscape. Due to this cropping heritage the environmental value of roadside remnant roadside vegetation is high. It is necessary to preserve the overall rural character and to maintain and increase the existing habitat linkages.

Strategies

- * Ensure that land use planning and development support catchment strategies and sustainable natural resource management practices, specifically to Wimmera and Mallee Regional Catchment Strategies.
- * Protect and enhance indigenous roadside vegetation through effective management of road reserves, railway lines and other public land.
- * Encourage landcare, whole farm planning and land use activities that have the capacity to be sustained and reflect the optimal and the ecologically sustainable use of land.
- * In consultation with industry, community, farming, government and Landcare groups develop incentives for activities that reduce soil erosion, salinity, nutrient pollution, vegetation loss, water quality deterioration and other resource degradation problems.
- * Manage and protect natural resources to ensure that the quality of the Shire's land use and water resources are improved through better land management and environmental management practice by:
 - minimising damage to the Shire's water catchments and watercourses to prevent damage;
 - recognising the importance of the Yarriambiack Creek catchment to the Shire;
 - rectifying salinity, soil erosion and vegetation loss by adopting the goals and objectives expressed in the Wimmera and Mallee Catchment Strategies;
 - protecting remnant riparian vegetation from further loss; and

- rectifying previous and existing land use problems at the earliest opportunity to improve the environment and development options.
- * Promote the protection and enhancement of the environment through community education initiatives.
- * New use and development must ensure no net increase or decrease of runoff (this does not apply to salinity, effluent, etc.), salinity recharge after runoff, soil degradation, salinity levels or effluent release to watercourses.
- * Contribute to an integrated waterway management program.
- * Remnant vegetation must be protected from clearing.
- * Promote the protection of the Pine Buloke woodlands which are a highly significant and threatened vegetation community.
- * Reduce grazing along riparian areas as this poses a great threat to remnant vegetation.
- * Promote the protection of the corridor and habitat value of roadsides and riparian vegetation.
- * Investigate the use and regard for regional catchment strategies, salinity management plans, regional vegetation plans and information such as the DNRE Selected Biodiversity Components.

Implementation

- * Apply appropriate zoning and overlay controls.
- * In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land.
- * Protect the environment by enforcing appropriate setbacks and buffers, by encouraging landowners to maintain existing vegetation and encouraging the replanting of indigenous vegetation.
- * Ensure that acceptable water quality standards and the natural condition of watercourses are considered in the assessment of land use proposals.
- * Promote effective pest plant and animal control throughout the Shire and the region, and ensure Shire works do not contribute to the spread of environmental and agricultural weeds. An incentives program could be implemented for land where conservation values are recognised.
- * Require detailed site analysis to assess environmental impacts and land capability as part of applications for planning permits.
- * Investigate options for waste water and stormwater for re-use and recycling.

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Flora and Fauna Conservation and Biodiversity

The vegetation of the Mallee region within the Shire of Yarriambiack is varied, containing the following vegetation communities:

- * Mallee Eucalyptus,
- * Grasslands,
- * Pine Buloke Woodland,
- * Mallee Heath,
- * Blackbox Woodland,

- * River Red Gum,
- * Lake Bed Herb Field,
- * Rare Saltbush, and
- * Broombrush Mallee.

Of particular conservation significance are Pine Buloke Woodlands and Grasslands.

Action Statements have been prepared under the *Flora and Fauna Guarantee Act 1988*, and these will be taken into account by the responsible authority in making decisions. Action Statements relevant to Yarriambiack Shire are set out in Table 1.

Table 1 Action Statements Prepared Under the Flora and Fauna Guarantee Act 1988, that are relevant to the Yarriambiack Shire.

FLORA AND FAUNA	SCIENTIFIC NAME	ACTION STATEMENT NUMBERS
The Use of Lead cartridges for hunting waterfowl.		AS No 32
Grey-crowned Babbler.	Pomatostomus temporalis	As No 34
Predation of Native Wildlife by the Introduced Red Fox.		As No 44
Mallee Fowl.	Leipoa ocellata	As No 59
White-bellied Sea Eagle.	Haliaeetus leucogaster	As No 60
Plains-wanderer.	Pedionomus torquatus	As No 66
Hairy-pod Wattle.	Acacia glandulicarpa	As No 73

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Heritage

The Shire of Yarriambiack has Yarriambiack Creek and the now part closed Patchewollock railway line forming a north-south spine along which settlement has been founded. The processes of settlement which impart cultural values to the Shire include the evidence of Aboriginal and pastoral occupation, and importantly, closer settlement, commencing in the southern areas of the Shire during the mid-Victorian period and progressing with the expansion of the railway network to the north as far as Patchewollock during the inter-war period. A further line of settlement in the north-east of the Shire followed the line of the railway to Mildura in the early to mid-twentieth century. The establishment of primary industries, notably grazing and cropping, secondary industries including flour milling and freezing and services including, local government, education, transport, and other public services, has been associated with the formation and in many instances, the decline of urban centres, leaving a remote but rich and exceptionally intact cultural heritage.

The Shire’s heritage assets are significant in their contribution to the character of the landscape and the townships. The cultural heritage needs to be recognised as important in its own right, a reminder of the community’s past and an economic asset.

Strategies

- * Ensure the protection, and conservation of heritage places.
- * Implement the findings of the Yarriambiack Shire Heritage Study Stage 2 (2014).

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- * Use the *Yarriambiack Shire Heritage Study Stage 2 (2014)* to assist with the conservation and management of heritage places.
- * Assess places of potential heritage significance that were not assessed by the *Yarriambiack Shire Heritage Study Stage 2 (2014)*.
- * Encourage the adaptive re-use of heritage places where the original use has ceased.
- * Document and prepare statements of significance for the heritage places already in the heritage overlay that have no heritage citation.

Implementation

- * Apply Heritage Overlay or Significant Landscape Overlay, as appropriate, to places of local heritage significance.
- * In administering the planning scheme, the responsible authority will take account of the relevant strategies, in making decisions on proposals to use and develop land, where those proposals have the potential to affect heritage assets.
- * Make changes to the existing heritage policies in Clause 21 and 22 of the planning scheme and add a new local policy for heritage places to Clause 22 in accordance with the findings of the *Yarriambiack Shire Heritage Study Stage 2 (2014)*.
- * Develop and implement guidelines for the conservation of heritage places and, in the interim, use *The Heritage Overlay Guidelines for Assessing Planning Permit Applications (2007)*, prepared by the Heritage Council.

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Economic Development

The Strategic Land Use Development in the Shire needs to recognise the complementary economic strategies identified in the draft *Economic Profile and Prospects for the Yarriambiack Shire Council (1997)*. The report recognises the following issues concerning the economic development potential of the Shire:

- * retaining a population base and workforce levels which are critical to economic development;
- * the lack of major concerns with the present planning process;
- * flexibility in the new planning controls to encourage development;
- * opportunities for industrial development;
- * the lack of a comprehensive database on existing and potential industrial and commercial properties in the Shire;
- * retail properties in smaller towns have neglected retail areas with empty shops, dirty windows, poor signage and widespread need of painting and streetscape improvement; and
- * highway development in Warracknabeal needs to be maximised but developed with care to so that entry to town remains presentable.

