

22.1614/12/2017
C77**YARRAWONGA TOWN CENTRE PRECINCT**

This policy applies to all applications within the Yarrowonga Town Centre Heritage Overlay area (**HO264**).

22.16-114/12/2017
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 study report.

All buildings which are ‘contributory’ within the precinct are listed at Clause 22.16-7 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 **Yarrowonga 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 Belmore Street, between the 1880s and 1950s. It is a stylistic mix of predominantly Victorian, some Federation and several 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 two storey heights, decorative parapets, some posted verandahs, 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 most striking and aesthetically significant places for their urban design are the War Memorial Monument and palms.

The area is aesthetically enhanced by several architecturally fine buildings such as the magnificent Inter-War Free Classical Town Hall, the two storey Post Office, State Savings Bank, Victoria Hotel, Terminus Hotel and Burke’s Royal Mail Hotel and outstanding architectural examples of single storey places such as the Athenaeum building, The Big Store, the former Shire Hall, Federation shops at 116-120 Belmore Street and various other shops and views along Belmore Street to these buildings.

The Belmore Street streetscape views:, towards the war memorial monument, towards the customs house and various views of the Town Hall are **aesthetically significant on a local level** for their association with the civic spirit of Yarrowonga as locally recognised and appreciated features of the town.

The **Yarrowonga Town Centre Precinct** is **scientifically significant on a local level**. Building materials such wrought iron, cast iron, terracotta roof decoration, marble and granite, and stained glass are a 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.

The **Yarrowonga Town Centre Precinct** encompasses buildings and places in Belmore Street which are of **historical** and frequently of **social** significance at the **local** level.

Overall, the Yarrowonga 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 Belmore Street streetscape views; views towards the war memorial monument and towards the customs house and various views of the Town Hall.

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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 Stage Two Heritage Study* (2007):

- Belmore Street
 - Numbers: 1, 15, 17, 23, 35, 37, 38, 40, 42A, 55, 58 (part remaining), 59-63, 60, 62 (established Bay and Jacaranda Trees), 66-68, 69, 72-76, 73, 77-79, 80-82, 81, 83-87, 88, 90, 91, 92-94, 95, 96, 100, 101, 103, 106, 109, 116, 118, 120, 121, 123,
- 22 Orr Street