

## **Clause 43.01 Incorporated Plan**

### **Healesville Commercial Precinct - February 2015**

#### **1.0 Preamble**

This document is incorporated into the Yarra Ranges Planning Scheme pursuant to Clause 81.01 as an Incorporated Plan under Clause 43.01 Heritage Overlay.

#### **2.0 Application**

This document applies to the Healesville Commercial Precinct HO428 as identified in Figure 1.

#### **3.0 Definitions**

The relevant definitions of significant, contributory and non-contributory buildings have been taken from the Healesville Heritage Project (Lovell Chen - Finalised 2015).

##### **Significant**

‘Significant’ buildings in the precinct include several prominent and/or particularly important historic buildings in the Healesville commercial context. These buildings, are reasonably externally intact, and are more architecturally distinguished than ‘contributory’ properties. They may also retain a higher degree of original fabric and integrity including unpainted brick and render finishes, original or little-modified shopfronts including original metal- framed or timber-framed glazing, leadlight, vitreous tiling to piers, in-goes and stall-boards, and original or early parapet forms. This grading also includes buildings which are unusual elements in the commercial precinct.

##### **Contributory**

‘Contributory’ buildings in the precinct are also comparatively externally intact, albeit typically less architecturally distinguished than ‘significant’ buildings. Over-painting original surfaces or finishes, as well as changing shopfronts and in some cases first floor windows are among the common alterations made to the ‘contributory’ commercial buildings. It is also recognised that changes to ground floor shopfronts is a common occurrence generally with historic commercial buildings.

##### **Non Contributory**

‘Non-contributory’ buildings include recent infill development, including post-WWII development of little or no architectural merit or heritage character; earlier buildings which have been significantly modified and where the alterations have diminished the heritage value and character; and some recent ‘faux’ Victorian style shop buildings. These properties are included in the precinct due to their particular

location, which may be sensitive in terms of future precinct management and conservation.

**Figure 1: Healesville Commercial Precinct**



#### **4.0 Table of Properties in the Healesville Commercial Precinct**

| <b>Property Address</b>           | <b>Level of Significance</b> |
|-----------------------------------|------------------------------|
| 209 Nicholson Street              | Contributory                 |
| 211 Nicholson Street              | Contributory                 |
| 213/ 213A Nicholson Street        | Non- Contributory            |
| 215 Nicholson Street              | Non- Contributory            |
| 217, 217 A, 217B Nicholson Street | Contributory                 |
| 219 Nicholson Street              | Significant                  |
| 221 Nicholson Street              | Non- Contributory            |
| 223 Nicholson Street              | Non- Contributory            |
| 225 Nicholson Street              | Contributory                 |
| 227- 229 Nicholson Street         | Contributory                 |
| 231 – 237 Nicholson Street        | Significant                  |
| 194 -196 Nicholson Street         | Significant                  |
| 200-202 Nicholson Street          | Non- Contributory            |
| 204 - 206 Nicholson Street        | Significant                  |
| 208 - 210 Nicholson Street        | Non- Contributory            |
| 212 Nicholson Street              | Contributory                 |
| 214-220 Nicholson Street          | Contributory                 |
| 222, 224, 226 Nicholson Street    | Non- Contributory            |
| 228 Nicholson Street              | Significant                  |
| 230 Nicholson Street              | Significant                  |
| 232 -234 Nicholson Street         | Contributory                 |
| 236 Nicholson Street              | Non- Contributory            |
| 238, 240,240C Nicholson Street    | Contributory                 |
| 242 Nicholson Street              | Contributory                 |
| 244 Nicholson Street              | Contributory                 |
| 246-248 Nicholson Street          | Contributory                 |
| 250 Nicholson Street              | Non - Contributory           |
| 252 (252A, 252B) Nicholson Street | Non- Contributory            |
| 256 Nicholson Street              | Significant                  |
| 258 Nicholson Street              | Contributory                 |
| 260 Nicholson Street              | Contributory                 |

| Property Address            | Level of Significance |
|-----------------------------|-----------------------|
| 262 Nicholson Street (262A) | Contributory          |
| 264 Nicholson Street        | Contributory          |
| 266 Nicholson Street        | Contributory          |
| 268 Nicholson Street        | Contributory          |
| 5-7 Green Street            | Contributory          |
| 270 Nicholson Street        | Significant           |
| 272 Nicholson Street        | Non- Contributory     |
| 274 Nicholson Street        | Non- Contributory     |
| 276-278 Nicholson Street    | Non- Contributory     |
| 282-284 Nicholson Street    | Non- Contributory     |
| 286 Nicholson Street        | Significant           |
| 288 - 292 Nicholson Street  | Non- Contributory     |
| 294 - 298 Nicholson Street  | Significant           |
| 300-308 Nicholson Street    | Non- Contributory     |
| 310 Nicholson Street        | Contributory          |
| 312 Nicholson Street        | Contributory          |
| 314 Nicholson Street        | Non- Contributory     |

## **5.0 Planning Permit Exemptions**

This section provides specific exemptions to the requirements of a planning permit under Clause 41.03 Heritage Overlay in Yarra Ranges Planning Scheme. This document does not apply to the requirements of any other provision of the Yarra Ranges Planning Scheme.

A planning permit is not required under Clause 43.01- 2 of the Yarra Ranges Planning Scheme for:

### *Demolition and Routine Maintenance*

1. Demolition of a building or partial demolition of a building shown as non-contributory on the precinct map.
2. Routine maintenance of a non-contributory building that would change the appearance of that building. This does not apply if the repairs or maintenance would result in an extension to the building.
3. Construction or demolition of a side or rear fence on any property in the precinct.

4. External alteration of a non-contributory building by structural work, rendering, painting, sandblasting or in any other way. This does not apply if the alteration would result in an extension.
5. Extension, alterations or works to the rear of any contributory or non – contributory buildings provided the works are not visible from Nicholson Street.
6. Construction of disabled access to a non-contributory building.

Reference: *Healesville Heritage Project (Lovell Chen Finalised 2015)*