

22.04 NATHALIA BROKEN CREEK PRECINCT

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This policy applies to all applications within the Nathalia Broken Creek Heritage Overlay area (**HO252**).

22.04-1 Policy basis

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This policy applies the SPPF provisions at Clause 15.03 to local circumstances and builds on the local objectives and strategies identified at Clause 21.04-4. The MSS identifies the protection of places of cultural heritage and supporting preservation of those site threatened by development or neglect as a key objective. The MSS also identifies the need for its cultural heritage assets to be conserved and enhanced.

The *Moira Shire Stage Two Heritage Study* (2007) has assessed individual sites, precincts and groups across the municipality. A Statement of Significance has been prepared which describes the history and condition of some of these heritage places. Other heritage places within precincts are documented in the Heritage Study database or are listed in Appendix 1 of the report.

All buildings which are ‘contributory’ within the Precinct are ‘ listed at Clause 22.04-7 in this Policy.

All applications will be assessed in accordance with the following Statements of Significance for the Heritage Places as listed in the *Moira Shire Stage Two Heritage Study* (2007).

22.04-2 Statement of Significance

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The Nathalia Broken Creek Precinct is **aesthetically** significant on a **local** level. It contains excellent examples of several different architectural styles from the Victorian, Interwar and post- war periods. Low front fences made of light woven wire, pickets, brick and hedge allow open views of predominantly single storey houses along Weir Street and some two storey attic houses of brick and render along Scott Avenue. The skyline is punctuated with high pitched gable and hipped roofs, ornate chimneys, gum trees and exotic trees. There are aesthetically pleasing views along Weir Street and Scott Avenue, and along the river from the former railway bridge, and to the silos along the railway reserve.

The Victorian weatherboard houses are **historically** significant on a local level through their association with the early subdivision of Richard Blake's selection in 1886, making them among the older homes of the town. The Victorian red brick houses are also historically significant on a local level through their association both with the early residential development in the 1890s as further association with the local brick making industry at that time. The interwar houses and bungalows are historically significant on a local level through their association with the residential development of Nathalia in the 1920s-30s and the period of urban consolidation around this time. Both the Victorian and Interwar houses, combined with the Moreton bay fig trees and pepper trees are especially significant on a local level through their recognised value as representatives of Nathalia's residential heritage.

The railway bridge and reserve are historically significant on a local level through their association with the period of the railways and the development of transport infrastructure.

The precinct is **socially** significant on a **local** level. Housing in the precinct reflects the pride that residents had in their private domain during the late colonial era and first part of the twentieth century. The development of services for water, railways and walking tracks reflects the determination of the local community to improve their facilities since the inception of the town and the beautification of the streets with substantial shade trees along the streets and river bank illustrates their civic pride.

Overall, Nathalia Broken Creek precinct is culturally significant at the LOCAL level.

22.04-3 Policy Objectives14/12/2017
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- To support the retention, enhancement and conservation of the buildings and places identified in the above statement of significance.
- To ensure new development is of a scale form and mass that is compatible with adjacent significant buildings and other significant buildings in the precinct.
- To conserve and enhance the important views within the precinct

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In considering applications under the Heritage Overlay it is policy to:

- Encourage retention of the significant buildings in the precinct.
- Encourage the use of paint colours appropriate to the period of the building.
- Encourage contemporary interpretation of traditional building design for infill development
- Maintain the picturesque skylines created by the high pitched gable and hipped roofs, with ornate chimneys
- Encourage development which is in harmony with the predominantly single storey height in the residential buildings of the area;
- Encourage development to conform to the following:
 - The front setback of the building should be equivalent to the front setback of neighbouring buildings, or if these are different, the setback may be between the those of neighbouring buildings;
 - The side setbacks should be equivalent to neighbouring residential buildings within the Precinct;
 - Encourage new and replacement fences to be appropriately designed and constructed to compliment the building and residential streetscape and not to exceed 1300mm.
 - Discourage development that would obscure significant views in the precinct, particularly those along Weir Street and Scott Avenue, and along the river from the former railway bridge, and to the silos along the railway reserve.

22.04-5 Application requirements14/12/2017
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An application should be accompanied by a report prepared by a suitably qualified heritage consultant, which assesses the impact of the application upon the significance of the heritage place. This information may not be required for minor applications as determined by the responsible authority.

All applications for the total demolition of a significant or contributory heritage place are to be accompanied by a report from a suitably qualified and experienced structural engineer that outlines the structural condition of the building.

22.04-6 Decision Guidelines14/12/2017
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Before deciding on an application the responsible authority must consider, as appropriate:

- The Statement of Significance for those heritage places as contained above.
- Whether the application has responded to the relevant design suggestions in *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications*.
- The History, Description and Statement of Significance of the Heritage Place in the *Moira Shire Stage Two Heritage Study (2007)*;
- Whether the building, place or group is identified as individually significant in the Heritage Overlay or a contributory place under this policy.

- How the buildings or works relate to the contributory building, place or group identified in this policy and Clause 22.17.

In deciding any application, the Responsible Authority will disregard non-contributory buildings and works when determining the appropriate siting, massing and scale of new buildings or extensions to existing buildings in a Heritage Overlay.

22.04-7 Contributory Places

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In addition to the individual places listed in the schedule to the Heritage Overlay, the following places have been identified as being 'contributory' within the Precinct in the Moira Shire Heritage Study Stage One (2004):

- Scott Avenue (Former Railway Bridge over Broken Creek)
- Scott Avenue (Former Railway Reserve)
- 1-3 Scott Avenue
- 4 Scott Avenue
- 5-7 Scott Avenue
- 8 Scott Avenue
- 12 Scott Avenue
- 13 Scott Avenue
- 14 Scott Avenue
- Weir Street (Moreton Bay Fig Tree – Outside 21 Weir St)
- Weir Street (Moreton Bay Fig Tree – Outside 23 Weir St)
- Weir Street (Moreton Bay Fig Tree – Outside 12 Weir St)
- 14 Weir Street
- 15-16 Weir Street (Bowls Club)
- 21 Weir Street
- 22 Weir Street
- 23 Weir Street
- 24 Weir Street
- 25 Weir Street
- 26 Weir Street
- 32-33 Weir Street