

Birchip Township Precinct – Heritage Design Guidelines, May 2021

Heritage Place:	Birchip Township Precinct	PS ref no:	HO14
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Objective

To conserve and enhance the significant individual and contributory, predominantly late 19th and early 20th century commercial, governmental, cultural and residential buildings.

Built form and appearance

Conserve and enhance the significant landmarks in the precinct including the Birchip Hotel, courthouse and banks.

Encourage accurate reconstruction and retention of significant late Victorian, Federation and interwar buildings, including early 20th century commercial skillion verandahs (including the skillion roof form and timber columns).

Promote buildings and works that incorporate the following characteristics:

- Detached and single storey buildings.
- Hipped and/or gabled roof forms with a pitch of between 25 and 40 degrees.
- Dominant parapets of similar proportions to adjacent and contributory buildings in the precinct.
- Timber or metal framed shopfronts with ingoes for commercial buildings.
- Projecting skillion verandahs supported by simple square timber or stop chamfered timber posts for commercial buildings.
- Broad eaves and front and/or return verandahs for residential buildings.
- Rectangular timber framed windows for residential buildings that are vertically orientated singularly, or as a horizontal bank if grouped.

Landscape and topography

Conserve the important landscape qualities, topography and expansive character of Cumming Avenue, including the central median strip.

Materials, colours and finishes

Encourage development to apply the following materials, colours and finishes:

- Pressed evenly coloured face brick wall construction, horizontal timber weatherboard wall construction or rendered brick wall construction.
- Non-zincalume corrugated sheet metal roof cladding.

Primary source

Buloke Shire Heritage Study, Stage 2 (Jacobs, Taylor, Rowe, Johnson and Ballinger, 2011)