Greater Shepparton Heritage Incorporated Plan
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1.0 Purpose of the Plan

1.1 This plan had been prepared to provide planning permit exemptions for minor works and development within the curtilage of places of local significance originally intended to serve a residential use, specifically suburban or rural dwellings.

This plan is not intended to apply to places of local significance originally intended to serve a non-residential use that have subsequently been granted a planning permit to serve a residential use. Examples of which include an ecclesiastical or industrial structure or complex converted to serve a residential use. Works within the curtilage of such places must be assessed on a case-by-case basis to guarantee that any buildings and works will not impact upon the integrity of these places.

1.2 This plan sets out the exemption for the need to obtain a planning permit for the following:

- Demolition of a building, outbuilding or fence at a ‘Non-Contributory’ place.
- Alterations, additions and new building to ‘Non-Contributory’ places at specific locations.
- New Outbuildings (carports/garages/sheds) at ‘Contributory’ places and ‘Individually Significant’ places.
- Minor Development to ‘Contributory’ places and ‘Individually Significant’ places.
- External Painting.
- Remove, destroy or lop a tree.

(Section 3.0 includes plans showing which properties are classed as ‘Contributory’, ‘Non-Contributory’ or ‘Individually Significant’).

1.3 This plan applies to all properties nominated to the Schedule to the Heritage Overlay (Clause 43.01).

1.3.1 The planning permit exemptions in this plan do not apply to the following place within the Shepparton Residential Precinct South (HO141):

- Ambermere, 78-84 Orr Street, Shepparton.

1.3.2 The planning permit exemptions in this plan do not apply to the following places within the Tatura Residential Precinct West (HO211):

- 2 Casey Street, Tatura;
- 4 Casey Street, Tatura;
- 6 Casey Street, Tatura;
- 8 Casey Street, Tatura; and
- 10 Casey Street, Tatura.

1.3.3 The planning permit exemptions in this plan do not apply to the following places within the Dookie Township Precinct (HO261):
- 7 Baldock Street DOOKIE (Silos);
- Railway Siding Baldock Street DOOKIE;
- 26 Mary Street DOOKIE (The Bakery);
- 30 Mary Street DOOKIE (The Maternal Childcare Centre);
- 34 Mary Street DOOKIE (Memorial Hall);
- 44 Mary Street DOOKIE HO17 (Gladstone Hotel);
- 48 Mary Street DOOKIE (former Co Store, Emporium);
- 60 Mary Street DOOKIE (General Store);
- 64 Mary Street DOOKIE HO16 (Former Recorder Office and Former Post Office);
- 66 Mary Street DOOKIE (Former National Bank);
- 65, 67-71 and Part of 89 Mary Street DOOKIE (CWA Gardens);
- Part of 89 Mary Street DOOKIE (Bowls Club);
- 89a Mary Street DOOKIE (War Memorial); and
- 27 Turnley Street DOOKIE (Uniting Church).

1.3.4 The planning permit exemptions in this plan do not apply to the following places within the Murchison Central Township Precinct (HO336):

- 2 Impey Street MURCHISON HO65;
- 4 Impey Street MURCHISON HO65;
- 8 Impey Street MURCHISON HO61;
- 15 Impey Street MURCHISON HO62;
- 12 Robinson Street MURCHISON;
- Roderick Square Reserve MURCHISON;
- 2, 4, Part of 6-38, and 40 Stevenson Street, Murchison Public Gardens, War Memorials and Bills Water Trough MURCHISON;
- 7 Stevenson Street MURCHISON;
- 17 Stevenson Street MURCHISON;
- 21 Stevenson Street MURCHISON (Meteorite Gardens and Bunya Bunya Pine (Araucaria bidwillii));
- 29 Stevenson Street MURCHISON;
- 33 Stevenson Street MURCHISON HO69;
- 37 Stevenson Street MURCHISON HO69;
- 39 Stevenson Street MURCHISON HO70;
- 43 Stevenson Street MURCHISON HO70;
- 45 Stevenson Street MURCHISON HO70;
- 47 Stevenson Street MURCHISON HO71; and
- 71a Stevenson Street MURCHISON (Water Tower).

1.4 Eternal Paint Controls only apply to the following places:

1.4.1 Central Business Area Precinct (HO160):

- Wesley Uniting Church, Hall and Manse, 160 Maude Street, Shepparton;
- Former Wesley Church, 162 Maude Street, Shepparton; and
- Mechanics’ Institute, 227-241 Wyndham Street, Shepparton.