Strategies

- * Protect rural areas for sustainable and productive agricultural, mining, and other primary industries.
- * Support potential value adding industries and provision of services which support agriculture.

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MONITORING AND REVIEW

The Council is required to ensure that its planning scheme and related strategies and policies remain responsive to community needs, are consistent with state and regional planning directions, and are capable of effective implementation.

A review of this planning scheme must be undertaken every three years which will result in significant changes and refinements including:

- Flood-plain mapping along the Yarriambiack Creek and relevant watercourses.
- The supply of urban zoning within the Shire.
- A comprehensive post-contact heritage study of the Shire, and an Aboriginal heritage study of the Shire,
- An evaluation for identification of significant vegetation requiring protection.

Actions which will be taken to achieve effective performance monitoring of the scheme include:

- community consultation on planning issues, the effectiveness of the Planning Scheme and delivery standards being achieved by the Council,
- the number and type of applications,
- the processing time,
- application of the relevant provisions,
- the basis of decisions, if local provisions were used to assist the decision,
- compliance with the Local Planning Policy Framework,
- adequacy or other use of zones, overlays, LPPF and local schedules to address issues raised by permits.

The responsible authority will develop systems to monitor the effectiveness of the planning scheme in achieving planning objectives in the Shire.

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APPENDIX D – NEW HERITAGE LOCAL POLICY

D.1 New Clause 22.07 Heritage policy

22.07 HERITAGE POLICY

This heritage applies to heritage places and precincts included within the Heritage Overlay.

22.07-1 Policy basis

This policy:

- Implements the Land Use and Development Vision for Yarriambiack Shire in Clause 21.04, responds to the key issues and builds on the MSS objectives and strategies for heritage in Clause 21.08-5.
- Implements the recommendations of the *Yarriambiack Shire Heritage Study Stage 2* (2014).
- Recognises the importance of the conservation of heritage places in contributing to environmental, economic and social sustainability.
- Is intended to assist the consideration of permit applications or amendments under Clause 43.01.

22.07-2 Policy objectives

- To maintain the integrity and historic character of heritage places and precincts.
- To conserve and, where possible, enhance the significance of heritage places.
- To ensure new development is not visually intrusive.
- To conserve views of and vistas to heritage places.
- To ensure that new development is readily distinguishable from the original fabric.

22.07-3 Definitions

- *Heritage place.* A heritage place includes a site, building or structure, area or group of buildings (also referred to as a 'heritage precinct'), archaeological site, tree, garden, geological formation, fossil site, habitat or other place of identified natural or cultural significance and its associated land.
- *Significant.* An element (e.g., a building, structure, tree etc.) that has Cultural Heritage Significance independent of its context. Some Significant Elements may also make a contribution to the significance of an area or precinct. It is also possible that a Significant Element may be considered as a Non-contributory Element in an area or precinct.
- *Contributory.* Contributory elements (e.g., buildings, structures, trees etc.) are those that contribute to the significance of the heritage place.
- *Non-contributory.* A non-contributory element does not make a contribution to the significance of a heritage place.

22.07-4 Conservation of heritage places

In considering applications under the Heritage Overlay it is policy to:

- Conserve the fabric of the features (building, structure, tree, fence etc.) that contribute to the significance of the place and in particular to:
 - Encourage the accurate restoration or reconstruction of missing or modified features on the basis of available evidence.
 - Encourage the removal of non-significant or intrusive elements, particularly where this would assist in revealing or interpreting the significance of the heritage place.
- Prepare a statement of significance for a heritage place where none currently exists prior to considering or deciding upon a planning application.
- Encourage new development that is complementary in form, scale detailing and materials to significant features on the site, but is clearly contemporary in design.
- Avoid new development that distorts the historic evidence by simply copying or reproducing historic styles or detailing.
- Ensure that new development does not become a visually dominant element as a result of its scale, form or siting; i.e. it should appear as a secondary element when compared to the significant features.
- Encourage fences to be constructed in a style and height that is appropriate to the era of the place.
- Encourage the location of services and other features such as tanks in locations that are not highly visible from the street.
- Discourage the complete demolition of a significant building or structure except where it can be demonstrated that:
 - the building or structure is structurally unsound and cannot feasibly be repaired, or
 - any repairs would require the replacement of significant fabric to such an extent that the integrity of the building would be so reduced that it would no longer contribute to the precinct.
- Consider the demolition of part of a significant building or structure if the part to be demolished is not significant or if it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place.
- Allow the complete demolition or removal of non-significant buildings or structures including Non-contributory buildings within heritage precincts.
- Consider adaptive re-use if the new use supports the conservation of a heritage place.
- Conserve or reveal the visual relationship between the significant features in order to demonstrate the historic use and/or development of the place.
- Conserve or reveal views that contribute to the significance of the place.
- In the case of subdivision, encourage the retention of the significant features on one lot.
- Conserve significant trees or other plantings (see below), and maintain a visual relationship between the plantings and other significant features.
- Encourage regular maintenance of significant trees including monitoring of condition, pruning, pest and disease.
- Ensure that any future development or changes in immediate environmental conditions, adjacent to the significant trees does not have a detrimental impact upon the integrity and condition of the trees. Investigate ways in which adjacent development could include or coordinate with recovery and improvement of the trees' integrity and condition.

- If the significant trees require replacement, encourage replacement with ‘like with like’ species.

22.07-5 Decision guidelines

It is policy to consider, as appropriate:

- The citation/s in the *Yarriambiack Shire Heritage Study*, including the precinct and, where relevant, the individual statement of significance for the place.
- Whether the proposal may assist in revealing the significance of the place by restoring or reconstructing missing fabric or removing a non-significant alterations or additions.
- Whether the proposal will assist in the conservation or maintenance of the place.
- The impact upon any views or vistas.
- Whether the proposal will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building.

22.07-6 Application requirements

An application should be accompanied by the following information, as appropriate. This information may not be required for minor applications as determined by the responsible authority:

- A report explaining the proposal and how it addresses this policy.
- A report prepared by a suitably qualified heritage consultant, which assesses the impact upon the heritage place.
- For applications where complete demolition is sought a report prepared by a suitably qualified consultant that assesses the structural condition of the building and whether or not any defects can be repaired or mitigated.
- A report prepared by a suitably qualified consultant assessing the impact of development upon any tree/s that contribute to the significance or setting of a heritage place.

22.07-7 Policy References

Yarriambiack Shire Heritage Study Stage 2 (2014), David Helms Heritage Planning & Context Pty Ltd

D.2 Changes to Clause 22.01

The following attachments show the tracked changes to Clause 22.01 Settlement.

22.01 SETTLEMENT

19/01/2006
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22.01-1

Urban Growth Boundaries

19/01/2006
VC37

This policy applies to the urban edge of towns as defined by the existing extent of township and residential zones.

Policy Basis

The Yarriambiack Shire is characterised by a number of urban centres and small towns located in the midst of productive agricultural areas. The maintenance of a clear distinction between urban and rural areas is essential to efficient township development and continued agricultural production.

