

22.12 ST JAMES TOWN CENTRE HERITAGE PRECINCT

14/12/2017
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This policy applies to all applications within the St. James Town Centre Heritage Overlay area (**HO260**).

22.12-1 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 Heritage Study* (Stages 1 and 2) 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. Heritage places within precincts are documented in the Study database (Stage 1) or are listed in Appendix 1 of Stage 2.

All buildings which are ‘contributory’ within the precinct are listed at Clause 22.12-7 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*.

22.12-2 Statement of Significance

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The St James Town Centre precinct is **aesthetically significant at the local level**. The precinct retains significant foci, townscape and streetscape views, within the precinct, to the imposing concrete silos, the St James Hotel, the Post Office, and views along the railway reserve, and along Devenish Road, including views of the avenue of large, flowing and shady c 1880-90s Peppercorn trees. Views along St James Main Road towards the water tower and the Anglican Church and trees are also significant. These views cumulatively reinforce the historic early and mid-twentieth century character of the precinct. The architecture of many of the culturally significant places are good representative examples of their type and provide important architectural integrity and focal points to the precinct.

The St James town centre precinct is **historically and socially significant on a local level** as it contains the commercial, civic, infrastructure, residential and social core of St James throughout its history and contains significant sites connected to its development in the 1880s-90s and Interwar periods in particular, as well as a smaller number of Federation era and post war places.

The St James Town Centre precinct is **scientifically** significant at the **local** level. The materials and workmanship in the significant buildings and infrastructure, particularly the weighbridge and associated parts, are technically important and increasingly rare examples in St James. The 12 remaining peppercorn trees are of substantial age and size and becoming rare in the area of St James.

The St. James Town Centre precinct contains a variety of sites related to different aspects of the town's development, from sites associated with agricultural heritage (grain stores and silos), commercial heritage (shops), public and private service industry development (hotels, post office), law and order (police station and lock up) and transport (railways). Public places, (parks, trees, reserves, hall, and memorials) are also important both aesthetically and historically as continuing sites of civic beautification. The precinct thus represents a range of historical influences important in the development of St James from the late 1880s to the 1990s.

Overall, St James Town Centre precinct is culturally significant at the LOCAL level.

22.12-3 Policy objectives14/12/2017
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- 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.

22.12-4 Policy14/12/2017
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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:
 - Views to the imposing concrete silos, the St James Hotel, the Post Office, and views along the railway reserve, and along Devenish Road, including views of the avenue of large, flowing and shady c 1880-90s Peppercorn trees as well as views along St James Main Road towards the water tower and the Anglican Church and trees.

22.12-5 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.

22.12-6 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 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.

22.12-7 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 Two (2007)*:

- Devenish Road (View of Precinct)
- Devenish Road (War Memorial , plaque)
- Devenish Road (Avenue of 12 Peppercorn trees)
- Devenish Road (Railway Reserve)
- Devenish Road (Rail Service Plaque)
- 9 Devenish Road (St. Jimmy’s Shop)
- 13 Devenish Road (Former Post Office)
- 15 Devenish Road
- 17 Devenish Road
- 19-21 Devenish Road (St James Hotel)
- 23-25 Devenish Road (Bowls Club)
- 43 Devenish Road (Former St James Primary School)
- St. James Road (Plaque for Bicentenary)
- 1 St. James Road
- 3 St. James Road
- 5 St. James Road
- 12 St. James Road
- 15 St. James Road
- 16 St. James Road
- 17 St. James Road
- 20 St. James Road
- 22 St. James Road (St Thomas Anglican Church)
- 24 St. James Road (Hall)