1.4.2 Tatura Township Precinct (HO156):
1.5 Tree Controls only apply to the following places:

1.5.1 Shepparton Residential Precinct South (HO141):
- 60-62 Corio Street, Shepparton;
- 64-68 Corio Street, Shepparton;
- 72-74 Corio Street, Shepparton;
- 85-87 Corio Street, Shepparton;
- 93-95 Corio Street, Shepparton; and
- Ambermere, 78-84 Orr Street, Shepparton.

1.5.2 Tatura Township Precinct (HO156):
- Commercial Hotel, 42-50 Hogan Street, Tatura; and
- St Mary’s College & Sacred Heart Convent, 70-82 Hogan Street, Tatura.

1.6 Outbuildings or Fences Controls only apply to the following places:

1.6.1 Tatura Township Precinct (HO156):
- St Mary’s College & Sacred Heart Convent, 70-82 Hogan Street, Tatura.

1.7 Prohibited Uses may be Permitted only apply to the following places:

1.7.1 Central Business Area Precinct (HO160):
- Wesley Uniting Church, Hall and Manse, 160 Maude Street, Shepparton;
- Former Wesley Church, 162 Maude Street, Shepparton; and
- Mechanics’ Institute, 227-241 Wyndham Street, Shepparton.

1.7.2 Shepparton Residential Precinct South (HO141):
- Ambermere, 78-84 Orr Street, Shepparton.

1.7.3 Tatura Township Precinct (HO156):
- Irrigation and War Camps Museum, 49 Hogan Street, Tatura;
- Sacred Heart Roman Catholic Church, 65-75 Hogan Street, Tatura;
- St Mary’s College & Sacred Heart Convent, 70-82 Hogan Street, Tatura;
- Mechanics’ Institute, 77-79 Hogan Street, Tatura; and
- Victory Hall, 81-83 Hogan Street, Tatura.

1.8 The plan does not apply to any places registered on the Victoria Heritage Register (VHR). Permits are required for all places included on the VHR.

1.9 Despite the exemptions outlined within this plan, it is strongly advised that those who are proposing to undertake works or development within the Heritage Overlay should contact the Council to discuss their proposal with a planning officer.

This plan provides exemptions from the need for a planning permit where each of the objectives and conditions outlined within the plan can be met. Such exemptions do not negate the need for a building permit.

This plan does not provide exemptions for the requirement for a planning permit under other provisions of the Greater Shepparton Planning Scheme such as zone provisions, other overlays or particular provisions.

Where the objectives and conditions of this plan cannot be met, a planning permit will be required. In addition, there may be additional zone or overlay controls applying to the land which could trigger the need for a planning permit.
2.0 Permit Exemptions

In addition to the provisions of Clauses 43.01-1 and 43.01-2, no permit is required for:

2.1 Demolition

Demolition of a building and associated outbuildings and fences within a site identified as being ‘Non-Contributory’ on the relevant precinct map - Figures 7(a), 7(b), 7(c), 7(d) and 7(e).

2.2 Swimming Pools and Spas

Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing located beyond the major wall line of the rear elevation of a building.

2.3 External Painting

Painting the exterior of a building, when the prior consent to a paint scheme has been approved through consultation with the Council’s Heritage Adviser and/or Planning Department, except to:

- Externally paint an unpainted surface; or
- Externally paint a building if the painting constitutes an advertisement.

2.4 Remove, destroy or lop a tree

A Permit is not required to remove, destroy or lop a tree which is not identified as an ‘Individually Significant’ tree on lots in excess of 0.4 ha.

2.5 Alterations, Additions and New Buildings on ‘Non-Contributory’ Places

- *Alterations* to the rear elevation of the building or to those parts of the side elevations which are a distance from the major wall line of the facade which is equal to or greater than 50% of the depth of the existing building (see Figures 1, 1(a) and 2);

- *Additions* to the building which project beyond the major wall line of the rear elevation of the building and which have an eave height no greater than the eave height of the existing building and/or which are set back from the major wall line of the facade a distance that is equal to or greater than 50% of the depth of the existing building and which have an eave height no greater than the eave height of the existing building (see Figures 1, 1(a) and 2);

- *New buildings* set back beyond the major wall line of the rear elevation of the building and which have an eave height no greater than the eave height of the existing building and/or which are set
back from the major wall line of the facade a distance that is equal to or greater than 50% of the depth of the existing building and which have an eave height no greater than the eave height of the existing building (see Figures 1, 1(a) and 2).

