

22.06 NATHALIA KOSTADT PRECINCT

14/12/2017
C77

This policy applies to all applications within the Nathalia Kostadt Heritage Overlay area (HO254).

22.06-1 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 Heritage Study database or are listed in Appendix 1 of the report.

All buildings which are ‘contributory’ within the Precinct are listed at Clause 22.06-7 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).

22.06-2 Statement of Significance

14/12/2017
C77

The Nathalia Kostadt 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 light woven wire, timber pickets, brick and hedge allow open views of predominantly single storey houses, and other buildings in the precinct. The skyline is punctuated with high pitched gable and hipped roofs, ornate chimneys and exotic trees. There are aesthetically pleasing views along Muntz Avenue, Fraser and Kostadt Streets towards Broken Creek, trees and the church in Kurrajong Precinct, as well as the views of Peppercorn trees along Elizabeth Street. Views to striking architectural features include the Sawdust burning kiln, the former Victoria Bank and Brown, Corke and Co stores.

The Nathalia Kostadt Precinct is overall **historically significant** on a local level through its association with the early urban development of Nathalia from 1886 through to the interwar period (1920-30s). It contains a significant commercial site, former Anglican hall and rectory, and predominantly residential development from three main periods in the town's history.

The former Anglican rectory and parish hall in Muntz Avenue are historically significant on a local level through their association with the cultural, religious and social life of the area. They are particularly associated with the history of the Anglican community in Nathalia and with the period of building and consolidation of the town in the early twentieth century.

The Precinct also contains several extant examples of nineteenth and early twentieth century infrastructure in the spoon drains outside the former Brown, Corke & Co. store at 46-54 Elizabeth St and along the southern stretch of Kostadt street; the mature Pepper and Eucalypt street trees in Elizabeth Street; the kiln and palms trees on the property at 22-28 North Street, which are historically significant on a local level.

The former Brown, Corke & Co. store at 46-54 Elizabeth Street is historically significant on a local level through its association with the early commercial development of Nathalia and the surrounding areas. It is also among Nathalia's earliest surviving brick buildings and early shops, associated with the commercial boom between the arrival of the railway and the 1890 Depression. As comparison with old photographs testify it is also **aesthetically**

significant as a splendidly preserved example of the late Victorian country general store with original large windows and cast iron verandah among its notable details.

The Precinct contains numerous examples of houses that are significant on a local level through their association with particular periods in the town's historical development. Of these, Gladstone House (43 Kostadt Street) is also historically significant on a local level through its association with Rev. George Gladstone. Many of the houses in Fraser Street, and 2 Nicholson St are extant examples of Victorian weatherboard houses and date to the late 1880s to early 1890s when the Precinct was first divided into town allotments. 42 Fraser St is also **socially significant** at a local level for its association with the provision of health services during the interwar period in Nathalia. Elizabeth Street boasts a number of Inter-War bungalows representative of residential building in the town in the first half of the twentieth century.

The Precinct has **scientific** significance on a **local** level. Building materials such as bluestone, wrought iron, 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 Kostadt Precinct is culturally significant at the LOCAL level.

22.06-3

14/12/2017
C77

Policy Objectives

- To conserve and enhance the Victorian, Federation and interwar residential and other significant buildings and places that contribute to the historic significance of the precinct.
- To conserve and enhance the general uniformity and modest scale throughout the residential allotments within the precinct.
- To conserve historic street infrastructure and plantings
- To conserve and enhance the significant views in the precinct.

22.06-4

14/12/2017
C77

Policy

It is policy to:

- Encourage the retention of existing individually listed and contributory Victorian, Edwardian, and interwar, residential and other buildings.
- Encourage contemporary interpretation of traditional building design for infill development within the residential allotments of the Precinct, which are characterised by detached dwellings, hipped and/or gabled roofs, and verandahs.
- Encourage development which is in harmony with the predominantly single storey height of the residential buildings of the area.
- Encourage development to conform to the following:
 - The front setback of the building should be equivalent to the front setback of neighbouring buildings, or if these are different, the setback may be between the those of neighbouring buildings; and
 - The side setbacks should be equivalent to neighbouring residential buildings within the Precinct.
- Encourage the use of traditional construction materials for infill development including as appropriate:
 - horizontal weatherboard or rendered brick wall construction;
 - non-zincalume corrugated sheet metal roof cladding or tiles;
 - timber framed windows and doors;
- Encourage new and replacement fences to be of a design appropriate to the period of the building and not to exceed 1300mm.
- Encourage the use of paint colours on buildings that are appropriate for the style and period of construction.

- Ensure vehicle crossovers are limited to one single car width crossover for each allotment.
- Encourage the retention of the historic spoon drains outside the former Brown, Corke & Co. store in Elizabeth Street and along the southern stretch of Kostadt Street.
- Discourage development that would obscure important views along Muntz Avenue, Fraser and Kostadt Streets towards Broken Creek, to the trees and church in Kurrajong Precinct as well as the views of the peppercorn trees along Elizabeth Street.

22.06-5 Application requirements

14/12/2017
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 an individually listed 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.

22.06-6 Decision Guidelines

14/12/2017
C77

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 individually listed in the Heritage Overlay or is a contributory place under this policy.
- How the buildings or works relate to the individually listed or contributory building, place or group identified in this policy and Clause 22.17.
- Whether a demolition of a non-contributory place will facilitate a replacement that makes a positive contribution to the place and is sympathetic to the scale and form of the place.

In deciding any application, the Responsible Authority will disregard non-contributory buildings and works when determining the appropriate siting, massing, height, form and scale of new buildings or extensions to existing buildings in a Heritage Overlay.

22.06-7 Contributory Places

14/12/2017
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):

- Nicholson Street
 - Numbers: 2
- Elizabeth Street
 - Numbers: 28, 30, 32, 36, 38, 44, 51, Pepper and Eucalypt Trees on either side of Elizabeth Street north of Broken Creek.
- Fraser Street
 - 5, 11, 14, 15, 19, 20-22, 26, 36
- Kostadt Street

- Kostadt Street (Spoon Drain), 7, 12, 13-15, 14, 19
- Muntz Avenue
 - 4, 6, Cypress pine on nature strip outside 8 Muntz Avenue
- North Street
 - 21, 22-28 (House, Saw dust kiln and Palm trees).