

22.0315/05/2014
C64**ENVIRONMENT****22.03-1**19/01/2006
VC37**Landcare and catchment management**

This policy applies to use and/or development within the whole Shire.

Policy basis

The whole of Indigo Shire is located within the North East Catchment Management Authority boundary and the North East Catchment Management Strategy applies to the whole municipal area.

A number of landcare groups exist within the Shire. Various local plans and strategies designed to address specific landcare and catchment management issues have been prepared by these groups. The findings and implementation works set out in these documents need to be taken into account in considering applications for use and development.

Relevant catchment management issues within the Shire include soil erosion, salinity, water quality, vegetation loss and pest plants and animals and the cumulative impacts that various land uses may have on these characteristics.

Objectives

- To have regard to the North East Catchment Management Strategy and related strategies.
- To utilise the principles of Landcare when considering applications to use and develop land.
- To protect areas prone to soil erosion.
- To facilitate the rectification of land degradation and the improvement of agricultural land.
- To support and encourage total catchment management philosophies.
- To encourage the preparation of farm management plans.

Policy**Decision Guidelines**

It is policy that, in considering applications for use or development Council will take the following matters into account:

- Development of land in agricultural areas should take into account the North East Catchment Management Strategy and related strategies.
- Applications should demonstrate proof of consideration of catchment policies.
- Where land degradation issues have been identified, management plans should be developed to rectify these issues.
- Whether conditions on permits are required to help prevent soil degradation or to rectify current land degradation problems.
- Any relevant farm management plans.

- Before deciding on an application to use, subdivide or develop land or carry out works, Council may also consider:
 - the views of the Department of Natural Resources and Environment and the North East Catchment Management Authority.
 - the views from an appropriately qualified land management specialist.
 - relevant farm management plans.
 - North East Regional and Indigo Shire Roadside Management Strategies.

Plans Required

Council may also require that:

- a site assessment plan, prepared by an appropriately qualified land capability specialist, accompany the application outlining a land capability evaluation.
- a detailed Environmental Management Plan, prepared by an appropriately qualified practitioner, accompany the application, outlining the proposal for the ongoing maintenance of soil stability and vegetation.
- a building envelope plan prepared by an appropriately qualified practitioner, accompany the application, demonstrating that the site is not subject to high or severe erosion hazard.

22.03-2

19/01/2006
VC37

Fire hazard

This policy applies to the whole of Indigo Shire. It should be used for all forms of use and development that may increase the level of fire risk within the Shire including:

- land adjoining national and state parks, forested areas, plantations and urban areas;
- land designated as being within a bush fire prone area; and
- all rural lands.

Policy basis

Fire hazard is an important element in the consideration of proposals for new use and development, particularly in non urban areas. The siting and design of dwellings and other development needs to take into account the prevailing fire hazard conditions. Provision should be made for the prevention of fires and the provision of appropriate water storage.

Objectives

- To ensure that new land uses and development do not increase the level of fire risk.
- To ensure that new land use and development includes adequate fire protection measures.

Policy

Decision Guidelines

It is policy that, in considering relevant applications, Council will take the following matters into account:

Fire Protection measures

- Buildings and access roads are to be sited and subdivisions designed to minimise the impact of fire and the emergency conditions, associated with fire.
- Development associated with residential or public use are to be permitted only where fire prevention measures are undertaken in accordance with the current CFA fire prevention guidelines.
- Water tanks and/or dams are to be located so as to maximise access to fire fighting services.
- If dams are to be relied upon they should have an adequate hard-standing area adjacent which is capable of accommodating fire tankers.

Requirements for buildings and works

- Relevant wildfire mapping prepared by the CFA.
- That siting and development of buildings, works take into account the following:
 - the level of fire risk and fire prevention measures to reduce such risk;
 - slope, access, aspect, orientation and nearby vegetation; and
 - layout of the site in relation to ancillary buildings, driveways, garden areas, windbreak and storage areas for inflammable materials or fuels should reduce the risk of fire.
- Where relevant building design should incorporate fire protection construction features.
- Landscaping around any dwelling should include open areas with non flammable ground cover and the use of deciduous or low flammable species in planted areas.
- A water storage of at least 90,000 litres (depending on vegetation cover of the site) of which 20,000 litres should be permanently set aside for fire fighting purposes.
- Fire vehicle access should be available to all water storage(s) or supplies.
- Tanks should be fitted with a gate valve and a 64mm, 3 thread round male coupling to CFA specifications.
- Consideration will be given to the CFA Design and Siting Guidelines: "Bush Fire Protection for Rural Houses" (1987).
- Before deciding on an application to use or develop land or to carry out works Council may also consider the comments of the CFA and the Municipal Fire Prevention Committee.

Subdivision requirements

- An assessment plan may be required incorporating a detailed analysis of the fire risk factors affecting the site and the defined fire hazard area within which it is located.
- A comprehensive fire protection plan may be required that complies with the current Country Fire Authority protection guidelines for subdivision and development.
- Where the application is for subdivision for the purpose of development Council will give consideration to CFA "Planning Conditions and Guidelines for Subdivisions" (1991).
- Before deciding on an application to subdivide land before Council may also consider the comments of the CFA and the Municipal Fire Prevention Committee.

22.03-319/01/2006
VC37**Development adjoining the Murray River, Lake Hume and Lake Moodemere**

This policy applies to the use and development of land adjoining or within 200 metres of the Murray River and Lake Hume or within 100 metres of Lake Moodemere.

Policy Basis

The Murray River, Lake Hume and Lake Moodemere are significant water, natural environment and tourist resources. The development of land abutting these resources needs to be carefully assessed having particular regard to water quality, effluent disposal and visual amenity of the landscape.

Objectives

- To prevent use and development of adjoining lands from degrading water quality.
- To protect riparian vegetation.
- To protect the natural environment from obtrusive development that may spoil the undeveloped landscape features of these environs.
- To ensure that development is sited and designed to minimise any impact from an aesthetic perspective.

Policy**Decision Guidelines**

It is policy that, in considering relevant applications, Council will take the following matters into account:

- No building or works should be constructed closer than 200 metres to the high water mark of the Murray River or the full supply level of Lake Hume; or 100 metres of Lake Moodemere unless otherwise approved by Council.
- All effluent disposal systems should be located a minimum of 100 metres from the Murray River, Lake Hume or Lake Moodemere.
- Soil and waste water reports should be completed demonstrating compliance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The design of all buildings and works including access to sites should have regard to the topographic constraints of the site.
- Excavations should be minimised where possible and water runoff should be treated to prevent soil erosion and siltation.
- Design of buildings should have regard to:
 - the attributes of the natural environment;
 - building scale and mass of surrounding development; and
 - be sympathetic to the natural environs.
- Council will take into account comments of adjoining NSW Municipalities and the Murray Regional Environmental Plan No.2 for any proposal for development adjoining the Murray River.