Figure 1: Exemptions for alterations, additions and new buildings for ‘Non-Contributory’ places not on a corner site within the Heritage Overlay.

Note: A laneway and a carriageway easement are defined as an abutting road.

Figure 1a: Major wall line where there are multiple and parallel frontages.

Note: A laneway and a carriageway easement are defined as an abutting road.
Figure 2: Exemptions for alterations, additions and new buildings for ‘Non-Contributory’ places on a corner site within the Heritage Overlay.

Note: A laneway and a carriageway easement are defined as an abutting road.

2.6 Alterations, Additions and New Buildings on ‘Contributory’ Places and ‘Individually Significant’ Places

Outbuildings where:
- the setback from the major wall line of the facade is equal to or greater than 3 metres; and
- they are detached from the existing building; and
- the eave height at natural ground level does not exceed the eave height of the existing building on the site; and
- the building area does not exceed 40 square metres (see Figures 3 and 4).
Figure 3: Exemptions for new outbuildings (carports/garages/sheds) for ‘Contributory’ and ‘Individually Significant’ places not on a corner site within the Heritage Overlay.

Note: A laneway and a carriageway easement are defined as an abutting road.

No permit is required for outbuildings where:
- they are located beyond the major wall line of the rear facade of the building,
- they are detached from the existing building, and
- the eave height at natural ground level does not exceed the eave height of the existing main building on the site.

Permit is required for all outbuildings within this area.

Figure 4: Exemptions for new outbuildings (carports/garages/sheds) for ‘Contributory’ and ‘Individually Significant’ places on a corner site within the Heritage Overlay.

Note: A laneway and a carriageway easement are defined as an abutting road.

No permit is required for outbuildings:
- located beyond the major wall line of the rear facade of the building from each abutting road,
- detached from the existing building, and
- where the eave height at natural ground level does not exceed the eave height of the existing main building on the site.

Permit is required for all outbuildings within this area.
2.7 Minor Development to ‘Contributory’ Places and ‘Individually Significant’ Places

Minor development located beyond the major wall line of the rear elevation of the building (see Figures 5 and 6) being:

- Minor development that does not require approval under the Building Regulations and where the eave height at natural ground level that does not exceed the eave height of the existing main building on the site; or
- Any of the following:
  - pergola
  - verandah
  - deck
  - water tank and associated structures
  - domestic plant and services, e.g. hot water service, air conditioner;
  - swimming pool or spa and associated mechanical equipment and safety fencing.

with an eave height that does not exceed the eave height of the existing principal building or structure on the site.

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**Figure 5: Exemptions for minor development to ‘Contributory’ and ‘Individually Significant’ places not on a corner site within the Heritage Overlay.**

*Note: A laneway and a carriageway easement are defined as an abutting road.*
Figure 6: Exemptions for minor development to ‘Contributory’ and ‘Individually Significant’ places on a corner site within the Heritage Overlay.  
Note: A laneway and a carriageway easement are defined as an abutting road.
3.0 Precincts

3.1 Location of the Precincts

The Schedule to Clause 43.01 identifies twelve precincts.

The precincts are:

- Dookie Township Precinct (HO261);
- Macintosh Street Precinct (HO199);
- Maude Street Precinct (HO152);
- Murchison Central Township Residential Precinct (HO336);
- River Road Murchison Residential Precinct (HO337);
- Rushworth Road Murchison Residential Precinct (HO338);
- Shepparton Central Business Area Precinct (HO160);
- Shepparton Residential Precinct North (HO140) and Shepparton Residential Precinct North Extension (HO406);
- Shepparton Residential Precinct South (HO141);
- Station Street Murchison Residential Precinct (HO339);
- Tatura Residential Precinct West (HO211); and
- Tatura Township Precinct (HO156).

Places within these precincts generally fall within one of three categories, being: 'Individually Significant', 'Contributory' or 'Non-Contributory' place.

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

3.2 Statements of Significance for Precincts

The following statements of significance provide a description of each of the precincts within the Heritage Overlay.
3.2.1 Dookie Township Precinct (HO261)

The history and description for this precinct are the source of evidence for the following statement of significance. Places identified as significant on the precinct map may also have an individual citation, which has further information about the significance of those places.

Statement of Significance

What is Significant?

The Dookie Township Precinct is significant.

