

22.1014/12/2017
C77**NUMURKAH RESIDENTIAL PRECINCT**

This policy applies to all applications within the Numurkah Residential Precinct Heritage Overlay area (**HO258**).

22.10-114/12/2017
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 ‘are listed at Clause 22.10-7 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)*.

22.10-214/12/2017
C77**Statement of Significance**

The Numurkah Residential Precinct is **aesthetically** significant on a **local** level. It contains excellent examples of several different architectural styles from the Victorian, Federation and Interwar periods. Low front fences made of light woven wire, brick and hedge allow open views of predominantly single storey houses, brick and timber churches and other buildings in the precinct. The skyline is punctuated with high pitched gable and hipped roofs, ornate chimneys and exotic trees. There are aesthetically pleasing views along Tocumwal Road and Meiklejohn Street towards the churches, the railway reserve and the cenotaph.

The Numurkah Residential Precinct is **historically** significant on a **local** level for its association with the early periods of housing development at Numurkah. It has extant examples of residences from the population and building boom of the 1880s and the Federation and Interwar periods of consolidation and development. Areas in the precinct south of Saxton Street include those that were first surveyed in 1875, as well as land that John Gray sold in allotments in the late 1880s and early 1890s. The churches and their associated buildings are some of the earliest surviving in Numurkah. St Michael’s presbytery was the home of Father Michael O’Connor, an important religious figure in the town’s early history. St Joseph’s convent has **historical** importance as the home of the Josephite Sisters, whose presence began in Numurkah when Sr Mary MacKillop arrived with four other Sisters of St Joseph in 1890. St Andrew’s Presbyterian church was built in 1886.

The **railway reserve** and views are **historically** significant on a **local** level for its association with the railway heritage of the town from the late nineteenth to late twentieth centuries. It was an integral part of Numurkah’s economic development and it provides visual links with associated infrastructure in the precinct.

The **Victorian houses** in Meiklejohn Street are significant through their association with the early development of the town in the 1880s and 1890s, and they are recognised as being **historically** important by the local community for this association.

The precinct is **socially** significant on a **local** level. The Presbyterian church and hall, Catholic church, presbytery, school and convent continue to fulfil religious and educational roles for members of the local community. They are significant sites of memory as places of celebration and schooling. The cenotaph on the corner of Melville and Saxton Streets functions as a memorial to Numurkah’s

war dead and continues to be used in commemorative ceremonies. Housing in the precinct reflects the pride that residents had in their private domain during the late colonial era and early twentieth century.

The precinct has **scientific** significance on a **local** level. Building materials such as slate, wrought iron, stained glass, and woven wire are testament to the high level of technical skill that artisans in Numurkah possessed. The use of these materials is becoming rare and their presence forms an integral part of the precinct's fabric.

Overall, Numurkah Residential precinct is culturally significant at the LOCAL level.

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Policy Objectives

- To support the retention and conservation of the significant Victorian, Federation and interwar residential and other significant buildings and places that demonstrates the historic significance of the precinct.
- To conserve and enhance the modest scale throughout the residential allotments within the precinct, including the predominantly single storey height.
- To conserve the spatial arrangement of buildings in the landscape characterised by front and side setbacks and generous building separation throughout the residential allotments of the precinct.
- To conserve the existing character of the streets within the precinct.
- To support the continuing, residential and cultural use of the precinct.
- To conserve and enhance the significant urban foci (and views to the significant urban foci) in the precinct.

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Policy

It is policy to:

- retain existing individually significant and contributory Victorian, Edwardian, and interwar, residential and other significant buildings.
- encourage contemporary interpretation of traditional building design for infill development within the residential allotments of the precinct, which are characterised by detached dwellings, with high pitched hipped and/or gabled roofs, and verandahs.
- encourage development which is in harmony with the single storey height and proportions, form and bulk predominant 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 those of neighbouring buildings;
 - The side setbacks should be equivalent to neighbouring residential buildings within the precinct;
- encourage the use of traditional construction materials for infill development including as appropriate:
 - horizontal weatherboard or rendered brick wall construction;
 - non-zincalume corrugated sheet metal roof cladding or tiles;
 - timber framed windows and doors.
- encourage new and replacement fences to be appropriately designed and constructed to compliment the building and residential streetscape and not to exceed 1300mm.

- encourage the use of appropriate fence types, designs and locations in the residential areas which do not obscure the visibility of the buildings and front gardens from the street.
- encourage garden plantings and design that compliment the period and style of the significant buildings on the site or adjoining sites.
- encourage the use of paint colours on buildings that are appropriate for the style and period of construction.
- encourage new garages to be located at the rear of existing or proposed buildings and to be of a form and scale that does not detract from the significance and appearance of the buildings of the precinct.
- limit vehicle crossovers to one single car width crossover for each allotment.
- ensure that any new signage is of a design, form and colour that compliments the style of the building on the allotment.
- discourage development that would obscure important views along Tocumwal Road and Meiklejohn Street towards the churches, the railway reserve and the cenotaph.

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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 Stage One* (2004):

- 16 Dolphin Street
- 6 McDonald Street
- 8 McDonald Street

MOIRA PLANNING SCHEME

- 10 McDonald Street
- 12 McDonald Street
- 3 Meiklejohn Street
- 5 Meiklejohn Street
- 7 Meiklejohn Street
- 10 Meiklejohn Street
- 11-13 Meiklejohn Street
- 12 Meiklejohn Street
- 14-16 Meiklejohn Street
- 18 Meiklejohn Street
- 65 Quinn Street
- 66 Quinn Street
- 69 Quinn Street
- 71 Quinn Street
- 72 Quinn Street
- 73 Quinn Street
- 74 Quinn Street
- 75 Quinn Street
- 76 Quinn Street
- 77 Quinn Street
- 78 Quinn Street
- 79 Quinn Street
- 80 Quinn Street
- 81-83 Quinn Street
- 82 Quinn Street
- 84 Quinn Street
- 90 Quinn Street
- 91 Quinn Street
- 92 Quinn Street
- 93 Quinn Street
- 94 Quinn Street
- 96 Quinn Street
- 1 Railway Place
- 3 Railway Place
- 1 Mackillop Way (Water Tower)
- 58-62 Saxton Street (Presbyterian Church and Hall)
- 64 Saxton Street
- 68 Saxton Street

MOIRA PLANNING SCHEME

- 70 Saxton Street
- 71 Saxton Street
- 72 Saxton Street
- 73 Saxton Street
- 83 Saxton Street
- 84 Saxton Street
- 86 Saxton Street
- 88 Saxton Street
- 89 Saxton Street
- 91 Saxton Street
- 92 Saxton Street
- 94 Saxton Street
- 95 Saxton Street
- 101 Saxton Street
- 103 Saxton Street
- 111 Saxton Street
- 113 Saxton Street
- 3 Tocumwal Road
- 7 Tocumwal Road
- 9 Tocumwal Road
- 11 Tocumwal Road
- 13 Tocumwal Road
- 17 Tocumwal Road
- 19 Tocumwal Road
- 21 Tocumwal Road
- 23 Tocumwal Road
- 27 Tocumwal Road
- 34 Tocumwal Road
- 35 Tocumwal Road
- 36 Tocumwal Road
- 40 Tocumwal Road
- 42 Tocumwal Road
- 47 Tocumwal Road
- 49 Tocumwal Road
- 53 Tocumwal Road
- 55 Tocumwal Road
- 57 Tocumwal Road
- 59 Tocumwal Road