22.03-4 Effluent disposal and water quality19/01/2006
VC37

This policy applies to development that cannot be serviced by reticulated sewerage.

Policy basis

This policy:

- implements the water supply, sewerage and drainage objective in Clause 18.09 of the SPPF; and
- builds on the MSS objectives and strategies in Clause 21.04-3-1 relating to the sustainable management of the Shire's natural resource base, in particular water quality.

Objectives

- To ensure water quality is not adversely affected by new development.
- To prevent the discharge of effluent off site.
- To ensure that the density of effluent disposal systems is suitable to the soil type and topography of the locality.
- To provide for alternative effluent disposal systems where environmental conditions prevent the treatment of waste by septic tank.

Policy**Exercise of Discretion**

It is policy to:

- encourage the use of Package Treatment Plants and other alternative methods of waste water treatment that recycle waste water for use in domestic gardens and irrigated areas, where environmental conditions prevent the treatment of waste by septic tank;
- require soil tests to be provided for each allotment and effluent envelopes indicated on a site plan.

Performance Measures

It is policy that proposals are assessed against the following performance measures as appropriate:

- All effluent disposal systems and irrigation fields should be located at least 100 metres from any waterway including ephemeral streams and permanent water bodies (Discretion to reduce this setback is available where topographic constraints would reduce the risk of discharge of wastewater to a watercourse);
- Development proposals should clearly demonstrate that such use and development will not adversely affect the water quality in any stream or watercourse;
- Topographic plans, detailing areas which can be irrigated without discharging waste water from the site should be provided, along with certification that the proposed systems are licensed to operate in Victoria;
- Septic tanks and other forms of waste water treatment should clearly demonstrate that the system will not increase the peak discharge, volume of discharge or reduce the quality of discharge to a watercourse;

- A land capability assessment report should be provided indicating that the design and location of the effluent disposal system is appropriate to the site and environmental characteristics of the land. A management program, which ensures ongoing environmental sustainability and protection of human health, should also be outlined. The report should also certify that the proposed density of effluent disposal systems within the area will not overload the natural environment with effluent and lead to pollution of watercourses or other properties.

Decision Guidelines

It is policy that the responsible authority will consider, as appropriate:

- The views of the North East Catchment Management Authority and Goulburn-Murray Water, where effluent disposal systems are within 100 metres of a waterway as determined by Goulburn-Murray Water.

22.03-5

19/01/2006
VC37

Classified National Trust landscapes

This policy applies to all National Trust of Australia (Victoria) classified landscapes within Indigo Shire, as described and defined in the incorporated document Classified National Trust Landscapes applying to the Shire of Indigo, 1998.

Policy basis

This policy:

- implements the heritage objectives and strategies of the SPPF (Clause 15.11);
- builds on the MSS objectives in Clause 21.04-3-2 relating to conservation and enhancement of significant landscapes within the Shire.

Classified National Trust landscapes form an important part of the cultural and built environment of Indigo Shire. Land use and development within these areas must be compatible with the landscape and heritage values identified in the landscape classifications.

Objectives

- To protect the visual quality and significance of the prominent hills, slopes and extensive open areas within National Trust classified landscapes.
- To protect classified landscapes from insensitive design and development.
- To maintain and protect the diversity of classified landscapes.
- To protect classified landscapes from visual intrusion and inappropriate development.
- To maintain passive recreational use of classified landscapes for the enjoyment of all visitors.
- To encourage land use consistent with sustainable rural land management.

Policy

Decision Guidelines

It is policy that the responsible authority consider, as appropriate:

- the views of the National Trust of Australia (Victoria);

- the design, height, mass and scale of the proposed development and buildings;
- the location of all buildings and including the exterior colour/ finish of buildings; and
- effluent disposal systems and measures to improve water quality.

22.03-6

19/01/2006
VC37

Dams

This policy applies to the construction of dams.

Policy Basis

The construction of dams is a necessary development to support the agricultural and horticultural use of land. The siting, design and construction of dams should be undertaken so as to minimise the impact on sustainable land, water system management and roads.

Objectives

- To ensure that dams are designed and constructed in such a manner that dam failure is minimised.
- To ensure that dam sizes relate to the suitability of the site and to the use intended.
- To minimise tree removal and to maximise retention and use of topsoil.
- To ensure appropriate revegetation.
- To prevent construction of dams in environmentally sensitive areas, such as bush gullies.
- To ensure that the construction of a dam will not detrimentally affect water flows and the amount of water available to downstream users.
- To ensure the location and size of the dam is appropriate within the context of its catchment.
- To ensure that the environmental impact of dams is minimised.
- To ensure that dams are designed and constructed so as not to impact on the integrity of roads and associated assets.
- To ensure that dams are located so as not to prejudice the safe operation of adjacent roads.

Policy

Decision guidelines

It is policy that in considering applications for the construction of dams, Council will take the following matters into account:

- The capacity of the proposed dam should not exceed 50% of the yield available from the catchment area of the site.
- The location of the proposed dam should be suitable to the terrain characteristics of the land.
- Spillways should be designed to cater for a 1 in 100 year rainfall event.
- The capacity of the proposed dam should be adequate to meet the needs of the intended use.

- The dam should be designed and set back to ensure no leakage enters road reserves other than defined waterways.
- The dam should be located sufficiently clear of any road so as not to impact on the safe operation (e.g. sight distances) of the road.
- The need to remove native vegetation, or affect native vegetation through flooding should be minimised.
- Soil types on the site should be suitable for water retention and if not suitable, adequate mechanical or chemical means will be employed.
- Topsoil stripped from the site should be able to be spread on any exposed batters and exposed soils can be revegetated with perennial grasses and appropriate indigenous vegetation as soon as possible after construction.
- The contractor or the applicant should consult with the Department of Natural Resources and Environment concerning approaches to minimise any potential environmental impacts.
- Dams with a capacity of 10ML or more, located on the upslope of a declared road will be referred to VicRoads.
- Before deciding on an application to construct a dam Council may also consider:
 - The views of Goulburn-Murray Water. GM-W is responsible for licensing works on waterways and the extraction and use of water.
 - The views of the Department of Natural Resources and Environment, the North East Catchment Management Authority, or any relevant Drainage or Water Authority.
 - The views of downstream landowners.

Information Required

Applications for approval to construct a dam should, where relevant, be accompanied by the following:

- A plan showing the location of the dam on the allotment, dimensions and capacity of the dam, contours and finished levels and the extent of vegetation clearing.
- A report from a structural engineer certifying that the dam is structurally adequate and/or verifying that the dam will not pose an unacceptable risk to life or public and private assets.
- A landscape plan indicating the revegetation works proposed. The plan must be to the satisfaction of the responsible authority.
- An assessment of the likely impact that construction of the dam will have on water flows and the amount of water available to downstream users.