The Dookie township was established in response to the Land Selection Acts. This period is characterised by traditional farm-based industries as well as a thriving viticultural industry. The township's location was predicated on the rail line coming through at that point. Dookie through its fabric provides an appreciation of a typical selection era township. The township had a bank, hotel, store, newspaper office, rail station, churches, hall, flour mill and a residential development.

Much of this fabric survives and has retained its integrity.

Then post-war period was a time of agricultural prosperity and this was fostered by the close relationship between the district's grain growers and the Dookie Agricultural College. There are a number of places that demonstrate the changes to the township that occurred during this period. These include the Maternal Centre, the Bowls Club, the Uniting Church, the silos and the reconstruction of the Emporium and a new bank.

Places that contribute to the precinct:

- 7 Baldock Street DOOKIE (Silos);
- Railway Siding Baldock Street DOOKIE;
- 12 Curtain Street DOOKIE (House);
- 17 Gladstone Street DOOKIE;
- 26 Mary Street DOOKIE (The Bakery);
- 30 Mary Street DOOKIE (The Maternal Childcare Centre);
- 34 Mary Street DOOKIE (Memorial Hall);
- 44 Mary Street DOOKIE HO17 (Gladstone Hotel);
- 48 Mary Street DOOKIE (former Co Store, Emporium);
- 60 Mary Street DOOKIE (General Store);
- 64 Mary Street DOOKIE HO16 (Former Recorder Office and Former Post Office);
- 66 Mary Street DOOKIE (Former National Bank);
- 65, 67-71 and Part of 89 Mary Street DOOKIE (CWA Gardens);
- Part of 89 Mary Street DOOKIE (Bowls Club);
- 89a Mary Street DOOKIE (War Memorial);
- 90 Mary Street DOOKIE (House);
- 92 Mary Street DOOKIE (House);
- 21 Turnley Street DOOKIE; and
27 Turnley Street DOOKIE (Uniting Church).

How is it Significant?

The Dookie Township Precinct is of local historic, social and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

It is of historic significance as it provides tangible physical evidence of the impact of the Land Selection Acts on the development of the township. The township was established in response to the increasing intensification of the agricultural activities. A large number of buildings survive from this period and provide an appreciation of what constitutes a Selection era township. [HERCON criterion A]

It is of historic and aesthetic significance for the commercial and residential development that occurred in response to the success of many of the settlers.

HERCON criteria A & G

It is of historic significance as it provides tangible physical evidence of the impact of post war growth. This can be found in the redevelopment of the Emporium, the Maternal Centre, the Bowls Club, the Uniting Church, the silos and a new bank.

HERCON criterion A

A strong community spirit has been a cornerstone of this community and this is demonstrated by the establishment of the CWA Gardens and the elements of community art and events that have sustained the township in recent years.

HERCON criterion A & G
3.2.2 Macintosh Street Precinct (HO199)

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

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

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

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

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

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

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

HERCON Criteria A & G

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

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

HERCON Criteria D

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

HERCON Criteria B
3.2.3 Maude Street Precinct (HO152)

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

What is significant?
The group of houses at 305, 307 and 311 Maude Street, Shepparton.

How are they significant?
They are of local historic, social and aesthetic significance.

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

HERCON Criteria A & G

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

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

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

HERCON Criteria D

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

HERCON Criteria B
3.2.4 Murchison Central Township Precinct (HO336)

The history and description for this precinct are the source of evidence for the following statement of significance. Places identified as significant on the precinct map may also have an individual citation, which has further information about the significance of those places.

Statement of Significance

What is Significant?

The Murchison Central Township Precinct is significant as one of the earliest surveyed townships in the City of Greater Shepparton.

The views from Stevenson Street to the treed river banks are important as they provide a tangible physical and visual connection to the river.

Contributory places:

- 2 Impey Street MURCHISON HO65;
- 4 Impey Street MURCHISON HO65;
- 6 Impey Street MURCHISON;
- 8 Impey Street MURCHISON HO61;
- 15 Impey Street MURCHISON HO62;
- 28 Impey Street MURCHISON;
- 4 McKenzie Street MURCHISON;
- 14-16 McKenzie Street MURCHISON;
- 8 River Road MURCHISON;
- 12 Robinson Street MURCHISON;
- 20 Robinson Street MURCHISON;
- Roderick Square Reserve MURCHISON;
- 2, 4, Part of 6-38, and 40 Stevenson Street, Murchison Public Gardens, War Memorials and Bills Water Trough MURCHISON;
- 1 Stevenson Street MURCHISON;
- 3 Stevenson Street MURCHISON (Presbytery);
- 5 Stevenson Street MURCHISON (Ravenscraig);
- 7 Stevenson Street MURCHISON;
- 17 Stevenson Street MURCHISON;
- 21 Stevenson Street MURCHISON (Meteorite Gardens and Bunya Bunya Pine (Araucaria bidwillii));
- 29 Stevenson Street MURCHISON;
- 33 Stevenson Street MURCHISON HO69;
- 37 Stevenson Street MURCHISON HO69;
- 39 Stevenson Street MURCHISON HO70;
- 43 Stevenson Street MURCHISON HO70;
- 45 Stevenson Street MURCHISON HO70;
- 47 Stevenson Street MURCHISON HO71;
- 65 Stevenson Street MURCHISON;
- 69 Stevenson Street MURCHISON;
- 71 Stevenson Street MURCHISON;
- 71a Stevenson Street MURCHISON;
- 15 Watson Street MURCHISON; and
- 21 Watson Street MURCHISON.

How is it Significant?

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

Why is it Significant?

The Murchison Central Township Precinct is of historic and aesthetic significance as it provides tangible physical evidence of early colonial township planning. The original town plan, and this includes the former Roderick Town Square, is still appreciable. The development of the township along the banks of the Goulburn River demonstrates its role as a paddlesteamer port during the gold rush period.

HERCON criteria A & E

The township was originally surveyed to have as its focus the area bounded by the Roderick Town Square. This is supported by the location of the first punt site, the location of the former Common School and the subdivision pattern. However, the building of the bridge in 1871, and the punt ceasing to function, saw the focus of the township move north to Impey Street. The change in focus is demonstrated by the construction of a new school, churches and the surrounding residential development.

HERCON criterion A

The precinct is of historic and aesthetic significance for its representative 19th century architecture. This includes public, commercial and residential buildings. There are also a number of distinctive places that are fine exemplars of their period.

HERCON criteria A, D & E

It is of historic and aesthetic significance for a number of its early 20th century buildings. These can be compared in scale and extent to the earlier and more prosperous period of development of the township.

HERCON criteria A, D & E

It is of historic and social significance for its community facilities. This includes the Meteorite Gardens which provide a representative place for the interpretation of a significant scientific event and one that placed the Murchison community on the world map in 1969. The Public Gardens in Stevenson Street are of social and historic significance as the location of a number of memorials.

HERCON criteria A & G
The Public Gardens are of historic and aesthetic significance as they provide tangible physical evidence of the association that the township had with the river and the paddlesteamer port.

HERCON criteria A, D & E
3.2.5 River Road Murchison Residential Precinct (HO337)

The history and description for this precinct are the source of evidence for the following statement of significance. Places identified as significant on the precinct map may also have an individual citation, which has further information about the significance of those places.

Statement of Significance

What is Significant?

The River Road Murchison Residential Precinct is of historic and aesthetic significance.

The riverine environment contributes to the aesthetic significance of the precinct.

Contributory places are as follows:

- 10 River Road MURCHISON;
- 12 River Road MURCHISON;
- 16 River Road MURCHISON
- 26 River Road MURCHISON;
- 30 River Road MURCHISON;
- 64 River Road MURCHISON
- 66 River Road MURCHISON;
- 76 River Road MURCHISON;
- 86 River Road MURCHISON;
- 88 River Road MURCHISON;
- 94 River Road MURCHISON.

How is it Significant?

The River Road Murchison Residential Precinct is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The River Road Murchison Residential Precinct is of historic and aesthetic significance as the contributory places demonstrate the type of residential development that was occurring on the outskirts of Murchison during the early to mid-20th century period.

This period is notable for an increasing prosperity for many farmers, and townships such as Murchison benefited from the consolidation of farms, and the integration of rural industries such as dairies, creameries, butter factories and the accessibility of metropolitan markets through rail links.

The intensification of development on the outskirts of Murchison is associated with the increasing prevalence and use of cars, the new steel bridge (1937) and the provision of electricity.
The River Road houses have varying architectural expressions. The variations in design reflect the diversity of architectural expressions common for this period. Many of these places demonstrate a particular design quality.

**HERCON criteria A, D & E**
3.2.6 Rushworth Road Murchison Residential Precinct (HO338)

The history and description for this precinct are the source of evidence for the following statement of significance. Places identified as significant on the precinct map may also have an individual citation, which has further information about the significance of those places.

Statement of Significance

What is Significant?

The Rushworth Road Murchison Residential Precinct is significant.

