

22.0814/12/2017
C77**NATHALIA TOWN CENTRE PRECINCT**

This policy applies to all applications within the Nathalia Town Centre Heritage Overlay area (**HO256**).

22.08-114/12/2017
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 are listed at Clause 22.08-7 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).

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C77**Statement of Significance**

The Nathalia Town Centre Precinct is **aesthetically** significant at the **local** level. It demonstrates many original and early design qualities associated with the civic and commercial development of Blake Street, between the 1880s and 1950s. It is a stylistic mix of predominantly Victorian, Federation and inter war architectural styles that have been built and maintained throughout most of the precinct. These qualities include predominantly brick wall construction, hipped or gabled galvanised corrugated iron roof forms, one storey and some two storey heights, decorative parapets, posted verandahs, some cantilever verandahs from the interwar and post war period, picturesque skylines created by the pitched rooflines with chimneys and parapets, and accented by a backdrop of sky forming a consistent streetscape.

The Blake Street Reserve is the most striking and aesthetically significant place in the Shire for its urban design which has been created by the thoughtful scale of trees, space, and structures including the avenue of peppercorn trees, poplars, terminated with the War Memorial at the northern end and the concrete water tower at the southern end.

The area is enhanced by several architecturally fine buildings such as the two storey Bridge Hotel, Nathalia Hotel, former Bank of Australasia, Commercial Bank and State Savings Bank, and outstanding architectural examples of the single storey Court House Hotel, and former Post and Telegraph Office, various shops and views along Blake Street to these buildings.

Details of the significance of these places as well as those of the war memorial and bridge are provided in the *Moira Heritage Study* 2007.

The Blake Street streetscape views:, towards the water tower, towards the bridge various views of the reserve and peppercorn trees, the war memorial and associated plantings are aesthetically significant on a local level for their association with the civic spirit of Nathalia in the 1890s and thereafter as a locally recognised and appreciated urban landscape feature of the town.

The Nathalia Town Centre Precinct is **historically** significant on a **local** level through its association with all the main periods of Nathalia's history. Its extant sites particularly reflect the early development of the town in the late 1880s and 1890s after the opening of the railway, while many of the later remodeled shops reflect the post war population and building boom in the town. Its extant hotels also reflect the early twentieth century/federation era in the town.

The Nathalia Town Centre Precinct is **scientifically** significant on a **local** level. Building materials such wrought iron, cast iron, terra cotta roof decoration, marble and granite, and stained glass are testament to the high level of technical skill that artisans in Nathalia possessed. The use of these

materials is becoming rare and their presence forms an integral part of the precinct's fabric. The interwar concrete bridge and water tower are excellent examples of infrastructure design of their era.

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

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Policy Objectives

- To support the retention, enhancement and conservation of the buildings and places identified and referred to in the above statements 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 precincts.
- To conserve and enhance the important views within the precincts.

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Policy

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

- Retain the significant buildings in the precinct.
- Maintain the predominantly single and two storey character of the area by discouraging development that exceeds 8.5 metres except where a minor increase would allow the parapet to match an adjoining parapet on a significant place.
- Discourage upper level additions to significant single storey shops unless setback to at least the depth of the front room.
- Discourage the removal or alteration of historic shopfronts dating to 1950.
- Encourage reconstruction of shop fronts and verandahs, where sufficient information exists to enable this, or the construction of sympathetic typical shop fronts and verandahs (preferably with simplified detailing, so that they are not construed as original).
- Encourage the use of paint colours appropriate to the period of the building.
- Encourage signage that is compatible with the style, scale and location of signage appropriate to the periods of the building.
- Encourage contemporary interpretation of traditional building design for infill development.
- Maintain the picturesque skylines created by the pitched rooflines with chimneys and parapets, and accented by a backdrop of sky forming a consistent streetscape.
- Discourage development that would obscure significant views in the precincts, particularly those listed below:
 - the Blake Street streetscape views, towards the water tower, towards the bridge
 - various views of the reserve and peppercorn trees.

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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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C77**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.
- The guidelines provided in the Moira Planning Scheme Heritage Overlay, Planning Permit Exemptions and Application Requirements, Incorporated Plan, March 2015

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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C77**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 Stage Two Heritage Study* (Stage (2007):

- Blake Street (Avenue of Honour, including all Pepper trees on either side of Blake Street), south of the Broken Creek
- Blake Street (War Memorial)
- Blake Street (Bridge over Broken Creek)
- 1-5 Blake Street
- 6-8 Blake Street
- 7-9 Blake Street
- 10-12 Blake Street
- 18-20 Blake Street
- 21 and 23 Blake Street
- 25 Blake Street
- 33-37 Blake Street
- 34-36 Blake Street
- 38-40 Blake Street
- 39 Blake Street
- 41 Blake Street
- 46-50 Blake Street
- 62-64 Blake Street