

22.0714/12/2017
C77**NATHALIA KURRAJONG PRECINCT**

This policy applies to all applications within the Nathalia Kurrajong Precinct Heritage Overlay area (**HO255**).

22.07-114/12/2017
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 or are listed in Appendix 1 of the report.

All buildings which are ‘contributory’ within the Precinct are ‘listed at Clause 22.07-7 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)*.

22.07-214/12/2017
C77**Statement of Significance**

The Nathalia Kurrajong Precinct is **aesthetically** significant on a **local** level. It contains many aesthetically pleasing and unique views particularly the Kurrajong trees which form a canopy over Bromley Street as an Avenue of Honour. Other important views include those to, from and within the precinct which include Broken Creek and the trees on its banks, including the Moreton Bay Fig trees, and the Uniting Church. There are also excellent examples of architectural styles from the Victorian period and Federation periods, particularly the Uniting and Catholic churches and former Wesleyan Manse. The skyline is punctuated with high pitched gable and hipped roofs, ornate chimneys, gum trees and exotic trees. There are aesthetically pleasing views in both directions along Bromley Street and along Broken Creek.

The precinct is **socially significant** on a **local** level. The development and continued care of religious, educational and memorial places illustrates the civic pride of the local community to improve and maintain their community facilities since the inception of the town and the beautification of the streets in the form of shade trees along the river bank, and with substantial places of worship, education and memorial in the form of an Avenue of Honour of Kurrajongs along both sides of Bromley Street.

The Kurrajong Precinct is **historically significant** on a **local** level through its association with the early periods of Nathalia's history, particularly with the development of education and religious institutions in the late nineteenth century. The Uniting Church and former manse are also associated with the Wesleyan (later Uniting Church) community and its role in developing cultural and educational institutions in Nathalia in the 1890s since that period. The Catholic Church is also associated with the religious and educational interests of the catholic community in Nathalia and district. The Victorian weatherboard homes from the 1880s are historically important on a local level through their association with the earliest residential and educational development in the town. The Great War Memorial Avenue of Honour of Kurrajong trees (c.1920) is historically and socially important on a local level through its association with the history of defending Australia, particularly in the Great War of 1914-18, and as a site of local memory and the great losses and sacrifices of the town in war.

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

Overall, Nathalia Kurrajong precinct is culturally significant at the LOCAL level.

22.07-3

14/12/2017
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.

22.07-4

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 of the avenue of Kurrajong trees, of Broken Creek and the trees on its banks, and to the Uniting Church

22.07-5

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.

22.07-6

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 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.

22.07-7

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 Heritage Study Stage One* (2004):

- Bromley Street (Moreton Bay Fig Tree) on riverbank outside 1 Bromley Street
- 1 Bromley Street
- 3 Bromley Street