

Sale Town Centre Heritage Precinct Permit Exemptions

1.0 Application

This incorporated plan applies to the Sale town centre precinct and places that are individually listed on the Heritage Overlay schedule within that precinct as shown on the attached Sale Town Centre Heritage Precinct Incorporated plan map.

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 Statement of Significance

The following statement of significance for the Sale Town Centre precinct is from the *Wellington Shire Heritage Places Citations 2007* incorporated document. Please refer to that document for further information about the precinct including a history and description, as well as citations for places of individual local significance within the precinct.

The Sale Town Centre precinct is of local historic and aesthetic significance to Wellington Shire. Historically, the precinct illustrates the key development phases of Sale from the late nineteenth to the mid-twentieth century when it became the leading regional centre in Gippsland. It contains the earliest commercial centre in Foster Street, which demonstrates the importance of early transport links in the formation and positioning of activities within the town centre, with later development along Raymond Street illustrating the influence of the railway. Aesthetically, the precinct contains groups of nineteenth century buildings, which provide fine examples of commercial streetscapes of that era, notably in Foster Street and the southern end of Raymond Street. (RNE criteria A.4, D.2 & E.1)

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

Place	Street	Locality	ID
Shop	10 Bond Street	Sale	1005
H.J. Templeton & Sons	36 Bond Street	Sale	1006
Clock Tower	Cnr. Cunninghame & Raymond Street	Sale	1167
Assembly Church	97 to 103 Cunninghame Street	Sale	1243
Sunday School	105 Cunninghame Street	Sale	1234

Place	Street	Locality	ID
Presbyterian Manse	30 to 40 Desailly Street	Sale	967
Armadale Reception Centre	63 to 69 Desailly Street	Sale	1001
Sale Court House	79 to 87 Foster Street	Sale	1007
The Colonial Club Hotel	101 to 105 Foster Street	Sale	914
The Porcupine Place	106 Foster Street	Sale	899
Nambrok Antiques	107 Foster Street	Sale	915
Elva's Hairstylists & Beauty Salon	108 Foster Street	Sale	898
Michael Page Photography	109 Foster Street	Sale	916
Pizza shop	110 Foster Street	Sale	897
Woodturner (shop)	111 Foster Street	Sale	917
Shop (Brontes)	112 Foster Street	Sale	896
Shop (Australasian House)	113 Foster Street	Sale	918
Lana's Beauty Salon	114 Foster Street	Sale	895
Shop (The Redcoat Soldier)	115 Foster Street	Sale	919
Sale City Museum	128 to 130 Foster Street	Sale	894
Victoria Hall (former)	47 to 49 Macalister Street	Sale	968
Gippsland Times	74 to 76 Macalister Street	Sale	965
Temperance Hall (former)	78 Macalister Street	Sale	964
City of Sale Municipal Offices, Hall & former gallery	80 to 88 Macalister Street	Sale	949
Criterion Hotel	90 to 94 Macalister Street	Sale	1137
Findlay & Weymouth Amcal Chemist	27 Raymond Street	Sale	977
Beaurepaire Tyre Service Pty Ltd	80 to 88 Raymond Street	Sale	913
Café Rossi	90 to 92 Raymond Street	Sale	902
Macmillans Gippsland	93 Raymond Street	Sale	900
Action Office Machines & Office Supplies	96 Raymond Street	Sale	903
Shop/office	98 Raymond Street	Sale	904
Bank of Australasia (former)	104 Raymond Street	Sale	905
Shop	110 Raymond Street	Sale	906
The Handy Store	114 Raymond Street	Sale	907
Trevor Cox Dental Clinic	116 Raymond Street	Sale	908
Australian Mutual Provident Society	118 to 124 Raymond Street	Sale	909
Common School (former)	119 to 121 Raymond Street	Sale	1188
Commercial Bank (former)	123 to 129 Raymond Street	Sale	901
Login Place	131 to 171 Raymond Street	Sale	1162
St Columba's Uniting Church	131 to 171 Raymond Street	Sale	966

