

22.0514/12/2017
C77**NATHALIA CHURCH PRECINCT**

This policy applies to all applications within the Nathalia Church Precinct Heritage Overlay (**HO253**).

22.05-114/12/2017
C77**Policy basis**

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 listed at Clause 22.05-7 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)*.

22.05-214/12/2017
C77**Statements of Cultural Significance**

The **Nathalia Church Precinct** is **aesthetically significant** at the **local** level. It demonstrates original and early design qualities associated with the development of fine late Victorian religious and residential buildings between the 1888s and 1900, primarily for the Nathalia Presbyterian community. These include the 1889 iron roofed red brick gothic church and the 1893 manse as well as two other particularly important house from the same era. They have substantial setbacks which create a sense of spaciousness and the low fences are particularly important and traditional way of viewing the houses from the public realm. The area is enhanced by several views to and from the features above, particularly from the intersection with Veldt and Pearce Streets.

The **Nathalia Church Precinct** is **historically and socially significant** on a **local** level through its association with the religious and cultural development of Nathalia, in particular its strong association with the Presbyterian population of the broader Nathalia area and its Presbyterian farming community. It is historically significant on a local level through its extant buildings reflection of the late Victorian buildings in the area following the subdivision of the Manifold Estate in 1887.

Overall, the Nathalia Church Precinct is culturally significant at the LOCAL level.

22.05-314/12/2017
C77**Policy Objectives**

- To maintain the special historic character of church precincts largely comprised of churches, associated community buildings, manses and sometimes including other Victorian and Federation residences.
- To ensure that new infill buildings do not detract from the dominance of the church buildings through excessive height, bulk or overly bright colours and materials.
- To ensure the setbacks are consistent with those of the precinct.
- To maintain views in and out of the precinct

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C77**Policy**

- In considering applications under the Heritage Overlay it is policy to:
- discourage development that will detract from the prominence of the church buildings

- maintain prevailing side and front setbacks.
- encourage the use of construction materials for infill development which are compatible with the churches' unpainted red brick walls or timber wall construction and iron or slate roofs.
- discourage development that would detract from or obscure views in and out of the precincts, in particular in Nathalia, views from the intersection with Veldt and Pierce Streets

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Application requirements

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.

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Decision Guidelines

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 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.

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Contributory Places

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 (2007):

- 27-29 Veldt Street
- 28 Veldt Street
- 30-32 Veldt Street
- 36 Veldt Street
- 42 Veldt Street