Objectives

To provide a high quality urban environment and encourage the consolidation of existing township areas by maximising development opportunities within these areas.

To lessen conflict between agriculture and urban land uses.

To establish an urban edge to all settlements based on current zonings, to provide certainty for development in urban areas and provide certainty for ongoing agricultural production in rural areas.

Policy

It is policy that:

- New residential use and development will be encouraged to locate in urban centres within existing designated urban zones.
- Urban use and development outside identified urban zones will be strongly discouraged.
- Land in agricultural production will be protected from adjoining land use and development inconsistent or incompatible with normal farming practices.

22.01-2 Medium Density Housing

19/01/2006
VC37

This policy applies to the construction of medium density housing.

Policy Basis

Limited amounts of medium density housing is provided currently in the Yarriambiack Shire. With changing housing needs there is a necessity to promote a wider range of housing types and set clear direction for the form and design of this development.

Objectives

To provide for a variety of lot sizes to meet the requirements of all age groups, household types, different lifestyles and to provide housing choice.

To accommodate medium density development adjacent to community services and facilities and proximity to commercial centres.

To support state government housing initiatives to ensure equitable access to housing opportunities is maintained and improved throughout the municipality.

Policy

It is policy that:

- Medium density housing and the creation of lot sizes under 400 square metres are to be encouraged within walking distance of business areas and community facilities and located only in those urban areas that have reticulated water and sewerage systems.
- Consideration will be given to pedestrian and transport facilities within the urban area and the standard of access to shopping and community service areas.

22.01-3 Building Lines and Height

19/01/2006
VC37

This policy applies to use and development in all areas in the Yarriambiack Shire.

Policy Basis

The Yarriambiack Shire is characterised in many areas by open plains, traditional grid pattern towns and wide streets where the siting of buildings is critical to visual appearance. In addition, the adequate separation of different uses to maintain amenity and provide an attenuation for off site effects is required.

Objectives

To ensure that development is appropriately located and sited having regard to streetscape and environmental attributes of residential areas.

To ensure that rural development is sited so as not to prejudice the landscape features and environmental attributes of the surrounding area.

To ensure that car parking and landscaping areas are accommodated within the front setback areas in the Business and Industrial zones.

Policy

It is policy that in the following circumstances the setbacks and building heights shall have regard to:

Rural zones

- The use of the natural features to screen the proposed development.
- Effect on attractive views of the road or natural landscape, the screening of caravan parks and tourist establishment by natural topographical features or its proximity to existing township areas.
- Design of both buildings and landscaping to allow the development to be accommodated by the surrounding landscape.
- The proposed landscaping of the site.
- The existing setbacks of abutting land.

Residential and Township zones

- The streetscape of the neighbourhood and the location of adjacent dwellings and buildings.
- Compliance with Clause 54, Clause 55 and Clause 56 of this scheme and with the Building Code of Australia, where applicable.

Industrial and Business zones

- The size of the site and location of other car parking and landscaping areas on the allotment.

- The design of the building.

Buildings adjoining a heritage building

- The design of the building in relation to the adjoining building.
- The setback of adjoining buildings.
- The streetscape associated with the heritage buildings and places.

Decision guidelines

In considering applications for use or development the responsible authority will have regard to:

- The effect of the proposed building or works on the amenity of the area;
- The importance of the undeveloped natural vistas along the major highways and the importance of the visual presentation of these areas;
- The prevention of ribbon development in the vicinity of the main roads;
- The effect and operation of public roads;
- The effect of any development on the retention and enhancement of roadside vegetation in terms of its importance as a wildlife corridor and repository for flora species.

22.01-4

19/01/2006
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Highway Development

This policy applies to the use and development of land with frontage to the RDZ1 and RDZ2 zones.

Policy Basis

The highways located in the Shire are a significant land use and a key area used by residents and visitors that provides important transport opportunities and create an impression of the Shire.

Objectives

To ensure that the use and development of land does not lessen the service, safety and role amenity of listed roads.

To provide for controls on the scale, intensity, design, appearance and presentation of land uses and developments along highways.

To limit the number of access points to the highway and to ensure that new access points do not interfere with the safety of the road.

To avoid linear or ribbon development of highways.

To protect existing areas of vegetation along and adjacent to roadside.

To ensure that new uses and developments do not lessen the value of existing landscapes.

Policy

It is policy that:

Applications for new uses and developments will:

- Demonstrate how they satisfy the objectives of this policy.
- Provide sufficient information to enable the responsible authority to assess the impact of the proposal.

The responsible authority will not approve applications for new uses and developments which:

- Lessen the level of service, safety and function of the road.
- Result in a lessening in the appearance and amenity of the area.
- Result in the unnecessary loss of vegetation.
- Extend linear or ribbon forms of development.

22.01-5 Townscape

19/01/2006
VC37

This policy applies to all urban areas which have Residential or Township Zones.

Policy Basis

The Shire has a diverse range of townships which provide a representation of the cultural heritage of the area. The presentation of the towns from highways, at entrances and along streetscapes is important in building civic and community pride, in protecting cultural heritage values and in the attraction of tourism.

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Objectives

To ensure that all development has regard to design, siting and landscaping qualities in towns, town entrances and town boundaries.

To ensure that the design, layout, height and appearance of new use and development contributes to the improvement of the character, presentation, amenity and visual qualities of towns.

To encourage the use and development of land which is able by good design and presentation to utilise the economic opportunities provided by road exposure and locations at the gateways to the town.

To ensure that the design and appearance of buildings and works enhances the appearance of the town.

To provide for setbacks, the layout of development, service roads and landscaping to ensure that the visual appearance and presentation of development is of a high quality.

To deal with matters such as advertising signs, colours of buildings, retention of existing vegetation including street trees, entry and exit points and roadworks, so as to ensure that the appearance, presentation and character of towns are maintained and where possible improved.

Policy

It is policy that the following issues be taken into account when considering applications for use and development of towns.

Design

- Local heritage values and built character of towns will be considered when designing and siting development. The design of buildings, their mass and scale is important in preserving the historical attributes and visual character of towns. Design of buildings and works will demonstrate that these factors have been considered.
- Development will be designed with respect to the built environment and sited and finished in such a way that it contributes to the overall appearance and character of the town.

Streetscapes

- Identified streetscape character will be taken into account in the design of buildings and works.
- The presentation of development to the street and the way it addresses and assists in streetscape presentation and its capacity to attract tourism, development and demonstrate civic pride will be considered.

Township Entrances

- The presentation and design of town entrances will be considered in the design of buildings and works.
- The way town entrances are presented and their capacity to attract tourism, development and demonstrate civic pride will be considered.

Landscaping

- The importance of street trees in creating areas that offer shade and protection from the elements will be considered.
- Development will take into account that the tree species used are consistent with the landscape of the township.

Town Edges

- Developments located on the edge of township area will be landscaped to assist in absorbing the development within the surrounding landscape and to provide a delineated edge to the town.

