

22.03 COBRAM TOWN CENTRE PRECINCT

14/12/2017
C77

This policy applies to all applications within the Cobram Town Centre Heritage Overlay area (**HO251**).

22.03-1 Policy basis

14/12/2017
C77

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 22.03-7 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).

22.03-2 Statement of Significance

14/12/2017
C77

The **Cobram 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 1942 concrete silos, the Cobram and Grand Central Hotels, the Court House, and views along the railway reserve, and along Bank Street, including views of the clock. These views cumulatively reinforce the historic early and mid-twentieth century character of the precinct. The architecture of many of the culturally significant places provides good representative examples of their type and provides important architectural integrity and focal points to the precinct. The interior of the hotels, court house, grain store and 1949 State Savings bank are also aesthetically significant particularly for the interior spaces and intact detailing. The aesthetic character of the precinct is formed by the majority of the culturally significant buildings being Federation or Post-War in design, and are rectangular, single storey with steep hipped or gabled roofs, and positioned parallel to the rectangular and trapezoid shaped allotments.

The **Cobram Town Centre** is **historically** significant on a **local** level through its association with the commercial and economic development of the area. It contains extant examples of buildings from various significant eras in the town's development, from the late nineteenth century, to the early decades of the twentieth century and the 1940s. The area around Bank Street and the Courthouse are particularly associated with the early twentieth century. The Precinct also 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 and banks), public and private service industry development (hotels, post office), law and order (courthouse) and transport (railways). Public places, (parks, trees, reserves, hall, clock 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 Cobram from the late 1880s to the 1990s.

The **Cobram Town Centre** precinct is **scientifically** significant at the **local** level. The materials and workmanship in the significant buildings and infrastructure are technically important and increasingly rare examples in Cobram.

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

22.03-3 Policy objectives14/12/2017
C77

- 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.
- To consider allowing alternative uses of heritage buildings or places to assist in the protection of significant buildings.

22.03-4 Policy14/12/2017
C77

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 1942 concrete silos,
 - the Cobram and Grand Central Hotels,
 - the Court House,
 - views along the railway reserve, and along Bank Street, including views of the clock.

22.03-5 Application requirements14/12/2017
C77

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.

22.03-6 Decision Guidelines14/12/2017
C77

Before deciding on an application the responsible authority must consider, as appropriate:

- The Statement of Significance for the heritage precinct 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 Precinct 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.

22.03-7 Contributory Places14/12/2017
C77

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):

Streetscapes

- North east along Punt Road from Murray Valley Highway intersection
- North east along Punt Road from Station Street intersection
- South west along Punt Road from Station Street intersection
- North east along Market Street from Terminus Street intersection

Bank Street

- Bank Street, Punt Road (Clock
- 35 Bank Street (Post Office)
- 38-40 Bank Street
- 42 Bank Street
- 44 Bank Street
- 46 Bank Street

Main Street

- 13 Main Street (Masonic Hall)

Market Street

- Market Street (Trees, weighbridge and hut)
- Corner Market Street and Terminus (Silos)
- Corner Market Street and Terminus Street (former train tracks south of silos)

Punt Road

- Punt Road / Bank Street (Plaza)
- Punt Road / Bank Street, (Triangle)
- Punt Road Streetscapes
 - South west along Punt Road from High Street intersection
- Punt Road (Railway Station)
- 14-20 Punt Road (Aleppo Pine and plaque in grounds of Cobram Civic Centre)
- 14-20 Punt Road (War Memorial and Cobram Civic Centre),

- 36 Punt Road (Grand Central Hotel)
- 64 Punt Road (Log Cabin)
- 93-95 Punt Road

Station Street

- 8-18 Station Street
- 13-19 Station Street (Former State Savings Bank)
- 21-27 Station Street