Contributory places:

- 1 Rushworth Road MURCHISON;
- 9 Rushworth Road MURCHISON;
- 11 Rushworth Road MURCHISON;
- 12 Rushworth Road MURCHISON;
- 15 Rushworth Road MURCHISON;
- 25 Rushworth Road MURCHISON;
- 27 Rushworth Road MURCHISON.

How is it Significant?

The Rushworth Road Murchison Residential Precinct is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

The group of houses is of historic and aesthetic significance as these houses demonstrate the character of residential development that was occurring in Murchison during the Interwar period.

The houses are of a substantial scale and the design is of a relatively high quality. The location of these largely substantial buildings is of note, as Rushworth Road (and River Road) became the preferred areas for much of the new residential building. This period is notable for an increasing prosperity for many farmers. Townships such as Murchison benefited from the consolidation of farms, and the integration of rural industries such as dairies, creameries, butter factories, and accessibility of metropolitan markets through rail links.

The intensification of development on the outskirts of Murchison is associated with the increasing prevalence and use of cars, the new steel bridge (1937) and the provision of electricity.

HERCON criteria A & D
3.2.7  Shepparton Central Business Area Precinct (HO160)

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

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

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

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

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

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

- 97 Fryers Street; 99 Fryers Street; 219-225 Wyndham Street; 296 Wyndham Street; 310-312 Wyndham Street & 261-267 Wyndham Street.
- Places that contribute to the cultural heritage significance of the precinct include:
- Fraser Street; 13-23 [Fairley’s Building - cnr of Fraser and Maude Streets].
The Shepparton Central Business Area Precinct is of historic, social and aesthetic significance to the Greater Shepparton City.

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

HERCON Criteria A & G

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

HERCON Criteria D & E
3.2.8 Shepparton Residential Precinct North (HO140) and Shepparton Residential Precinct North Extension (HO406)

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

What is significant?
The Shepparton Residential Precinct North and Shepparton Residential Precinct North Extension (the precinct) demonstrate the ongoing residential development which has occurred in Shepparton from the late nineteenth century, through the Edwardian and Inter-war years, to the 1940s showing the close pattern of development which evolved as the town expanded.

Places that contribute to the significance of the precinct include:
- Corio Street - 37, 38, 39, 40, 42, 43 and 46.
- Corio Street - London Plane Trees [HO128].
- Orr Street - 29, 30, 31, 32, 35, 36, 37, 40, 42, 44, 45 and 47.
- Rea Street - 33, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50-52, 51, 53, 54, 55, 57, 59, 61, 64, 65, 66, 68, 70 and 72.

How is it significant?
It is of local historic, social and aesthetic cultural heritage significance to the Greater Shepparton City.

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

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

It is of historic significance for its association with the surveyor and prominent landowner Alfred Leahy. Leahy completed the township survey of Shepparton in 1874 and also surveyed many other towns in the district including Nurmurkah Nathalia and parts of Mooroopna.

Street names in the precinct, many of which were chosen by Leahy reflect significant figures in the early development of Shepparton: Corio Street was named after Corio Bay by Alfred Leahy, whose wife originated from Geelong; Knight Street was named after the early resident and landowner, Frederick P Knight; and; Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880. A large area of the precinct originally formed part of Leahy’s Shepparton Park estate and was subdivided after his death.

HERCON Criteria A & G

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

HERCON Criteria D & E
3.2.9 Shepparton Residential Precinct South (HO141)

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

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

Places that contribute to the significance of the precinct include:

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

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

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

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

It is of historic significance for its association with the surveyor and prominent landowner Alfred Leahy. Leahy completed the township survey of Shepparton in 1874 and also surveyed many other towns in the district including Nurmurkah Nathalia and parts of Mooroopna.

Street names in the precinct, many of which were chosen by Leahy reflect significant figures in the early development of Shepparton: Corio Street was named after Corio Bay by Alfred Leahy, whose wife originated from Geelong; Knight Street was named after the early resident and landowner, Frederick P Knight; and; Orr Street refers to John Orr, who was the MLA for the Murray districts between 1862 and 1880.

HERCON Criteria A & G

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

HERCON Criteria B, D & E
3.2.10 Station Street Murchison Residential Precinct (HO339)

The history and description for this precinct are the source of evidence for the following statement of significance. Places identified as significant on the precinct map may also have an individual citation, which has further information about the significance of those places.

Statement of Significance

What is Significant?

The housing development that occurred in response to the construction of the railway line.