For applications that are referred under Section 55 of the Planning and Environment Act 1987 to VicRoads, the following additional information is required:

- Hydrological Report – A report from a hydrological engineer or suitably qualified practitioner certifying that he/she has evaluated the hydrological impacts of the proposed dam and that the design minimises the risk of dam failure and subsequent road safety implications.

22.03-7
19/01/2006
VC37

Aboriginal Cultural Heritage

This policy applies to use and/or development of land within the whole Shire.

Policy Basis

Places, sites and objects demonstrating former Aboriginal occupation of the land can be found throughout the Shire. Those places, sites and objects have cultural, educational and archaeological significance for the local Aboriginal community and the broader community.

Objectives

- To conserve sites and objects of Aboriginal cultural significance.
- To identify and record sites and objects of Aboriginal cultural significance.
- To determine the appropriate level of management of sites and objects in consultation with the local Aboriginal community.

Policy

It is policy that:

- In dealing with proposals to develop or re-zone land, Council will take into account the findings of any local or regional Aboriginal heritage study, information contained in the Aboriginal Cultural Resources Grid Map and relevant guidelines produced by Aboriginal Affairs Victoria.
- Where development is proposed in areas containing known cultural heritage sites or where there is potential for such sites, applicants will be requested to provide a report prepared by a qualified archaeologist demonstrating that the impact on Aboriginal cultural heritage values has been assessed.
- Representatives of the local Aboriginal community be involved in making recommendations about the management of sites of Aboriginal cultural significance.

Policy Reference

Aboriginal Resources Management Grid Map – Aboriginal Affairs Victoria.

22.03-8

06/07/2006
C33

Floodplain and Rural Drainage Management

This policy applies to all areas within the Rural Floodway Overlay and Land Subject to Inundation Overlay and all land in the Farming Zone.

Policy basis

This policy:

- Applies the floodplain management SPPF objective in clause 15.02 to local circumstances;
- Builds on the MSS objectives in clause 21.04.3-3 relating to flooding and drainage; and
- Implements the objectives of the North East Catchment Management Authority's Regional Floodplain Management Strategy and Regional Rural Drainage Management Strategy 2000.

Objectives

Floodplain Management

- To minimise flood risk and the impact of flooding within the Municipality.
- To prevent inappropriate development on floodplains.
- To recognise the natural flood carrying capacity of rivers, streams and floodways and the flood storage function of the floodplains.
- To protect surface and ground water quality and preserve important wetlands and areas of environmental significance.

Rural Drainage

- To implement measures that reduce the impact of waterlogging within the region and lead to improved agricultural activity.
- To minimise the impacts of rural drainage activities on the flooding and drainage characteristics of downstream waterways, storages and wetlands.
- To maintain and enhance the function of natural drainage lines to convey and store water.
- To minimise the export of nutrients, sediment and saline groundwater into downstream waterways, storages and wetlands.

Policy

Exercise of Discretion

It is policy to:

Floodplain Management

- Discourage new buildings and works in areas affected by the Floodway Overlay;
- Discourage land fill in all areas subject to flooding other than areas designated as building envelopes;
- Discourage the construction of levees in areas regarded by the floodplain management authority as important for flood storage and/or environmental values, except to protect existing dwellings and their immediate curtilage;
- Encourage compensatory or ameliorative works, such as farm recycling dams, to minimise the adverse impacts of laser grading/land forming.

Rural Drainage

- Discourage the redirection of drainage waters from their natural courses;
- Encourage the use of catchment management techniques as a primary means of addressing waterlogging problems eg. increasing vegetation cover, storage/re-use of runoff, etc.

Performance Measures

It is policy that proposals are assessed against the following performance measures as appropriate:

Floodplain Management

- The design of new buildings should include flood-proofing measures that minimise the effects of flooding on the building structure and its contents eg. The use of water resistant building materials for foundations, footings and floors;
- The minimum floor level of any new dwelling should be at least the NPL ie.300mm above the 1 in 100-year ARI (average recurrence interval) flood level;
- The minimum floor level of any new commercial or industrial building should be at or above the 1 in 100-year ARI flood level with flood proofing provided up to the NPL;
- New buildings should be located on the highest available ground and aligned with their longitudinal axis parallel to the predicted direction of flood flow.

Rural Drainage

- Rural drainage works should incorporate stock proof fencing and revegetated buffer strips either side of the proposed rural drains;
- Rural drainage works should not be carried out within 30 metres of sites identified as having cultural or heritage significance;
- Drainage schemes should be designed so as to maintain the natural wetting/drying cycle of existing wetlands;
- Drainage schemes should incorporate constructed wetlands to reduce the export of nutrients and sediment to downstream receiving waters;
- Rural drains should be constructed in accordance with Regional Design Standards – Surface Drains.

Decision Guidelines

It is policy that the responsible authority will consider, as appropriate:

Floodplain Management

- The likelihood of any increase in flood risk and any individual or cumulative effects downstream;
- The potential impact on the proposal of an extreme flood event ie. larger than the 1 in 100-year flood.

Rural Drainage

- The likelihood of any increase in flood risk and any individual or cumulative effects downstream;
- The likelihood of any decrease in water quality of downstream receiving waters;
- The views of the North East Catchment Management Authority except for:
- Routine maintenance of non-strategic rural drains (eg. De-silting of drains) which does not affect the original grade, shape or size of the drain;

- Rural drainage works carried out in accordance with an approved scheme (eg. A scheme which forms part of an approved rural drainage management plan);
- Construction of minor on-farm rural drainage works which do not involve any of the following:
- Construction of a drain greater than 0.3 metres deep and/or draining a catchment greater than 5 hectares in area; or
- The diversion of runoff away from its natural drainage path.

References

Regional Floodplain Management Strategy, North East Catchment Management Authority, 1999.

Regional Rural Drainage Management Strategy, North East Catchment Management Authority, 1999.

Guidelines for Application for Drainage Approval, Ovens River Management Board, February 1995.

22.03-9
04/09/2008
C45

Heritage Policy

This policy applies to heritage places in a Heritage Overlay.

Policy basis

The objective of the following policy is to maintain the cultural heritage significance of all identified places and precincts within the Indigo Shire and to foster correct practices in accordance with the criteria as described by ICOMOS Australia and the Burra Charter.

The Indigo Shire contains a wide range of built and natural heritage places that have community, economic and cultural significance for current and future generations. Throughout the Shire are buildings, streetscapes, sites and precincts, landscapes and natural features that represent a significant asset and resource for North East Victoria. The municipality is rich in heritage dating from European settlement, in particular, the discovery of gold. There are therefore fine examples of nineteenth century commercial, community and residential buildings, features reflecting mining, pastoral and agricultural activities, and natural features and landscapes of significance.

The value of the collection of heritage items within the Indigo Shire lays in its intactness, in that the development of the Shire socially and economically through time can be seen through these items. When viewed as a whole, this collection also describes the relationship of the settlements to each other.

