

CASEY PLANNING SCHEME

Treeby Cottage Incorporated Plan, August 2019

31-35 Robinson Road, Narre Warren North

1.0 Purpose of Incorporated Plan

The purpose of this incorporated plan is to provide a statutory framework for the management of the cottage 'Treeby' which is covered by a Heritage Overlay (HO110).

2.0 Application

This incorporated plan applies to the land generally known as Lot 1 TP398746H 31-35 Robinson Road, Narre Warren North, shown on Casey Planning Scheme Map No. 6HO and covered by Heritage Overlay HO110.

It gives effect to a number of planning permit exemptions related to the conservation of the cottage 'Treeby', as listed in Section 4.0 of this document.

3.0 Definitions

A *significant element* is an element of an identified heritage place (eg, a building, structure, tree, etc) that has cultural heritage significance independent of its context. Some significant elements may also make a contribution to the significance of an area or precinct.

4.0 Elements of Particular Significance

The block-fronted Victorian cottage 'Treeby', including the extent of the c1890 fabric, and the mature trees (a Monterey Cypress, oak, and remnant orchard) are the significant elements.

'Treeby' is of local historical and aesthetic significance to the City of Casey.

5.0 No permit required

A permit is not required under Clause 43.01-2 of the Casey Planning Scheme for the following works to the place identified by Heritage Overlay HO110 ('Treeby'), in accordance with the structural engineering report prepared by David Beauchamp Pty Ltd (2013). These works are detailed below:

Structural

- Works to lower the ground level on the east, north and west sides of building.
- Remove the concrete to the front porch.
- Provide a new front porch slab, set at a level to ensure that there is adequate under floor ventilation.
- Re-stump the front four rooms, including providing new wall plates to the east and west walls and removing floorboards to give access, which should be reused where possible.
- Demolish all of the building south of the four front rooms (excluding the chimney).

Façade

- Install new fasciae to external walls.
- Replace weatherboards to the west elevation with weatherboards that match the rest of the building.

Fixtures

- Cover all windows with ply sheeting to prevent access.
- Remove flywire door.
- Securely cover the front doorway to prevent access.
- Remove all pipes fixed to the external walls.
- Install a new front door that is complementary to the significant elements of the cottage.
- Provide security mesh to all windows.

Roof

- Install sympathetic guttering to roof.
- Install a new gutter to front porch roof and provide a new downpipe connected to a storm water pipe that drains to a soakage pit well away from the building.
- Install a new verandah post with a new footing in a style matching the remaining posts.

Miscellaneous

- Remove any vegetation close to the building that is not identified in the Statement of Significance for HO110.
- Demolish all out buildings.
- Pave around the building, subject to paving draining away from the building and being set to a level where there is adequate under floor ventilation.

6.0 Reference documents

Structural Report and Schedule of Works for Heritage Dwelling 'Treeby' (David Beauchamp Pty Ltd, 2013)