Permit Requirements

Applications for new uses and developments will:

- Demonstrate how they satisfy the objectives of this policy.
- Provide sufficient information to enable the responsible authority to assess the impact of the proposal on the design, layout, appearance of the town.
- Require additional information for proposals for new use and development of land located on highways, main roads, the edges of town areas, at town entrances or in important or prominent areas. Plans should be prepared by a person with suitable qualifications or experience as recognised by the responsible authority.

APPENDIX E – PERMIT EXEMPTIONS

Yarriambiack Shire HO Permit Exemptions incorporated plan

1 Application

These permit exemptions apply to places included within the Heritage Overlay as follows:

- Heritage precincts in a Residential zone (Section 3.1)
- Individual heritage places in the Residential 1 or Township zone (Section 3.2)
- Individual heritage places in the Rural zone (Section 3.3)

2 Definitions

The following definitions apply:

SIGNIFICANCE LEVEL	DEFINITION
<i>Significant</i>	A <i>Significant</i> place is a single heritage place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a heritage precinct. Significant places will usually have a separate citation and statement of significance.
<i>Contributory</i>	A <i>Contributory</i> place contributes to the significance of a heritage precinct, but would not be significant on their own.
<i>Non-contributory</i>	<i>Non-contributory</i> places do not contribute to the significance of a heritage precinct. In some instances, a Significant place may be considered Non-contributory within a precinct. For example, an important Modernist house within a Victorian era precinct.
<i>Significant feature</i>	A <i>Significant feature</i> is any feature (building, tree, structure etc.) that contributes to the significance of a heritage place.

Significant, *Contributory* and *Non-contributory* places within heritage precincts are shown on the precinct maps that form part of this incorporated plan.

3 No Planning Permit Required

3.1 Residential heritage precincts

This applies to the heritage precincts listed in Table 3.1, which are shown on the attached precinct maps.

Table 3.1 – Heritage precincts

Precinct	HO No.
Hopetoun Evelyn Street	TBA
Hopetoun Garrard Street	TBA
Minyip Main Street Residential	TBA

Precinct	HO No.
Murtoa Railway Houses	TBA
Murtoa Duncan Street	TBA
Murtoa Hamilton Street	TBA
Warracknabeal Railway Houses	TBA
Warracknabeal Scott Street	TBA

Permit exemptions

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within the heritage precincts subject to the Heritage Overlay specified in Table 3.1:

- Demolition of a building or part of a building on a property shown as *Non-contributory* on the relevant precinct map.
- Repairs or routine maintenance to a building that would change the appearance of that building on a property shown as *Non-contributory* on the relevant precinct map. This exemption does not apply if the repairs or maintenance would result in an extension to the building.
- Repairs or routine maintenance to the wall of a building that faces the rear boundary that would change the appearance of only that wall on a property shown as *Contributory* on the relevant precinct map. This exemption does not apply if the repairs or maintenance would result in an extension to the building or to a building on a corner site.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property (Refer to Figure 1).
- Construction or extension of a garage or carport on place shown as *Contributory* or *Non-contributory* on the relevant precinct map provided that all of the following conditions are met:
 - The garage or carport is not attached to the existing dwelling
 - The garage or carport is setback not less than 4 metres measured from the minimum front setback of the dwelling (see Note 1).
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of any property (Refer to Figure 1).
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard of any property (Refer to Figure 1).
- Construction of an extension to a building on a property shown as *Contributory* on the relevant precinct map provided that all of the following conditions are met:
 - the building height¹ is not more than the building of the original dwelling excluding any later extensions or additions;
 - there is no alteration or extension to any part of the roof facing the front or side boundary;
 - there is no alteration or extension to any part of the front or side walls of the dwelling, and;

- the setback from side boundaries is not less than the setback of the existing dwelling.
- Construction of an extension to a building on a property shown as *Non contributory* on the relevant precinct map provided that all of the following conditions are met:
 - the building height¹ of the existing building is not exceeded; and
 - the setback from front or side boundaries is not less than the setback of the existing building.
- Construction of a front fence not more than 1.2m in height above natural ground level provided that this does not require the demolition of an existing front fence of a property shown as *Significant* or *Contributory* on the relevant precinct map or identified as a *Significant feature* within the precinct.
- Construction or demolition of side or rear fences on any property.
- Installation of lattice or trellis on side or rear fences on any property, provided this is not situated forward of the front wall of the building.
- Installation of domestic services normal to dwelling on any property that may be visible from a street or public park provided that all of the following conditions are met:
 - is not attached to the front wall of the building;
 - is not situated between the front wall of the building and the front property boundary;
 - if attached to the side wall of a building on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is setback not less than 4 metres from the minimum front setback of the dwelling (see Note 1);
 - does not project above the highest point of the roof;
 - is not situated on that part of the roof that faces directly toward a street (including a side street); and
 - if situated on part of a roof that faces a side boundary on a property shown as *Significant* or *Contributory* on the relevant precinct map, it is set back not less than 4 metres from the minimum front setback of the dwelling (see Note 1).
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard.

¹ "Building height" as defined by Clause 72 General Terms in the Yarriambiack Planning Scheme.

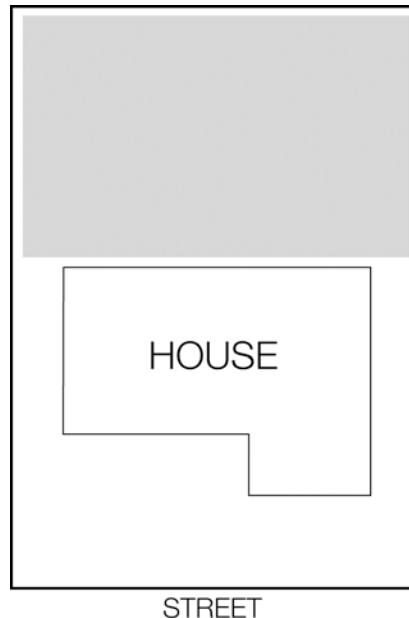
3.2 Individual places in a Residential Zone or Township Zone

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for individual heritage places within the Residential 1 Zone or Township Zone subject to the Heritage Overlay:

- Demolition of or alterations to a building that is not specified as a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level within the rear yard of a property (Refer Figure 1). This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard of a property (Refer Figure 1). This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard (Refer Figure 1). This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Construction of a front fence not more than 1.2 metres in height above natural ground level provided that this does not require the demolition of an existing front fence that is identified as a *Significant feature*.
- Demolition of side or rear fences.
- Installation of lattice or trellis on side or rear fences, provided this is not situated forward of the front wall of the building.
- Installation of domestic services normal to dwelling that may be visible from a street or public park provided that all of the following conditions are met:
 - is not attached to the front wall of the building;
 - is not situated between the front wall of the building and the front property boundary;
 - if attached to the side wall of a building, it is setback not less than 4 metres from the minimum front setback of the dwelling (see Note 1);;
 - is not situated on that part of the roof that faces directly toward a street (including a side street);
 - does not project above the highest point of the roof; or
 - if situated on part of a roof that faces a side boundary, it is set back not less than 4 metres from the minimum front setback of the dwelling (see Note 1).
- Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing on any property provided that the pool is situated within the rear yard (refer Figure 1) This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

NOTE 1: For the purposes of this exemption the front setback is measured to the original dwelling and not to any later extensions or additions such as garages or carports.