All of the heritage places, if not significant in themselves, combine to produce a distinctive character. They should be preserved because of their intrinsic value and their contribution to urban character. The demolition of heritage places and the development of sites can erase their value forever and alterations can also affect the historical integrity of significant places.

Heritage studies and strategies implemented in Indigo have recognised these assets and have resulted in items, individual places and precincts included in a Heritage Overlay.

In addition to individual places of significance as detailed in the inventory to the Indigo Heritage Study 2002, there are a number of clearly defined urban conservation precincts, shown on the maps that accompany this policy (Maps 1 to 6). These include:

Beechworth Conservation Areas

Beechworth developed following the discovery of gold at Spring Creek early in 1852. By July 1853 Beechworth had been declared a town. The original surveyed town plan of 1853 is still largely evident and this includes the size of blocks, laneways, and designated land uses (churches, public buildings, parklands).

Beechworth was the major administrative centre for the whole of the North-East throughout the 1850s and 1860s. Most of the government buildings from this period are extant. A by-law introduced in 1856 prohibited canvas tents and this has ensured that there are a number of buildings - both commercial and residential, that have survived from this relatively early date. The aesthetic qualities of the streetscapes and their intactness are remarkable. There is little to compare with the scale, uniformity and quality of these streetscapes. Beechworth is unusual for its intactness and integrity, as the twentieth century has only lightly touched most of the township. There is an appreciable and tangible relationship between Beechworth's 19th century *raison d'être* as a gold mining town and extant mining sites and artifacts in the surrounding areas.

During the twentieth century the economy of Beechworth was stimulated by the presence of government departments such as the Beechworth Gaol and Mayday Hills. These buildings were built during the 19th century and retained their use until relatively recent times. Despite functioning during the 20th century the 19th building fabric, design and intentions are strongly evident.



Map 1 - Beechworth Conservation Precincts 1 – 7

Beechworth Conservation Precinct 1 (Commercial):

Ford and Camp Streets have retained a predominantly 19th century built character and this includes the granite kerb and guttering, street tree plantings and commemorative monuments. The extant built fabric assists in the interpretation of the commercial nature of Beechworth during the 19th and early 20th century. The integrity of the streetscapes is very high. The Beechworth Commercial Precinct 1 is of historical, architectural, social, technical, aesthetic and archaeological significance. All places, structures and items of cultural heritage significance and all individual items listed in the Schedule to the Heritage Overlay are integral to the significance of this precinct.

Beechworth Conservation Precinct 2 (Justice):

The Justice Precinct is a remarkable collection of police and justice buildings dating from 1857 – 1913. Being intact as a group and so little altered individually gives them great importance and significance. Aesthetically they provide a fundamental contribution to the streetscape of Beechworth. This is found in the colour of the granite, the design of the buildings and their locations in the street. The buildings demonstrate fine craftsmanship. The Warden, Chinese Protector 's Office and Telegraph Office are rare surviving examples of their type and period. The Beechworth Conservation Precinct 2 is of historical, architectural, social, aesthetic and archaeological significance. All places, structures and items of cultural heritage significance and all individual items listed in the Schedule to the Heritage Overlay are integral to the significance of this precinct.

Beechworth Conservation Precinct 3 (Churches):

The siting and scale of the church buildings and the size of the lots demonstrates the position religion held during the 19th century and on the goldfields. The Church of England is a dominant aesthetic feature in the streetscape. It is an important work of the architect Leonard Terry.

The Wesleyan Methodist Church illustrates the type of architecture associated with the Wesleyan Methodists. The Methodists were a strong presence on most of the gold fields in Victoria and in Beechworth were the first to hold services on the Beechworth gold fields. The Methodist Missionary J C Symons was sent from Adelaide to follow the Methodist miners into Victoria – to keep them together and to collect money from them to support the chapels left behind. This church remains the earliest extant chapel erected by Symons and its primitive gothic design relates directly to the church's origins in Scotland.

The Roman Catholic Church, its priory and other associated structures also contribute to the nature of this precinct. The grouping of the churches, the size of the parcels of land, the architecture, is integral to an understanding of the role religion had on the gold fields. The grouping of places of worship in the one precinct demonstrates town planning practices during the 1850s. The Beechworth Conservation Precinct 3 is of historical, architectural, social, aesthetic and archaeological significance. All places, structures and items of cultural heritage significance and all individual items listed in the Schedule to the Heritage Overlay are integral to the significance of this precinct.

Beechworth Conservation Precinct 4 (Hospital):

The construction of the hospital reflects the position Beechworth held in the north east of Victoria during the 1850s – 1860s. The style of the façade is an unusual stylized classical idiom, it reflects the work of Vanbrugh and heralds boom classicism. The entrance composition of three arches with coupled Doric columns and a stylized pediment is unique. The arched windows with stylized extrados, mouldings and keystones, the stonework and the pediment finials, are all distinctive features. The facade is generally intact. The Beechworth Conservation Precinct 4 is of historical, architectural, social, aesthetic and archaeological significance. All places, structures and items of cultural heritage significance and all individual items listed in the Schedule to the Heritage Overlay are integral to the significance of this precinct.

Beechworth Conservation Precinct 5 (Business):

Includes- local government offices, public gardens and a museum. It illustrates the changing needs of a municipality from the 19th century and through to the 20th century and the local government amalgamations. The Beechworth Conservation Precinct 5 is of historical, architectural, social, aesthetic and archaeological significance. All places, structures and items of cultural heritage significance and all individual items listed in the Schedule to the Heritage Overlay are integral to the significance of this Precinct .

Beechworth Conservation Precinct 6 (High St):

High Street is essentially a residential street with some commercial shop fronts. High Street also provides a setting for the rear of the open area of the Justice Precinct. There are a

The Beechworth Conservation Precinct 8 is of historical, architectural, social, archaeological and aesthetic significance. All places, structures and items of cultural heritage significance and all individual items listed in the Schedule to the Heritage Overlay are integral to the significance of this precinct.

Chiltern Conservation Areas

Chiltern is one of the few gold rush towns in the Indigo Shire that had an existence pre-gold rush. The Black Dog Inn was located on the banks of the Black Dog Creek from as early as 1844. As a consequence assistant Surveyor Thomas Wedge marked it out as a township site prior to the discovery of gold in 1852. At this time government surveyors had been surveying township sites at every major creek and river crossing along Port Phillip Road. This was in response to local squatters applying pressure for the establishment of a network of settlements with police posts along the Port Phillip Road after the Faithfull Massacre of 1838.

In 1854 the first town lots were sold. After 1858, gold mining set Chiltern apart from other townships such as Benalla, which had been established under similar circumstances. By 1861 there were over 1,000 permanent settlers and Chiltern was beginning to challenge Beechworth's regional dominance. The main Melbourne to Sydney road was re-routed through Chiltern during the 1860s bypassing both Beechworth and Yackandandah. Furthermore Chiltern's merchants tended to trade directly with Melbourne. However, despite these advantages Chiltern's population remained at half that of Beechworth throughout the 1870s and 1880s.

