

22.19 TUNGAMAH TOWN CENTRE PRECINCT

15/09/2016
C38

This policy applies to all applications within the Tungamah Town Centre Precinct Heritage Overlay area (HO262).

22.19-1 Policy basis

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This policy applies the SPPF provisions at Clause 15.11 to local circumstances and builds on the local objectives and strategies identified at Clause 21.03-3. 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 (Stage 1) or are listed in Appendix 1 of Stage 2.

All buildings which are 'contributory' within the Precinct are listed at Clause 22.19-7 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)*.

22.19-2 Statement of Significance

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The **Tungamah Town Centre Precinct** is **aesthetically significant** at the **local** level. It demonstrates many original and early design qualities associated with the development of the town between the 1880s and early 1900s. It is a stylistic mix of predominantly Victorian, and a few Federation and inter war architectural styles that have been built and maintained throughout most of the precinct. These qualities include red brick, vertical galvanised corrugated iron, or timber weatherboard wall construction, hipped or gabled galvanised corrugated iron roof forms, one storey and some two storey heights, timber of hard plaster decorative parapets, posted verandahs, picturesque skylines created by the pitched rooflines with chimneys and parapets, and accented by a backdrop of sky forming a picturesque streetscape.

The area is enhanced by several architecturally fine buildings and monuments such as the Mechanics' Institute Hall, the two storey Tungamah Hotel, War Memorial, Masonic Hall, former Pharmacy, former Post Office, views along Barr, Middleton, Spry and rear views to the Barr Street buildings from Berndt Street and modest timber Victorian era houses particularly in Barr and Spry Streets..

The **Tungamah Town Centre Precinct** is **historically and socially significant** on a **LOCAL** level. It is strongly associated with the major periods of the development of the township of Tungamah since European settlement, particularly the late Victorian era. It contains sites and structures that are socially and historically significant on a local level, through their association with all these aspects of the development of Tungamah and in some cases through their association with particular events and individuals that played an important role in the history of the town.

The **Tungamah Town Centre Precinct** is **scientifically significant on a local level**. The materials and workmanship in the significant structures, including the concrete bridge and water tower, are technically important and increasingly rare examples in Tungamah.

The Tungamah Town Centre Precinct is **culturally significant** on a local level as the commercial, civic and residential centre of Tungamah from the earliest days of the

township. The zenith of the town is represented by places from the colonial period in the late Victorian era.

Overall, the Tungamah 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:
 - Views along Barr, Middleton, Spry and rear views to the Barr Street buildings from Berndt Street and modest timber Victorian era houses particularly in Barr and Spry Streets.

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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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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 22.22.

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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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):

- 14 Argus Street
- 19 Argus Street
- 21 Argus Street
- Barr Street (Bridge over Boosey Creek)
- 15 Barr Street
- 23 Barr Street
- 27 Barr Street
- 35-37 Barr Street
- 38 Barr Street (Tungamah Hotel)
- 42 Barr Street (Mechanics Institute)
- 44 Barr Street
- 48 Barr Street
- Berndt/Barr Street (Slab Building at rear of Memorial Hall)
- Boyd/Tower Street (Water Tower)
- 32-34 Middleton Street
- 35 Middleton Street
- 37 Middleton Street
- 38 Middleton Street

- 39 Middleton Street
- 31 Spry Street
- 34 Spry Street (Martha Jones Birthing House)
- 37 Spry Street
- 6 Tower Street
- 12 Tower Street
- 14 Tower Street
- 18 Tower Street