

22.1514/12/2017
C77**YARRAWONGA TOM SHARP PRECINCT**

This policy applies to all applications within the Yarrowonga Tom Sharp Heritage Overlay area (**HO263**).

22.15-114/12/2017
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 Study database or are listed in Appendix 1 of the report.

All buildings which are ‘contributory’ within the precinct are listed at Clause 22.15-7 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*.

22.15-214/12/2017
C77**Statement of Significance**

The Yarrowonga Tom Sharp 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 timber pickets, light wire, brick and hedge allow open views of predominantly single storey houses, brick churches and other buildings in the precinct. The skyline is punctuated with high pitched hipped and some gable roofs, ornate chimneys and exotic trees. There are aesthetically pleasing views towards important foci including the water tower, school, Court House and Masonic Hall, the church, silos, memorial trees, and the railway station.

The Yarrowonga Tom Sharp Precinct is **historically and socially significant on a local level**. It contains places associated with the residential, civic, religious, educational, transport and urban development of Yarrowonga from 1880 onwards and as such its history is interwoven with the history of the town. It contains places which are socially significant on a local level, such as the church and school, as well as places associated with the railways that are historically, socially and scientifically significant on a state level.

The precinct is **socially significant on a local level**. The Presbyterian church, hall, and the State school continue to fulfil religious and educational roles for members of the local community. They are significant places of memory as places of celebration and schooling. The 16 Memorial trees in the State School grounds and the 3 Memorial Kurrajong trees in Lott Street are memorials to Yarrowonga’s war dead. 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 wrought and iron, stained glass, and woven wire are testament to the high level of technical skill that artisans in Yarrowonga possessed. The use of these materials is becoming rare and their presence forms an integral part of the precinct’s fabric.

Overall, the Yarrowonga Tom Sharp Precinct is culturally significant at the LOCAL level.

22.15-314/12/2017
C77**Policy Objectives**

- 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 precincts.
- To conserve and enhance the important views within the precinct

22.15-4

14/12/2017
C77

Policy

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

- Encourage retention of the significant buildings in the precinct.
- Discourage development that could threaten the visual dominance of the precinct's significant buildings and plantings.
- 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.
- Discourage development that would obscure significant views in the precinct, particularly those to the water tower, school, Court House, Masonic Hall, the church, the silos, memorial trees and railway station.

22.15-5

14/12/2017
C77

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.

22.15-6

14/12/2017
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 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.

22.15-7

14/12/2017
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* (2007):

MOIRA PLANNING SCHEME

- 1 Witt Street
- Hovell Street
 - Numbers: Corner Irvine and Hovell (Water Tower), 16
- Tom Street
 - Numbers: 2 (Yarrowonga Primary School), 7, 17, 20, 21, 23, 26, 27, 28, 30, 31, 32, 34, 35, 38, 43, 45, 62, 63, 74
- Sharp Street
 - Numbers: 1 (including original shed), 5, 11, 17, 18, 20, 21, 23, 26, 28, 40, 44, 48, 1/50, 54, 56, 58, 62, 64, 68, 71
- Lott Street
 - Numbers: 13, 15, War Memorial and three Kurrajong Trees,
- Piper Street
 - Numbers: 4, 6 (Uniting Church and Hall (former Presbyterian Church)), 7, 10 (former CFBB Fire Station)
- Irvine Parade
 - Numbers: 9, 18, 12, 20