The proximity of gold mining activity to the town has given Chiltern its distinctive irregular street pattern. The town retains buildings from this early period of prosperity - the 1860s and 1870s. During the 1890s there was a resurgence in mining activity in the form of deep lead mining and this resulted in a minor building boom.



Map 3 – Chiltern Conservation Precincts

The informal street pattern and layout of Chiltern, with unmade edges and timber road and foot bridges, a mix of simple cottages and larger residences and fine public buildings, many in the local Chiltern rd brick, along with civic and private plantings, combine to give the town a distinctive character. The town retains a number of buildings which also include collections which are of historical significance, including the Chiltern Athenaeum, Dow's Pharmacy, the Federal Standard building and Lake View.

Chiltern Conservation Precinct 1 (Conness Street and Main Street):

The precinct demonstrates the irregular street pattern which was a consequence of immediate gold mining sites. Most of the extant structures illustrate the development of Chiltern during the gold rushes of the 1860s and 1870s. The building types and architecture are strongly evocative of this era and have remained substantially intact and have a high integrity.

The completeness and intactness of these two streets is unusual and of significance.

There is also an additional layer of buildings dating from the 1890s and these assist in the interpretation of the phases of gold mining activities in the Chiltern region. The Chiltern Conservation Precinct 1 is of historical, architectural, social, aesthetic and archaeological significance. All places, structures and items of cultural heritage significance and all individual items listed in the Schedule to the Heritage Overlay are integral to the significance of this Precinct.

Chiltern Conservation Precinct 2 (Justice and Civic Precinct):

The elevated location of the Police, Courthouse, Post office, Masonic Lodge and halls away from the main commercial activity is unusual. This group of buildings forms a clear and separate precinct. The former Chiltern police barracks, lock-up, police paddock and Courthouse are symbolic of the role law and order played on the gold fields. The former Chiltern police barracks and lock-up was the first in a large group of similarly planned and elevated police residences but otherwise was similar to earlier police barracks such as at Avoca. [Source RNE]. The Chiltern Oddfellows Hall is considered to be the first permanent lodge building constructed outside Melbourne. By 1866 the building was used by the Indigo District Road Board.

The Chiltern Conservation Precinct 2 is of historical, social, architectural, aesthetic and archaeological significance. All places, structures and items of cultural heritage significance and all individual items listed in the Schedule to the Heritage Overlay are integral to the significance of this Precinct.

Chiltern Conservation Precinct 3 (Lake Anderson and Lake House):

Henry Handel Richardson immortalized her childhood memories of 'Lakeview' her family home in Chiltern in the 1870s in 'Ultima Thule' and 'The Fortunes of Richard Mahoney'. Lake View was built in 1870 for John and Mary Hancock, storekeepers of Chiltern. In July 1876 Dr Richardson a Doctor of Medicine, moved to Lake View with his family, including Ethel Florence Richardson, later to become the author Henry Handel Richardson. The visual links between Lake Anderson and Lake House have aesthetic significance.

The Chiltern Conservation Precinct 3 is of historical, social, architectural, aesthetic and archaeological significance. All places, structures and items of cultural heritage significance and all individual items listed in the Schedule to the Heritage Overlay are integral to the significance of this Precinct.

Rutherglen Conservation Area - Main & High Streets

In the Indigo Shire, Rutherglen was the last of the gold towns to be settled. It was established in the wake of the 'Wahgunyah Rush' of 1860.

The town of Rutherglen is an important gold era township, which continued to grow as a rural service centre after the production of gold declined. Rutherglen was an important viticultural region during the 19th century with the miners providing a ready market for grapes and wine. Viticulture generally went into a decline during the middle portion of the 20th century but Rutherglen managed to retain a core of a viticulture industry. Today Rutherglen is a well-regarded wine producing area.

The commercial and civic centre is focused on Main and High Streets. These streets contain a mix of structures that reflect needs of the gold mining era and agricultural enterprises. There is an interesting and eclectic collection of architecture ranging from the

grand to the more modest, and these examples are integral to the significance of the streetscape. The condition of most of the structures is very good, and their integrity is high.



Map 4 – Rutherglen Conservation Area

The town of Rutherglen is significant as a gold era town which developed into a rural service centre and an important centre for viticulture in Victoria. The town's fine stock of heritage buildings are generally confined to the two principal streets, Main and High Streets, and mostly comprise commercial, civic and church development. The residential area of the town does not exhibit the same precinctual character.

Main Street, in particular, provides an evocative reminder of its goldfields origins, running east from the site of gold discovery, narrow and lined with mostly single storey nineteenth century shops punctuated by fine two storey hotel buildings. High Street, which bisects Main Street, accommodates the Roman Catholic precinct to the north and St Stephen's Anglican Church to the south, with fine civic, judicial and residential buildings form the nineteenth and twentieth centuries in between.

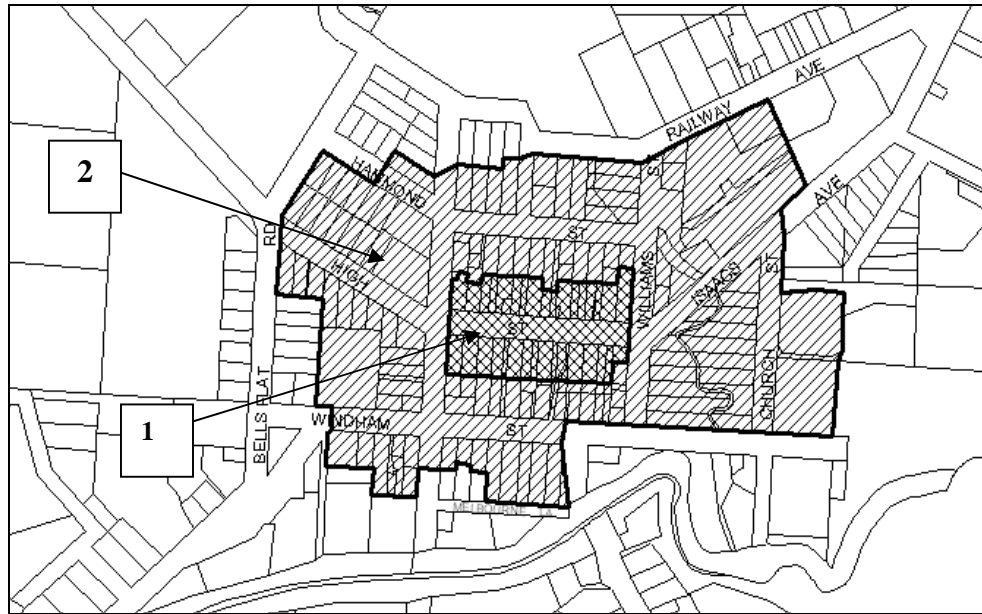
The former Jolimont Cellar building is the strongest evidence of the town's role in the Australian wine industry; the Rutherglen district has benefited from the highs and weathered the lows in the industry since the late 1850s.