Place	Street	Locality	ID
complex			
Shops	134 to 138 Raymond Street	Sale	910
Custom Printing	142 to 144 Raymond Street	Sale	911
Sale Hotel	154 to 162 Raymond Street	Sale	912
Esso Credit Union	164 to 166 Raymond Street	Sale	982
Star Hotel	173 to 185 Raymond Street	Sale	981
Shop	174 Raymond Street	Sale	983
Shop	176 to 178 Raymond Street	Sale	984
Shops (group of three)	184 to 190 Raymond Street	Sale	985
Shops (pair)	196 to 198 Raymond Street	Sale	986
Cobb & Co Stables	199 Raymond Street	Sale	980
Shop	206 to 208 Raymond Street	Sale	987
Shops & Arcade	229 to 239 Raymond Street	Sale	979
Shops (pair)	236 to 238 Raymond Street	Sale	988
Shops (pair)	240 to 242 Raymond Street	Sale	989
Shops (pair)	244 to 246 Raymond Street	Sale	990
Shops (group of three)	248 to 252 Raymond Street	Sale	991
Coles Store (former)	255 to 259 Raymond Street	Sale	978
Shops '1925' (three)	266 to 270 Raymond Street	Sale	992
Shop	288 to 290 Raymond Street	Sale	993
Crown Hotel	317 to 325 Raymond Street	Sale	994
Macalister Secondary College - Sale College	125 to 141 York Street	Sale	1170
Mechanics' Institute (former)	125 to 141 York Street	Sale	1169
Girl's High School (former)	143 to 151 York Street	Sale	1179
Gippsland Hotel	153 to 161 York Street	Sale	1146

4.0 Elements of particular significance

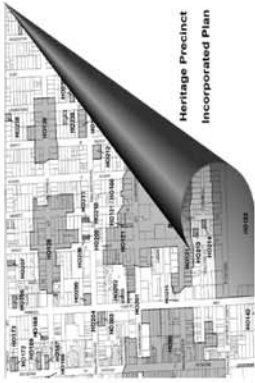
The attached precinct maps show the properties that are Significant or Contributory within the precinct. The following buildings, areas, structures and trees are of particular significance:

- Commercial buildings from the late nineteenth and early twentieth century
- Civic and community buildings and open space including the Presbyterian Church and the Login Reserve and trees
- Victoria Hall, Macalister Street
- The Cobb & Co. Stables (former), Raymond Street
- The Criterion Hotel, Macalister & York streets
- Mechanics' Institute, York Street
- The Sale Technical College, Macalister Street
- The former Sale Municipal Buildings, Macalister Street

5.0 No Planning Permit Required

Under Clause 43.01-2 of the Wellington Planning Scheme, no planning permit is required for the following development within the Sale Town Centre heritage precinct subject to the Heritage Overlay:

- Demolition of a non-contributory building shown on the precinct map.
- Signage situated below verandah at ground floor level on a Contributory building or non-contributory building as shown on the precinct plan.
- Above verandah signage on a non-contributory building unless the building is adjoining a Significant or Contributory building as shown on the precinct map.
- Installation of an automatic teller machine on a non-contributory building.
- Alteration to the front of a non-contributory building if at least 80 per cent of the building front at ground level is maintained as an entry or display window with clear glazing.
- An awning on a non-contributory building that projects over a public road reservation if the awning is authorised by the relevant public land manager.
- Install street furniture or undertake roadworks.



Heritage Precinct
Incorporated Plan



SALE TOWN CENTRE HERITAGE PRECINCT INCORPORATED PLAN
Incorporated Plan Under Clauses 22.03, 43.01-2, and 81.01 of the Wellington Planning Scheme.