Contributory places include:

- 39 Station Street MURCHISON
- 48 Station Street MURCHISON
- 52 Station Street MURCHISON
- 54 Station Street MURCHISON
- 56 Station Street MURCHISON
- 60 Station Street MURCHISON

How is it Significant?

The Station Street Murchison Precinct is of local historic and aesthetic cultural heritage significance to the City of Greater Shepparton.

Why is it Significant?

Station Street Murchison Precinct is of historic significance as it demonstrates the economic impact of the construction of the 1890 branch rail line from Murchison to Colbinabbin. The contributory places demonstrate the historic and aesthetic character of residential railway development associated with the construction of rural branch lines.

The houses are of historic and aesthetic significance as they demonstrate the scale and type of housing associated with the development of the rail line.

HERCON criteria A & D
3.2.11 Tatura Residential Precinct West (HO211)

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

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

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

The width of Casey Street is complemented by the central median strip and this provides a strong urban design element within the streetscape. The size of the lots and the setbacks are integral to the aesthetic qualities of the precinct and they contribute to an understanding of the settlement pattern of Tatura.

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

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

The row of terrace housing at 2, 4, 6, 8 & 10 Casey Street is of note for its architecture and is a rare example of a housing type within the municipality. The similarity of the scale of the houses and the similarity of external finishes is significant as it contributes to the cohesive character of the precinct. The precinct is characterised by low scale and transparent fencing.

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

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

How is it significant?
The Tatura Residential Precinct West is of local historic and aesthetic significance to the Greater Shepparton City.
Why is it significant?
The Tatura Residential Precinct West is of historic significance as it provides tangible physical evidence of the character and type of residential development during the late 19th and early 20th century.

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

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

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

HERCON Criteria A

The Tatura Residential Precinct West is of aesthetic significance for its representative late 19th and early 20th century residential architecture. It is of aesthetic significance for the diversity of regional vernacular architecture from the late 19th and early 20th century.

HERCON Criteria D

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

HERCON criteria B & E

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

HERCON Criteria D
3.2.12 Tatura Township Precinct (HO156)

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

**What is significant?**

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

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

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

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

Of note within the precinct are:

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

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

Places that contribute to the cultural heritage significance of the precinct include:
- Hogan Street; 42 - 50 [Commercial Hotel on the Tatura-Rushworth Road], 49 [Irrigation & POW Museum], 54 - 56, 58, 60, 61, 62 - 64, 65 - 75 [including the Sacred Heart Roman Catholic Church & Sacred Heart School, and those lots addressing Hunter Street], 70 - 82 [Convent of Mercy & St Mary's School], 77 - 79 [Mechanics' Institute], 81 - 83 [Victory Hall], 84 - 86, 85, 95 - 101 [73 - 77 Park Street], 1/106, 107, 108-110, 109,111&113, 115, 117, 123, 124, 125, 126 - 128, 130, 132 - 134, 133, 137, 139, 141, 143, 145 - 147, 148, 152 and 158 - 162 [Criterion Hotel].
- Hunter Street; [Sacred Heart Church & School 65 - 75 Hogan Street].
- Park Street; 73 - 77 [95 - 101 Hogan Street].
- Walshe Street; 2 - 10.

**How is it significant?**
The Tatura Precinct is of local historic, aesthetic and social significance to the Greater Shepparton City.

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

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

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

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

**HERCON Criteria A & G**

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

**HERCON Criteria D & E**
3.3 Precinct Plans

The locations of the twelve precincts are shown on the attached plans:

- Figures 7(a) – Dookie Township Precinct (HO261);
- Figures 7(b) - Macintosh Street Precinct Map (HO199);
- Figures 7(c) - Maude Street Precinct Map (HO152);
- Figures 7(d) – Murchison Central Township Precinct (HO336);
- Figures 7(e) – River Road Murchison Residential Precinct (HO337);
- Figures 7(f) – Rushworth Road Murchison Residential Precinct (HO338);
- Figures 7(g) - Shepparton Central Business Area Precinct Map (HO160);
- Figures 7(h) - Shepparton Residential Precinct North Map (HO140) and Shepparton Residential Precinct North Extension (HO406);
- Figures 7(i) - Shepparton Residential Precinct South Map (HO141);
- Figures 7(j) – Station Street Murchison Residential Precinct (HO339);
- Figures 7(k) – Tatura Residential Precinct West Map (HO211); and
- Figures 7(l) – Tatura Township Precinct Map (HO156).