There is an interesting and eclectic collection of architecture ranging from the grand to the more modest, to be found in the conservation area. These examples are integral to the significance of the streetscape, and their integrity is high. The condition of most of the structures is very good. The Rutherglen Conservation Area is of historical, architectural, social & aesthetic significance. All places, structures and items of cultural heritage significance and all individual items listed in the Schedule to the Heritage Overlay are integral to the significance of this area. Rutherglen is one of the four principal town within the Indigo Shire, all of which retain a significant proportion of their nineteenth and early twentieth century built form. This, combined with the remnant historic elements within the rural areas, make the Indigo Shire an significant historic district.

Yackandandah Conservation Areas

Gold was discovered at Yackandandah soon after it was discovered at Beechworth in 1852. A village of tents and timber buildings had begun to be established by 1853. Yackandandah was the headquarters for the Yackandandah gold fields and was distinct

from the Beechworth goldfields. Yackandandah was surveyed in 1856, and soon after the main street was formalized by the survey new buildings were constructed along it.



Map 5 - Yackandandah Conservation Precincts

Yackandandah Conservation Precinct 1 (Commercial):

The precinct contains many buildings dating from the late 1850s and early 1860s. These are important as they aid in the interpretation of the development of the Yackandandah goldfields and the consequent economic growth of the township. There are few places in Victoria that contain this number of timber shop fronts dating from the late 1850s. Yackandandah is significant as a gold era town which developed into a rural service centre. The town retains much of its mid to late nineteenth century fabric, which is complemented by abundant exotic street tree planting. High Street is the area of dominant historic character with its uniform and largely wooden shopfronts and mainly single storey buildings with hoardings and canopies fronting a street lined with mature exotic trees. The form and the extent of the main built up area of the town is conditioned by the topography of the area. The remnant nineteenth century fabric, and contributory early to mid twentieth century development, provide a pleasing contrast to the bush landscape which immediately surrounds Yackandandah, and offers scenic views and vistas from within and without the township. Yackandandah Creek and its association with the gold era is an important component of the town.

Yackandandah Conservation Precinct 2 (Residential):

The residential precinct contains a large variety of buildings that date from the 1850s through to the 20th century. There is a strong representation of Victorian timber cottages ranging from the relatively modest miner's cottage to the grander residences. Despite this Precinct primarily being representative of residential architecture there are many buildings that had former uses and are integral to our understanding of Yackandandah's social and historic fabric. Cottages from the early 20th century are also interspersed throughout the precinct. The general character is one of consistency of: form, scale, proportion and use of building materials. The original layout of the streets is still evident, and the exotic street trees add to the historic character and aesthetic qualities of streetscapes.

The Yackandandah Conservation Precincts are of historical, architectural, technical, social, archaeological & aesthetic significance. All places, structures and items of cultural heritage significance and all individual items listed in the Schedule to the Heritage Overlay are integral to the significance of these precincts. Yackandandah is one of the four principal towns within the Indigo Shire, all of which retain a significant proportion of their nineteenth and early twentieth century built form. This, combined with the remnant historic

elements within the rural areas, and the range of activities thus represented, make the Indigo Shire a significant historic district. State significance [Criteria A, C, E & G]

Wahgunyah Conservation Area

Wahgunyah is one of the few towns in the Indigo Shire which did not develop as the result of a gold discovery on the site. Wahgunyah was established after the squatter John Foord took up his pre-emptive right in 1855. During 1856 Foord had a township privately surveyed alongside the river trading port facilities. Wahgunyah is the only town in Indigo Shire which was associated with a major river crossing. The town therefore developed near the river and along Foord Street. Wahgunyah felt more keenly than the other towns the presence and pressure of being sited on the colonial border. Customs barriers were introduced in 1864 and relaxed with a five year truce from 1867 only to be reintroduced later.

The Conservation Area identified is of historical, architectural, social & aesthetic significance. All places, structures and items of cultural heritage significance, and all individual items listed in the Schedule to the Heritage Overlay are integral to the significance of this Precinct.



Map 6 – Foord Street Precinct, Wahgunyah

Having regard to the above, it can be demonstrated that this policy implements the heritage strategies and objectives found in the SPPF (Clause 15.11). The MSS also identifies the need to implement consistent heritage conservation and management approaches across the Shire and to provide certainty and direction in relation to the use and/or redevelopment of heritage places (Clause 21.04-3-2).

Objectives

- To recognise, conserve and enhance places and streetscapes in Indigo identified as having architectural, cultural or heritage significance as described in the Indigo Shire Heritage Study (2002).
- To retain heritage assets for the enjoyment and experience of residents, visitors and future generations of the municipality.

- To ensure that any additions, alterations and replacement buildings are sympathetic to the heritage place and its surrounds.
- To promote high architectural or design standards in all new buildings and works which reflect the heritage and cultural significance to the precinct and area.
- To ensure that new land uses and developments are sympathetic with the appearance and character of heritage places.
- To encourage sympathetic reuse of heritage places so that such places are maintained and enhanced.
- To encourage the retention of buildings and works associated with a heritage place.

Policy

Exercise of Discretion

It is policy to:

- Encourage new buildings and works that are compatible with the characteristics of the individual building and area, and undertaken generally in accordance with any Council prepared guidelines.
- Encourage the design, bulk and setback of any new building within a Conservation Area to be responsive to existing heritage assets.
- Encourage the restoration, renovation, maintenance and repair of buildings which contribute to the heritage character of the area to be responsive to the individual building and the character of the surrounding area.
- Encourage the conservation of trees and landscaping contributing to the character and appearance of the heritage area and heritage building.
- Consider alternative uses of buildings in order to achieve the protection of important heritage places.
- Ensure that the potential negative effects of subdivision on the cultural or heritage significance of a place are minimised.
- Encourage the removal of inappropriate buildings, alterations and additions and other elements that detract from the significance of a heritage place.
- Discourage the demolition, removal or re-location of any integral building/s unless it can be demonstrated that:
 - all viable options for the conservation of a building have been explored;
 - the building has structural defects incurred due to natural occurrences that cannot economically be remedied;
 - if part of a heritage place is proposed to be demolished, removal of that part will not affect the significance of the place; and
 - where appropriate, replacement buildings or works have been approved and the owner or developer has given an undertaking to complete the redevelopment works.
- Refer permit applications for heritage places, where professional advice is required, to the Indigo Shire Heritage Advisor.