FIGURE 1
The shaded area defines the rear yard for the purposes of this policy



3.3 Individual places in rural zones

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development for heritage places within the Farming Zone subject to the Heritage Overlay:

- Construction of a fence or demolition, removal or alteration of any fence.
- Demolition of or alterations to a building that is not a *Significant feature*. This includes routine maintenance that would change the appearance of a building.
- Construction of a building provided that the building is no closer to a road than a *Significant feature* and is not less than 10 metres from any *Significant feature* on that property.
- Carrying out of works associated with a Section 1 use.
- Installation of plant and equipment associated with a Section 1 use. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.
- Installation of plant or equipment associated with hot water services or central heating units provided that the equipment is not attached to a front façade of a building that is a *Significant feature*.
- Construction of equipment associated with a roof-mounted solar hot water system or satellite dish provided that the equipment is not situated on that part of the roof that faces directly toward a street or road.
- Replacement or installation of a domestic television aerial.
- Construction of a pool or associated fencing on any property. This does not apply if it would require the removal, demolition or alteration of a *Significant feature*.

APPENDIX F – CONSULTATION LETTER EXAMPLE

F.1 Stage 1 consultation

Example of Stage 1 consultation letter sent to owners/occupiers of places of potential individual significance and FAQ leaflet.

[Yarriambiack letterhead]

To the Owner

[mail merge address of place (& owner's name?)]

[date]

Dear Owner

Yarriambiack Shire Heritage Study, Stage 2

Yarriambiack Shire Council, with the assistance of David Helms Heritage Planning and Context Pty Ltd (the study consultants), is carrying out a heritage study to ensure that post-contact heritage places in the Shire are protected and conserved.

Stage 1 of the heritage study, completed in 2012, prepared a thematic history of the Shire and identified places and precincts of potential heritage significance. These places were drawn from registers compiled by Heritage Victoria, the National Trust of Australia (Victoria) and others including local historical societies, sites identified by Yarriambiack Shire, community nominations, and historic research and fieldwork by the study consultants.

Stage 1 of the heritage study identified your property as one of over 100 places of potential heritage significance, with high priority for further assessment. During the current Stage 2 of the heritage study all high priority places will be researched and assessed to determine whether it is of local (or State) heritage significance. For this, the study consultants will be visiting the Shire in September and October 2013 to further inspect, assess and document high priority places. Inspections will be done from the public realm (i.e. looking from the road or street) and will not require access to your property.

Not all places identified by Stage 1 will be of local significance. It is possible that once further research is undertaken and places have been inspected in more detail that they will be found to be of limited historic value when compared to other places – information provided by owners about the history of the place and changes to buildings/other features over time will be of particular assistance in making this assessment.

For this reason, if you have information about the history of your property or local area that you would be willing to contribute to the heritage study please contact the person listed at the end of this letter to arrange the study consultant to contact you.

Once assessment of all the places has been completed, we will send you the draft citation for your property (description, history and assessment of significance) for your comment. At this stage, it is anticipated that draft assessment will be sent to you in early 2014. If, however, your place is found not to be of local significance then you will receive a brief letter confirming this.

An information sheet about the heritage study is attached to this letter. If you have any further questions about the heritage study, please contact David Young on 5398 0132.

Yours faithfully

CEO

Yarriambiack Shire Heritage Study

Information Sheet 1 (August 2013)

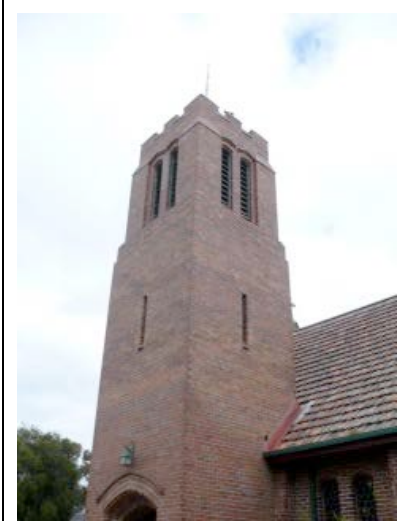


What is heritage?

Heritage is what we have inherited from the past and wish to hand onto future generations. It includes buildings, places, trees, landscapes and our customs, language and beliefs.

The Yarriambiack Shire Heritage Study is documenting and assessing places of 'post-contact heritage' – this means places that date from the period since first contact between Aboriginal and non-Aboriginal people.

St Philip's Anglican Church, constructed in 1935, is a fine example of interwar church architecture and the tower shown at right is a local landmark in Rupanyup.



Why is heritage important?

Heritage places are important for enriching our lives and our communities. Buildings, areas, landscapes and other places of heritage value provide a window to the past and to the very origins of our communities. Heritage places also add character, appeal and interest to our cities, towns and countryside. They are irreplaceable and precious.

Respect for our cultural heritage involves protect and conserving places that have importance to us as a community. The Minister for Planning Matthew Guy recently described the importance of heritage places:

Rural and regional Victoria is peppered with beautiful towns with glorious pasts. It is important for future generations that we protect the legacies of those who built our state and developed so many towns across country Victoria by ensuring that our built history is preserved.

What is a heritage study?

The purpose of the heritage study is to identify, assess and document heritage places in Yarriambiack Shire.

Stage 1 (now completed) includes:

- A thematic history of the shire which identifies the historic themes that have shaped Yarriambiack Shire;
- A list of potentially significant heritage places and recommendation of places of high priority for further investigation in Stage 2.

Stage 2 (now underway) involves:

- Research on the history of the places chosen for further investigation.
- Documentation of each place (photo and written description).

- Assessment of the places to determine if they are of local or State heritage significance.
- Recommendations for the management and protection of the heritage places found to be significant.

Why is Council carrying out a heritage study?

Council is carrying out a heritage study to ensure that the heritage of Yarriambiack Shire is protected and conserved, now and in the future.

As is required by the State Planning and Environment Act (1987) the heritage study will provide Council with the information it needs:

'To conserve and enhance buildings, areas and other places which are of scientific, aesthetic, architectural, or historical interest, or otherwise of special cultural value'

Will heritage controls be applied to my property?

At this stage, no. When it is completed the heritage study will identify places that should be included in a heritage overlay or some other form of overlay to protect and conserve their significant values.

However, this recommendation will need to be considered first by Council who must decide whether to proceed, which would require an amendment to the Yarriambiack Planning Scheme to introduce any heritage controls.

Until this happens, the heritage study will not introduce any new restriction over your ability to use or develop (e.g. demolish, alter, extend) your property.

Will I be able to have my say if a Heritage Overlay is proposed for my property?

Yes. The planning scheme amendment process will provide the opportunity for all affected landowners or occupiers to make a formal submission to Council about the proposed heritage controls. This may result in an independent panel hearing process if Council and the landowner, or the occupier, do not agree about the heritage controls being proposed over the site.

What happens next?

The assessment of heritage places is being carried out during 2013 and it is anticipated that a draft of the heritage study will be prepared by the end of the year.

