

Sale Rural Heritage Precinct Permit Exemptions

1.0 Application

This incorporated plan applies to *The Netherlands Rural Area* and places that are individually listed in the Heritage Overlay schedule within those precincts as shown on the attached Sale Rural Heritage Precinct Incorporated Plan.

2.0 Definitions

A *significant* place is a place of local significance to Wellington Shire and has an individual citation in the *Wellington Shire Heritage Place Citations 2007* incorporated document. These places are shown as *significant* on the precinct maps attached to this report and some are individually listed in the Schedule to the Heritage Overlay.

A *contributory* place is a place that contributes to the significance of a heritage precinct. They are shown as *contributory* on the precinct maps attached to this report, and some have an individual citation in the *Wellington Shire Heritage Place Citations 2007* incorporated document.

Any place that is not shown on a precinct map as being *significant* or *contributory* is *non-contributory* and therefore does not contribute to the significance of the heritage precinct.

3.0 Statements of Significance

The following statements of significance are from the *Wellington Shire Heritage Place Citations 2007*. Please refer to that document for further information about each precinct including a history and description, as well as citations for places of individual local significance within each precinct.

The Netherlands Rural Area

The Netherlands Rural Area is of local historic significance to Wellington Shire as the key area containing evidence of the processes of rural settlement of the swampy land to the south of Sale, including the 1890s Village Settlement Scheme. It represents an important phase in the history and development of Sale township. (RNE criteria A.4 & D.2)

The following places of local significance have an individual citation with a specific statement of significance:

Place	Street	Locality	ID
House	2 Maxfields Lane	Sale	1224
Greenwood	4 Maxfields Lane	Sale	1226
Rifle Range	South Gippsland Highway	Sale	1203
House	Stephenson Street	Sale	1220
Cottage	Stephenson Street	Sale	1252
House	102 to 108 Stephenson Street	Sale	1223
House	131 to 145 Stephenson Street	Sale	1206
House	33 to 35 Stephenson Street	Sale	1227
Powder Magazine (Sale)	37 to 45 Stephenson Street	Sale	1183
House	47 to 49 Stephenson Street	Sale	1221

Place	Street	Locality	ID
Cottage	61 to 67 Stephenson Street	Sale	1250
House	69 Stephenson Street	Sale	1251
Cottage	88 Stephenson Street	Sale	1249
House	97 to 111 Stephenson Street	Sale	1222

4.0 Elements of particular significance

The attached precinct maps show the properties that are Significant or Contributory within each precinct. The following buildings, areas, structures and trees are of particular significance:

- Late nineteenth or early twentieth century cottages, and farm buildings
- Mature exotic trees planted close to houses or planted as windrows.
- Timber bridges crossing Flooding Creek including a timber footbridge and the Maxfields Lane bridge.
- The former Sale Powder Magazine.
- The remains of the original Flooding Creek alignment

5.0 No planning permit required

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within *The Netherlands Rural Area* subject to the Heritage Overlay:

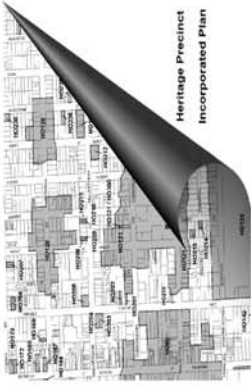
- Construction of a fence.
- Demolition of a building or construction of a building (including pergolas, gazebos, decks or shade cloth structures) on a non-contributory property.
- Alterations or additions to a building on a non-contributory property. This includes routine maintenance that would change the appearance of a building.
- Construction of a building on a Significant or Contributory property provided that the building is no closer to a road than an existing dwelling and is not less than 5 metres from any existing dwelling on that property.
- Carrying out of works associated with a Section 1 use.
- Installation of plant and equipment associated with a Section 1 use.
- Installation of plant or equipment associated with hot water services or heating or cooling units on a non-contributory property.
- Installation of plant or equipment associated with hot water services or central heating units on a Contributory property provided that the equipment is not attached to a front façade of a building.
- Construction of equipment associated with a roof-mounted solar hot water system or satellite dish on a building on a Contributory or non-contributory property provided that the equipment is not situated on that part of the roof that faces directly toward the street.
- Replacement or installation of an existing domestic television aerial on any property.
- Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing.

SALE RURAL HERITAGE PRECINCTS INCORPORATED PLAN

Incorporated Plan Under Clauses 22.03, 43.01-2, and 81.01 of the Wellington Planning Scheme.



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Netherlands Rural Area Precinct Map

Place Category Within Precinct

- Precinct Boundary
- Significant Place
- Contributory Place
- Non Contributory Place

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Map produced by Wellington Shire Council at 2:28 pm on 21st August 2006 at Scale: 1:4823.008.