Where a permit is required for subdivision, boundary re-alignment or consolidation of land, it is policy to:

- Require a heritage impact assessment detailing:
 - how the subdivision will affect the cultural significance of the place;

- how the subdivision will affect the cultural significance of an adjacent or surrounding heritage place; and
- how any development resulting from the subdivision boundary re-alignment or consolidation may affect the cultural significance of the particular heritage place, its visual setting and significant view-lines to and from the heritage place.
- Require a design plan, which incorporates the following:
 - the siting of new boundaries away from significant elements and features;
 - allow for the heritage place to be given visual prominence over potential development; and
 - provide development envelopes that ensure an appropriate transition between new development and neighbouring heritage places.

Performance measures

It is policy that the responsible authority considers the following special requirements as appropriate:

- new infill buildings in heritage places should be sympathetic in bulk, form and external appearance to adjacent heritage buildings, whilst not reproducing historic detailing;
- commercial buildings should have timber Victorian shopfronts with post supported verandahs;
- subdivision should retain the important elements and features of a heritage place on the one allotment and maintain important view-lines between these elements;
- appropriate fence types to be used;
- vehicle accommodation should not be placed forward of the building frontage;
- ridge, hip and barge cappings shall be roll top/edge where appropriate;
- eaves and gutters OGEE or quad profile shall be used unless it can be demonstrated that this is inappropriate;
- downpipes shall be circular unless it can be demonstrated that this is inappropriate;
- roof and wall cladding shall be corrugated sheeting of galvanised iron or Colourbond;
- roof pitches shall be a minimum of 25 degrees with 12 degree minimum over verandahs;
- verandah posts, beams, fascias and barge boards are to be timber;
- bricks shall be soft coloured reds with off white colour mortar. Joints shall be cut off flush;
- windows and doors shall be made of timber to traditional details;
- colours are to be selected from the traditional heritage colour range;
- Unless it can be demonstrated as inappropriate, all building works shall observe correct practices in accordance with the guidelines as described by ICOMOS Australia and the Burra Charter; and
- No work will be permitted that will degrade and/or compromise the cultural heritage significance of the conservation precincts.

Decision guidelines

It is policy to consider as appropriate:

- the recommendations of:
 - Heritage Advisor
 - Indigo Heritage Advisory Committee
 - Indigo Shire Heritage Study (2002)
 - Guidelines for the assessment of Heritage Planning Applications (2000).

Policy reference

- Indigo Shire Heritage Study (2002).
- Guidelines for the Assessment of Heritage Planning Applications (2000).
- Burra Charter (1999)

22.03-10 Advertising sign Policy

19/01/2006
VC37

This policy applies to all land in the Shire.

Policy basis

The Shire comprises a number of townships of outstanding heritage and urban character, especially Beechworth, Chiltern, Rutherglen and Yackandandah. As such there is a need to appropriately control advertising signs to ensure that they are compatible with the character of the area in which they are located and the building or site on which they are to be displayed, to avoid creation of visual disorder and clutter.

This local policy is to be read in conjunction with Clauses 52.05 & 65 of the Scheme and is designed to complement the heritage controls in this Clause. These controls provide extra protection to the Shire's unique heritage and urban character.

Objectives

- To develop complementary signage themes that can be used with consistency in commercial, public use and residential areas.
- To ensure all signage takes account of the heritage and urban character of the area in which it is being placed and the Shire as a whole.
- To ensure that signs on buildings relate to the scale and design of the building on which they are located and should not dominate the building and overall streetscape.
- To ensure that the display of advertising signs does not detract from the visual amenity of the surrounding area.
- To ensure advertising signage is erected only on the premises or property on which the activity is to occur.

Policy

Exercise of Discretion

It is policy to:

- Encourage signs that are effective and legible.
- Encourage signs that are of a size and design which are appropriate to the size and scale of the development.

- Encourage signs to be limited to the minimum number necessary to adequately identify premises.
- Encourage signs that are discreet on heritage buildings and in heritage areas and allow the architectural details of the building to dominate.
- Encourage styles and colours that are appropriate to the design of the building and streetscape.
- Encourage signs on heritage buildings to be placed where they would traditionally have been advertised (see diagrams 1-4 showing typical panelled areas where signs may be placed; diagrams 5-6 showing that signwriting may also be done on the window glass but lettering only and glass should not be painted out; and diagrams 7-10 show areas where signs may be placed on the structure).
- Not allow the use of neon signs, and other internally illuminated signs, flashing signs and fluorescent and iridescent paints.
- Discourage overly repetitive signage.
- Encourage applications for permits for new commercial buildings to include plans showing specific locations of advertising signs so that they become an integral part of the architecture.
- Discourage pole signs except in exceptional circumstances, in which case they should be no higher than the surrounding buildings.