Council will provide the owners of all places assessed during Stage 2 of the heritage study with the draft assessment of their property for comment before the report is finalised.

At this stage it is anticipated that draft assessments will be sent to owners in early 2014. Once comments have been received it is anticipated the final heritage study will be completed by mid-2014.

If you have any questions or require further information please contact

David Young on 5398 0132.



The railway station at Minyip demonstrates the importance of railways to the historic development of Yarriambiack Shire.

F.2 Stage 2 consultation

Example of Stage 2 consultation letter sent to owners/occupiers of places within heritage precincts and FAQ leaflet.

[Yarriambiack letterhead]

To the Owner

[mail merge address of place (& owner's name?) see Yarriambiack Stage 2 Precinct List]

[date]

Dear Owner

Yarriambiack Shire Heritage Study, Stage 2

Yarriambiack Shire Council, with the assistance of David Helms Heritage Planning and Context Pty Ltd (the study consultants), is carrying out a heritage study to ensure that post-contact heritage places in the Shire are protected and conserved.

Stage 1 of the heritage study, completed in 2012, prepared a thematic history of the Shire and identified places and precincts of potential heritage significance. These places were drawn from registers compiled by Heritage Victoria, the National Trust of Australia (Victoria) and others including local historical societies, sites identified by Yarriambiack Shire, community nominations, and historic research and fieldwork by the study consultants.

Stage 1 of the Study identified your property as being within a potential heritage precinct. A heritage precinct is a group of buildings that demonstrate the historic development of a town over time – examples of existing heritage precincts in Yarriambiack Shire include the town centres in Beulah (Phillips St) Minyip (Main St), Murtoa (McDonald St), Patchewollock (Federation St), Rupanyup (Cromie St) and Warracknabeal (Scott St).

During the current Stage 2 of the Study your heritage precinct has been assessed against heritage criteria and found to meet the threshold for local heritage significance. The statement of significance in the attached heritage precinct citation explains why the precinct is considered to have heritage significance. The heritage citation also includes a history and description, as well as a 'comparative analysis', which explains how your precinct compares to others within the Shire.

The places that are of heritage significance to the precinct are shown as 'Significant' or 'Contributory' on the precinct map, and are listed in the statement of significance under 'What is significant'. Please note that not all properties within a precinct will be historically important. So please don't be surprised if, for example, you live in a recently constructed building and receive this letter as we have sent it to all property owners within the precinct area regardless of the heritage value of their property.

At this stage, Council is seeking your feedback about the information contained in the heritage precinct citation; specifically, whether you think there are any errors of fact, and/or whether you think there is additional information that could be added to the history or description. You can provide your feedback in one of the following ways:

via email to:

via mail to:

Or via phone to the person listed at the end of this letter to arrange the study consultant to contact you directly.

Consultation is being carried out with all other owners of heritage places assessed by the Stage 2 Study. Once all feedback has been received and considered, the heritage study citations will be amended as required. When this is done, the final Stage 2 heritage study will be submitted to Council for consideration. You will receive further notification of when this will be.

An information sheet about the heritage study is attached to this letter. If you have any further questions about the heritage study, please contact David Young on 5398 0132.

Yours faithfully

CEO

Yarriambiack Shire Heritage Study

Information Sheet 2 (March 2014)



What is heritage?

Heritage is what we have inherited from the past and wish to hand onto future generations. It includes buildings, places, trees, landscapes and our customs, language and beliefs.

The Yarriambiack Shire Heritage Study is documenting and assessing places of 'post-contact heritage' – this means places that date from the period since first contact between Aboriginal and non-Aboriginal people.

The Patchewollock Hotel is a fine example of Streamlined Moderne architecture and is a local landmark within the historic Patchewollock town centre precinct.



Why is heritage important?

Heritage places are important for enriching our lives and our communities. Buildings, areas, landscapes and other places of heritage value provide a window to the past and to the very origins of our communities. Heritage places also add character, appeal and interest to our cities, towns and countryside. They are irreplaceable and precious.

Respect for our cultural heritage involves protect and conserving places that have importance to us as a community. The Minister for Planning Matthew Guy recently described the importance of heritage places:

Rural and regional Victoria is peppered with beautiful towns with glorious pasts. It is important for future generations that we protect the legacies of those who built our state and developed so many towns across country Victoria by ensuring that our built history is preserved.

What is a heritage study?

The purpose of the heritage study is to identify, assess and document heritage places in Yarriambiack Shire.

Stage 1 (now completed) includes:

- A thematic history of the shire which identifies the historic themes that have shaped Yarriambiack Shire;
- A list of potentially significant heritage places and recommendation of places of high priority for further investigation in Stage 2.

Stage 2 (now underway) involves:

- Research on the history of the places chosen for further investigation.
- Documentation of each place (photo and written description).

- Assessment of the places to determine if they are of local or State heritage significance.
- Recommendations for the management and protection of the heritage places found to be significant.

Why is Council carrying out a heritage study?

Council is carrying out a heritage study to ensure that the heritage of Yarriambiack Shire is protected and conserved, now and in the future.

As is required by the State Planning and Environment Act (1987) the heritage study will provide Council with the information it needs:

'To conserve and enhance buildings, areas and other places which are of scientific, aesthetic, architectural, or historical interest, or otherwise of special cultural value'

Will heritage controls be applied to my property?

At this stage, no. When it is completed the heritage study will identify places that should be included in a heritage overlay or some other form of overlay to protect and conserve their significant values.

However, this recommendation will need to be considered first by Council who must decide whether to proceed, which would require an amendment to the Yarriambiack Planning Scheme to introduce any heritage controls.

Until this happens, the heritage study will not introduce any new restriction over your ability to use or develop (e.g. demolish, alter, extend) your property.

Will I be able to have my say if a Heritage Overlay is proposed for my property?

Yes. The planning scheme amendment process will provide the opportunity for all affected landowners or occupiers to make a formal submission to Council about the proposed heritage controls. This may result in an independent panel hearing process if Council and the landowner, or the occupier, do not agree about the heritage controls being proposed over the site.

What happens next?

Draft assessments of all heritage places and precincts of local significance have been prepared.

Council will provide the owners of all places assessed during Stage 2 of the heritage study with the draft assessment of their property for comment.

Once all feedback has been received and considered, the heritage study citations will be amended as required. When this is done, the final Stage 2 heritage study will be submitted to Council for consideration. You will receive further notification of when this will be.

If you have any questions or require further information please contact David Young on 5398 0132.



Scott Street in Warracknabeal contains many fine houses that demonstrate the growth and prosperity of the town during the early 1900s, interwar and early post-war periods.