The plans show the relevant category of all places within the precincts.
Figure 7(a) – Dookie Township Precinct Map (not to scale)
Figure 7(b) – Macintosh Street Precinct Map (not to scale)
Figure 7(c) – Maude Street Precinct Map (not to scale)
Figure 7(d) – Murchison Central Township Precinct Map (not to scale)
Figure 7(e) – River Road Murchison Residential Precinct Map (not to scale)
Figure 7(f) – Rushworth Road Murchison Residential Precinct Map (not to scale)
Figure 7(g) – Shepparton Central Business Area Precinct Map (not to scale)
Figure 7(h) – Shepparton Residential Precinct North Map and Shepparton Residential Precinct North Extension (not to scale)
Figure 7(i) – Shepparton Residential Precinct South Map (not to scale)
Figure 7(j) – Station Street Murchison Residential Precinct Map (not to scale)
Figure 7(k) – Tatura Residential Precinct West Map (not to scale)
Figure 7(l) – Tatura Township Precinct Map (not to scale)
3.4 Definitions

Adaptation  Adaptation means modifying a place to suit the existing use or a proposed use.

Associations  Associations mean the special connections that exist between people and a place.

Compatible Use  Compatible Use means a use which respects the cultural heritage significance of a place. Such a use involves no, or minimal, impact on cultural heritage significance.

Conservation  Conservation means all the processes of looking after a place so as to retain its cultural heritage significance.

Contributory  A Contributory place contributes to the cultural heritage significance of a precinct.

Cultural Heritage Significance  Cultural Heritage Significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural heritage significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Fabric  Fabric means all the physical material of the place including components, fixtures, contents and objects.

Facade  Facade refers to the principal elevation of a building. It generally refers to one exterior elevation of a building, usually, but not always, the front elevation.

Heritage Place  A Heritage Place, in the context of this plan, may consist of a site, area, land, landscape, building, group of buildings or other works and may include components, contents, spaces and views. Heritage places have cultural heritage significance. If located within a precinct, these places are identified as being either ‘Individually Significant’, ‘Contributory’ or ‘Non-Contributory’ within the Greater Shepparton Planning Scheme.

Heritage Precinct  A Heritage Precinct, in the context of this plan, is a precinct of cultural heritage significance and consists of ‘Contributory’ places (some of which may be ‘Individually Significant’ places) and may contain ‘Non-Contributory’ places.

Individually Significant  An Individually Significant place is a place that has cultural heritage significance independent of its context. These places may also contribute to
the significance of a heritage precinct. 'Individually Significant' places will usually have a separate citation and statement of significance.

**Integrity**

*Integrity* refers to the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance.

**Interpretation**

*Interpretation* means all the ways of presenting the cultural heritage significance of a place.

**Maintenance**

*Maintenance* means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

**Meanings**

*Meanings* denote what a place signifies, indicates, evokes or expresses.

**Minor Works/Development**

*Minor Works/Development* as defined in the Building Regulations 2006.

**Non-Contributory**

*Non-Contributory* places do not contribute to the heritage significance of a heritage precinct. In some instances, an Individually Significant place may be considered Non-Contributory within a precinct - for example, a significant factory complex within a residential precinct.

**Preservation**

*Preservation* means maintaining the fabric of a place in its existing state and retarding deterioration.

**Reconstruction**

*Reconstruction* means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

**Related Object**

*Related Object* means an object that contributes to the cultural heritage significance of a place but it is not at the place.

**Related Place**

*Related Place* means a place that contributes to the cultural heritage significance of another place.

**Restoration**

*Restoration* means returning the existing fabric of a place to a known earlier state by removing accretions (additions that detract from the cultural heritage significance of the building or structure) or by reassembling existing components without the introduction of new material.

**Setting**

*Setting* means the area around a place, which may include the visual
catchment.

**Significant Elements/Features**

A *Significant Element or Feature* is any feature (building, tree, structure, etc.) that the *Greater Shepparton City Council Heritage Study Stage I*, the *City of Greater Shepparton Heritage Study Stage II*, the *Greater Shepparton Heritage Study Stage IIB* and the *Greater Shepparton Heritage Study Stage IIC* have identified as contributing to the cultural heritage significance of a heritage place.

**Solid-to-Void Ratio**

A *Solid-to-Void Ratio* refers to the relationship between the voids (window, door, verandah, etc, openings) to the blank or solid wall surface area on an exterior elevation (see the figures below).

![A higher solid-to-void ratio](image1)

![A lower solid-to-void ratio](image2)

**Use**

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