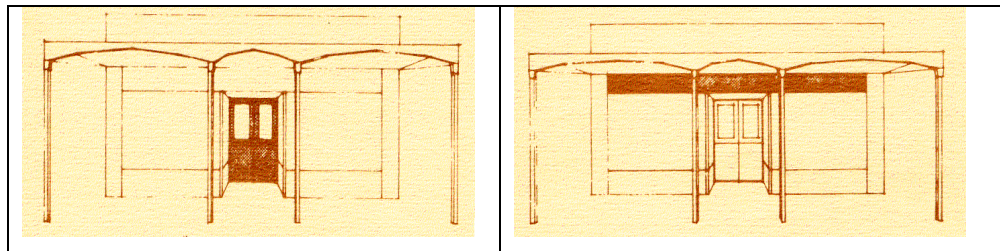


Diagram 1

Diagram 2

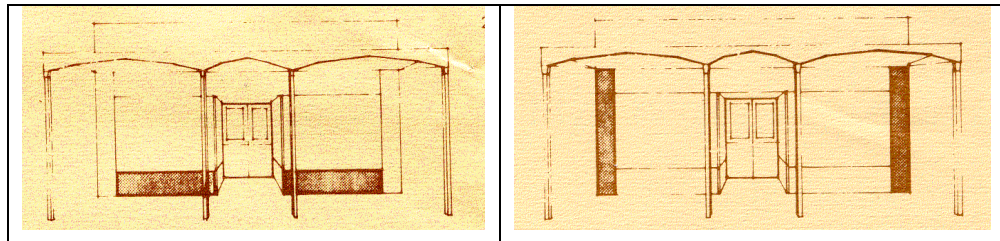


Diagram 3

Diagram 4

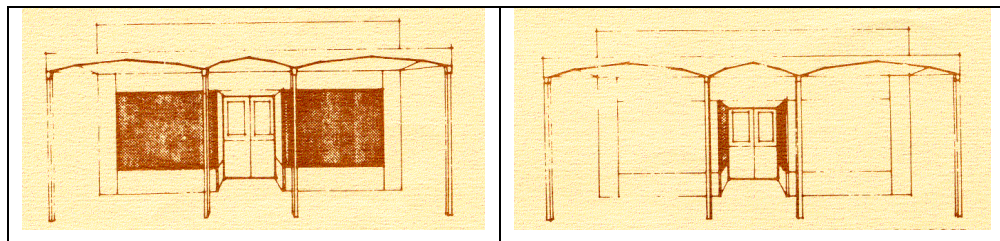


Diagram 5

Diagram 6

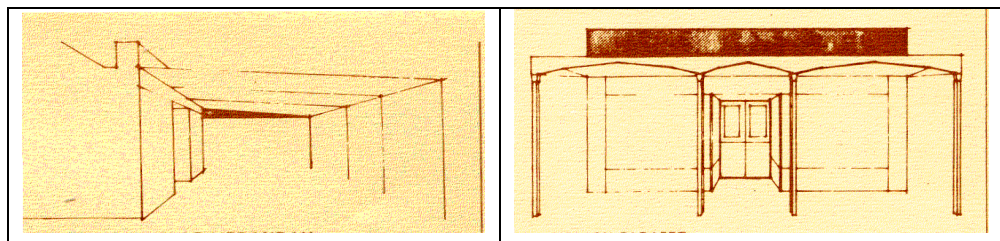


Diagram 7

Diagram 8

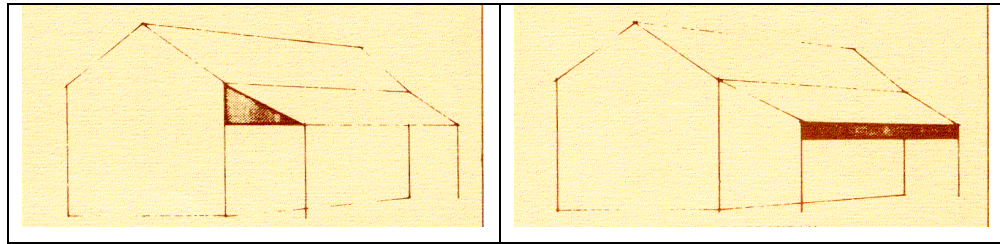


Diagram 9

Diagram 10

Performance measures

It is policy that the responsible authority consider the following special requirements as appropriate:

- Advertising signage is only to be erected on the property where the advertised activity is to take place.
- Lettering on signs on heritage buildings and in heritage areas is to be in upper case and use colors from the heritage range.
- Signage is not to project beyond the property boundary.
- If new or additional signs are proposed for an existing use or development, consideration will be given to rationalizing all signs on the property, in accordance with this policy.

Decision guidelines

It is policy to consider as appropriate:

- the recommendations of:
 - Heritage Advisor
 - Indigo Heritage Advisory Committee

Policy reference

- Lettering and Signs on Buildings c1850-1900, Technical Advisory Committee, Technical Bulletin 2.1, National Trust of Australia Victoria (1976).
- Guidelines for the Assessment of Heritage Planning Applications (2000).

22.03-11 Stormwater Management Policy

19/01/2006
VC37

This policy applies to all land within the municipality

Policy Basis

Because of the major waterways that either run through the shire, or are fed by tributaries that have their source within the shire, the MSS identifies that stormwater management is an important consideration within the Indigo Shire. Achieving improved stormwater quality is a key objective in reducing the environmental impact of urban development on waterways within catchments and on any receiving water body. Waterways are important environmental assets within the municipality, and measures which result in the protection of, or improvement to, the water quality will have significant environmental, social and economic benefits for the local and wider community. Council seeks to control not only the

quantity but also the quality of stormwater, by implementing best practice management. The policy has also been introduced to ensure that development is consistent with zone objectives and with Council’s policy in the MSS (21.04.3-4 Stormwater Management).

Objectives

- To improve the rate of on-site retention and treatment of stormwater in new and existing uses and development.
- To improve the quality of stormwater by reducing pollutants entering the stormwater system, particularly from construction sites.
- To increase the use of water sensitive urban design in new development.
- To have regard to Council’s Stormwater Management Guidelines.

Policy

Information Requirements

It is policy that the following is required to accompany an application for use and/or development where appropriate:

Area of Disturbance (m2)	Nominal type of activity	Suggested type of plan
< 250	House extensions, small driveways, garages, small sheds.	No formal plan, but reasonable care to be taken where land degradation or water pollution may occur.
250 – 2,500	Most houses, long driveways, commercial developments, small subdivisions, small medium/high density housing, small civil works.	Erosion and Sediment Control Plan (ESCP).
> 2,500	Large subdivisions, large medium/high density housing, large civil works.	Stormwater Management Plan (SWMP)

Source: Soils and Construction Vol. 1, Landcom, March 2004

Land required for stormwater detention and treatment shall be provided in addition to any requirement for an open space contribution required under this scheme.

Exercising Discretion

It is policy to:

- Discourage inappropriate development, including development that unnaturally re-directs stormwater flows.
- Encourage water sensitive urban design in development and subdivision, including on-site infiltration, roof collection water tanks and settling ponds.
- Require the preparation of a statement demonstrating compliance with Council’s Stormwater Management Guidelines, unless it can be demonstrated to the satisfaction of Council that no stormwater issues are generated by the proposed use or development.
- Require the incorporation of stormwater management principles into future residential design guidelines for new subdivision.

Performance Measures

It is policy that proposals are assessed against the following criteria, as appropriate:

- The design of new buildings should include water sensitive urban design, as follows:
 - All dwellings shall incorporate a rainwater tank on site. The water tank is to be plumbed to the toilets and garden taps as a minimum. Only the overflow from the rainwater tank is to be directly discharged to each lot's stormwater point.
 - All dwellings shall include water saving measures (AAA rated fixtures and a pressure reduction valve).
- Subdivisional layouts should include water sensitive urban design, as follows:
 - Stormwater should be detained within the subdivision where practical through use of grassed swales, wetlands and infiltration trenches.
 - Road and housing layout should be designed to incorporate stormwater management needs, such as detention and absorption of stormwater, and filtration by vegetation.
- An application should be in accordance with Council's Stormwater Management Guidelines.
- An application should demonstrate that there will be no detrimental effect overall on stormwater within the municipality as a result of the development.

Decision Guidelines

It is policy that the responsible authority will consider, as appropriate:

- The adequacy of measures proposed to minimise off-site stormwater run-off from buildings or works.
- Whether the proposal will significantly add to stormwater discharge or adversely affect the quality of water entering drainage systems.
- The need for a 30m vegetated buffer strip between any waterway and a subdivision or building construction.
- The advice and comments of North East Region Water Authority with respect to any application for major subdivision or building constructions greater than one hectare and where stormwater is proposed to be discharged to the reticulated wastewater system.
- The advice and comments of Parks Victoria with respect to an application for subdivision or building construction adjacent to land managed by Parks Victoria.
- The advice and comments of Goulburn-Murray Water and the North East Catchment Management Authority with respect to any application for major subdivision or building constructions greater than one hectare and where stormwater is proposed to be discharged to a waterway.

Reference Documents

Stormwater Management Guidelines, Indigo Shire Council, March 2005.

Soils and Construction Vol. 1, Landcom, March 2004.

Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 2002.