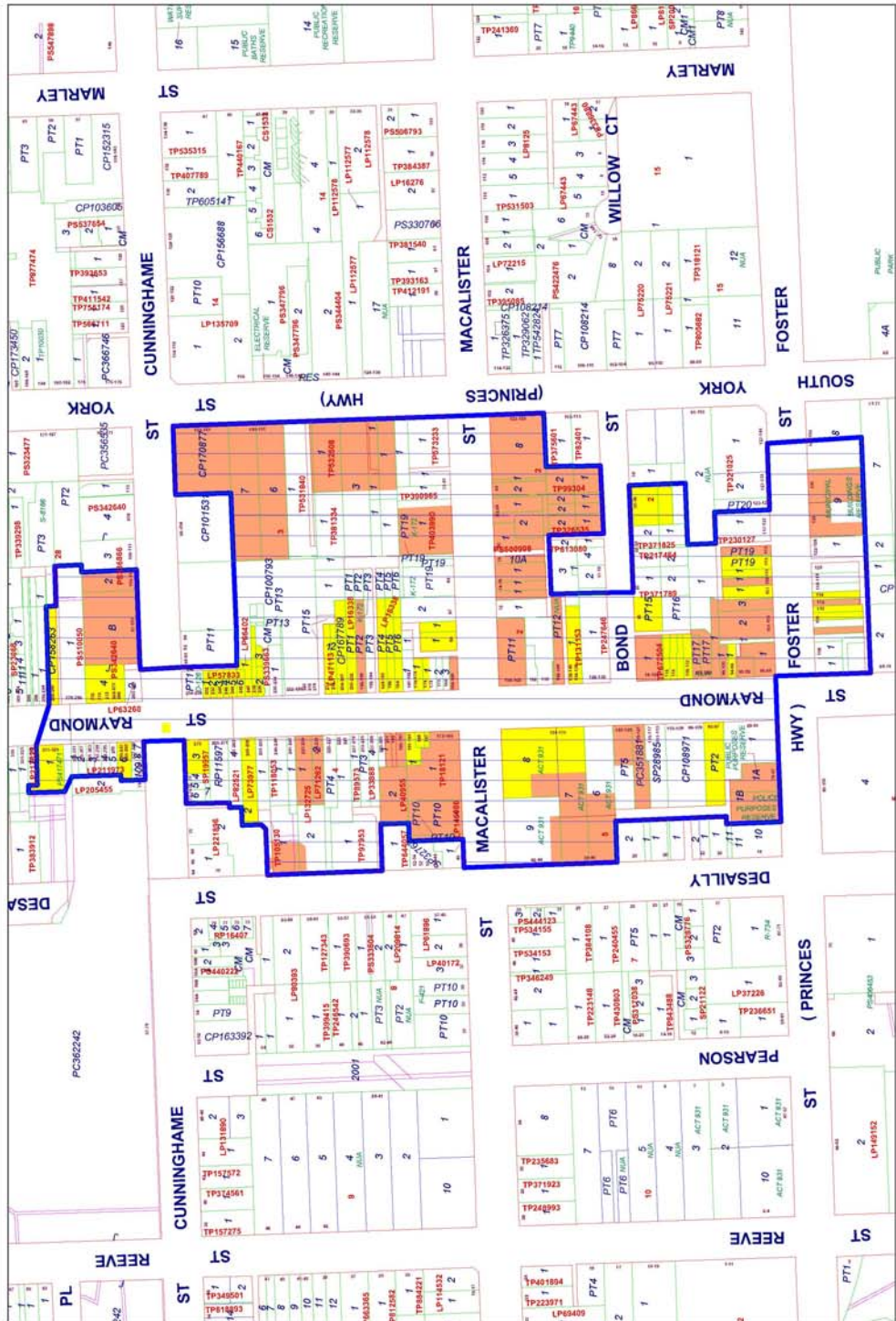
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Town Centre Precinct Plan

Place Category Within Precinct

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

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Map produced by Wellington Shire Council at 12:23 pm on 30th May 2007 at Scale: 1:3007 233.