APPENDIX G – CORRECTIONS TO EXISTING HO PLACES

G.1 HO Map corrections

HO	Heritage Place	Comment	Recommendation
Areegra			
HO1	Holy Trinity Church, Rupanyup Rd	HO1 applies to a very large area of land surrounding the church	Reduce HO1 to apply only to 1890 Rupanyup Road, Areegra (Allot 27A Parish of Areegra)
Beulah			
HO5	Town Centre	HO5 is incorrectly applied to the road reserve of Phillips St only	Extend HO5 to apply the properties listed in the precinct SoS in Appendix E
Lascelles			
HO15	Lascelles hall, Wychunga Street	The hall has been demolished	Remove HO15.
Lubeck			
HO17	Former Store, Horsham Road	Not mapped	Apply to 3563 Horsham-Lubeck Road
HO18	Soldiers Memorial Reserve gates & cenotaph, Horsham Road	Not mapped	Apply to 5, 7 & 12 Wal Wal Road, Lubeck
Minyip			
HO19	Young's Horse Bazaar (Former) 76-78 Main Street	HO19 is incorrectly applied to 106 Main Street	Remove HO19 from No.106 and apply to nos. 76-78
HO21	Former Bank, 63 Main Street	HO21 is incorrectly applied to a property immediately adjacent to No.76	Remove HO21 and apply it to 63 Main Street
HO26	St Johns Lutheran Church, Church St	HO26 is incorrectly applied to the Former Bank at 61-63 Main Street (see HO21)	Remove HO26 and apply to 36-38 Church Street
HO27	Town Centre, Main St	HO27 applies incorrectly to the road reserve in Wimmera Street	Remove HO27 from Wimmera St and apply to the Main Street precinct as defined in the precinct SoS in Appendix E.
Murtoa			

HO	Heritage Place	Comment	Recommendation
HO28	Former Rabl house, 60 Marma St.	HO28 applies to the house and to vacant land on separate title on east side of the house.	Although the adjoining site is not significant, the application of the HO enables control over new development that may affect the setting of the former Rabl house. No change required.
HO30	Former CBA Bank, 50 Marma St.	HO30 applies to vacant land to the north of the historic bank building.	As above
HO31	Former Flour Mill	HO31 is correctly applied to the multi-storey brick building, but excludes the associated engine room and shedding.	Further assessment is required to determine whether the extent of the HO should be extended to include the adjoining buildings.
HO34	Holy Trinity Anglican Church, Lake St.	HO34 applies to non-significant house on separate title facing Marma Street to the east of church.	See comments for HO28. No change required.
HO37	Mechanics Hall, Duncan St.	HO37 is incorrectly applied to the former State School site	Remove HO37 from State School site and apply to Mechanics' Institute – 2 nd block south of Breen Street on the east side of Duncan Street.
HO38	Memorial Entrance Gates, Fountain and Band Rotunda, Lake Marma Public Park.	HO38 currently applies to the memorial gates only.	HO38 should be extended to apply to the whole of the Lake Marma Reserve as bounded by Lake, Breen, and McLintock streets and Racecourse Road.
HO40	Railway Station Building	HO40 does not include the whole of the station building, platform and outbuildings	Extend HO40 to include the whole of the station complex.
HO42	Shops, Breen St.	HO42 also applies to non-significant house facing Breen Street. Also address of shops is McDonald Street	See comments for HO28. Amend address to McDonald Street
HO43	State School, Duncan St.	The site of the State School is incorrectly shown as HO37. HO43 is not shown on the map	Remove HO37 and replace with HO43

YARRIAMBIAK SHIRE HERITAGE STUDY STAGE 2

HO	Heritage Place	Comment	Recommendation
HO44	Town Centre, McDonald St.	HO44 is incorrectly applied to the road reserve only between Breen and Munro streets – the historic town centre precinct comprises the buildings between Degenhardt and Breen streets	Remove HO44 from the road reserve and apply to the buildings specified in the precinct statement of significance in Appendix E.
Patchewollock			
HO46	Town Centre	HO46 applies only to Federation St road reserve	Extend HO46 to apply to the properties listed in the precinct SoS in Appendix E
Rosebery			
HO47	Church, Henty Hwy	Not mapped	Apply to 6 Windy Ridge Road
Rupanyup			
HO51	St Phillipsyes Anglican Church, Cromie Street	HO51 is only partially applied to the front section of 72-76 Cromie Street	Remove the existing HO51 and apply it to the whole of the allotment containing the church – Lot 1 TP910775
HO52	Town Centre	HO52 applies only to Cromie St road reserve	Extend HO52 to apply to the properties listed in the precinct SoS in Appendix E
Sheep Hills			
HO53	Commercial Hotel, Campbell St	Not mapped	Apply to 1 Boolite-Sheep Hills Road
HO54	Mechanics' Institute, Stainhorpe St	Not mapped	Apply to 463 Sheep Hills-Minyip Road
Speed			
HO55	National Bank, Main Street	Not mapped	Apply to 2 Main Street, Speed
Turiff			
HO56	Soldiers' Memorial Hall, Sunraysia Hwy, Turiff	The hall has been demolished	No map amendment required as the place is not mapped.
Warracknabeal			
HO57	Anglican Church, Lyle Street	The Anglican Church is situated at the south-east corner of Anderson Street. HO57 is applied to the property on the opposite corner	Remove HO57 from the south-west corner of Lyle and Anderson streets and apply to the south-east corner (Allot 1. Sec. 7)

HO	Heritage Place	Comment	Recommendation
HO62	Flour Mill Duncan Street	The correct address of this property is 187 Henty Highway. HO62 as mapped applies to only the eastern half of the site – the significant buildings are located on the western half of the site.	Extend HO62 to apply to the whole of 187 Henty Highway.
HO63	Former State Savings Bank	HO63 is incorrectly applied to the three shops at nos. 73-77 immediately to the north of the Bank	Remove HO63 from Nos.73-77 and apply to 81 Scott Street.
HO68	Warracknabeal Town Centre, Scott Street	HO68 is applied to the road reservation only rather than the abutting properties between Phillips Street and Lyle Street.	Extend HO68 to apply to the buildings listed in the precinct SoS in Appendix E.
HO70	Warracknabeal Hotel	HO70 is incorrectly applied to shops at nos. 50-62 immediately to the south of the Hotel.	Remove HO70 from nos. 50-62 and apply to 44 Scott Street
Woomelang			
HO71	Former Court House, 48 Brook Street	Not mapped	Apply to 48 Brook Street
HO72	Post Office, 43 Brook Street	Not mapped	Apply to 43 Brook Street
HO73	Railway Station Complex	Not mapped	Apply to 1 Gloucester Avenue

G.2 HO schedule corrections

06/08/2009
C13**SCHEDULE TO THE HERITAGE OVERLAY**

The requirements of this overlay apply to both the heritage place and its associated land.

	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Are there outbuildings or fences which are not exempt under Clause 43.01-4?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted ?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Areegra								
HO1	Holy Trinity Church, Rupanyup Rd.	Yes	Yes	No	No	No	No		No
	Beulah								
HO2	Memorial Hall & Free Library, Phillips St.	Yes	Yes	No	No	No	No		No
HO3	Post Office, Phillips St.	Yes	Yes	No	No	No	No		No
HO4	Railway Station Buildings, Hopetoun St.	Yes	Yes	No	No	No	No		No
HO5	Town Centre, Phillips St.	No	No	No	No	No	No		No
	Brim								
HO6	Memorial Hall, Swamp St.	Yes	Yes	No	No	No	No		No
HO7	St. Pauls Anglican Church, Swamp St.	Yes	Yes	No	No	No	No		No
	Galaquil								No
HO8	Netting Fence, Galaquil West Rd.	No	No	No	No	No	No		No
	Hopetoun								
HO9	Church, 41 Lascelles St.	Yes	No	No	No	No	No		No

YARRIAMBIACK PLANNING SCHEME

Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Are there outbuildings or fences which are not exempt under Clause 43.01-4?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted ?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO10	"Hopetoun House", 77 Evelyn St.	-	-	-	-	Yes ref.no H800	Yes	No
HO11	"Lake Corrong Homestead", 90 Evelyn St.	-	-	-	-	Yes ref.no H642	Yes	No
HO12	Memorial Hall, Assam St.	Yes	Yes	No	No	No	No	No
HO13	Shops, 66-68 Lascelles St.	Yes	No	No	No	No	No	No
HO14	St Lukes Anglican Church, 46 Lascelles St.	No	No	No	No	No	No	No
Lascelles								
HO15	Hall, Wychinga St.	Yes	Yes	No	No	No	No	No
HO16	"Minapre" Hotel, Wychinga St.	Yes	No	No	No	No	No	No
Longerenong								
HO35	"Longerenong" Homestead, 897 Burnt Clay Rd.	-	-	-	-	Yes ref.no. H 290	No	No
Lubeck – Not Mapped								
HO17	Former Store, Horsham Rd.	No	No	No	No	No	No	No
HO18	Soldiers Memorial Reserve gates & Cenotaph, Horsham Rd.	Yes	No	No	No	No	No	No
Minyip								

YARRIAMBIACK PLANNING SCHEME

Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Are there outbuildings or fences which are not exempt under Clause 43.01-4?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted ?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO19	75-79 Main St.	Yes	No	No	No	No		No
HO20	"Commercial" Hotel, Main St.	Yes	No	No	No	No		No
HO21	Former Bank, 63 Main St.	Yes	No	No	No	No		No
HO22	"Majestic" Hotel, Main St.	Yes	No	No	No	No		No
HO23	Memorial Hall, 52 Main St.	Yes	Yes	No	No	No		No
HO24	Post office, 50 Main St.	Yes	No	No	No	No		No
HO25	Minyip Railway Station, Station St.	-	-	-	-	Yes ref.no. H1578		No
HO26	St Johns Lutheran Church, Church St.	Yes	Yes	No	No	No		No
HO27	Town Centre, Main St.	No	No	No	No	No		No
	Murtoa							
HO28	60 Marmra St.	Yes	No	No	No	No		No
HO29	Cool Stores, Wimmera Hwy.	Yes	Yes	No	Yes ruins	No		No
HO30	Former Bank, 50 Marmra St.	Yes	No	No	No	No		No
HO31	Former Flour Mill	No	No	No	No	No		No
HO32	Former Police Buildings, McDonald St.	No	No	No	No	No		No
HO33	Former State Savings Bank, Marmra St.	Yes	No	No	No	No		No

YARRIAMBIACK PLANNING SCHEME

Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Are there outbuildings or fences which are not exempt under Clause 43.01-4?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted ?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO34	Holy Trinity Anglican Church, Lake St.	No	No	No	No	No		No
HO36	"Marma Gully" Hotel, Marma St.	Yes	No	No	No	No		No
HO37	Mechanics Hall, Duncan St.	Yes	Yes	No	No	No		No
HO38	Memorial Entrance Gates, Fountain and Band Rotunda, Lake Marma Public Park.	Yes	No	No	No	No		No
HO39	Marmalake/Murtoa Grain Store, Wimmera Hwy.	-	-	-	-	Yes ref.no. H791	Yes	No
HO40	Railway Station Building	No	No	No	No	No		No
HO41	Former Railway Water Tower, corner Comyn and Soldiers Ave.	-	-	-	-	Yes ref.no. H1193	No	No
HO42	Shops, Breen St.	No	No	No	No	No		No
HO43	State School, Duncan St.	Yes	Yes	No	No	No		No
HO44	Town Centre, McDonald St.	No	No	No	No	No		No
HO74	Kurrajong Avenue, Comyn St.	-	-	-	-	Yes ref.no. H2061	No	No
	Patchewollock				No			
HO45	Patchewollock Railway Station Complex, Main St.	-	-	-	-	Yes ref.no. H1583	Yes	No

YARRIAMBIACK PLANNING SCHEME

Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Are there outbuildings or fences which are not exempt under Clause 43.01-4?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted ?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO46	Town Centre, Federation St.	No	No	No	No	No		No
	Rumberry- Not Mapped							
HO47	Church, Henty Hwy.	No	No	No	No	No		No
	Rupanyup							
HO48	Former Wimmera Flour Mill and Silo Complex, Gibson St.	-	-	-	-	Yes ref.no. H1011		No
HO49	Post Office, Cromie St.	Yes	Yes	No	No	No		No
HO50	Former Rupanyup Railway Station, Railway Reserve, Frayne Avenue	-	-	-	-	Yes ref.no. H1590		No
HO51	St Phillipsyes Anglican Church, Cromie St.	No	No	No	No	No		No
HO52	Town Centre, Cromie St.	No	No	No	No	No		No
	Sheep Hills – Not Mapped							
HO53	“Commercial” Hotel, Campbell St.	Yes	No	No	No	No		No
HO54	Mechanics Institute, Stannhorpe St.	Yes	Yes	No	No	No		No
	Speed – Not Mapped							
HO55	National Bank, Main St.	No	No	No	No	No		No
	Turriff – Not Mapped							

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HO56	Soldiers Memorial Hall, Sunraysia Hwy.	Yes	Yes	No	No	No		No
	Warracknabeal							
HO57	Anglican Church, Lyle St.	Yes	No	No	No	No		No
HO58	Christ Church, Jamouneau St.	Yes	No	No	No	No		No
HO59	"Commercial" Hotel, Scott St.	Yes	No	No	No	No		No
HO60	Court House, Woorcock St.	No	No	No	No	Yes		No
HO61	"Dal Monte" Theatre, Scott St.	Yes	No	No	No	No		No
HO62	Flour Mill, Duncan St.	No	No	No	No	No		No
HO63	Former State Savings Bank, Scott St.	Yes	Yes	No	No	No		No
HO64	Lock-Up, 31 Devereux St.	-	-	-	-	Yes ref. no. H1537		No
HO65	Warracknabeal Post Office, 107 Scott St.	-	-	-	-	Yes ref .no. H1737		No
HO66	Railway Station Buildings, Tarrant St.	No	No	No	No	Yes		No
HO67	Railway Water Tower, Molyneaux St.	Yes	Yes	No	No	Yes		No
HO68	Town Centre, Scott St.	No	No	No	No	No		No
HO69	Town Hall, Scott St.	Yes	Yes	No	No	No		No

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Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Are there outbuildings or fences which are not exempt under Clause 43.01-4?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted ?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO70	Yes	No	No	No	No	No		No
Woomelang - Not Mapped								
HO71	Yes	Yes	No	No	No	No		No
HO72	Yes	No	No	No	No	No		No
HO73	No	No	No	No	No	Yes		No