

22.13 TUNGAMAH CHURCH PRECINCT

14/12/2017
C77

This policy applies to all applications within the Tungamah Church Precinct Heritage Overlay (**HO261**).

22.13-1 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 report.

All buildings which are ‘contributory’ within the precinct are listed at Clause 22.13-7 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*.

22.13-2 Statements of Cultural Significance

14/12/2017
C77

The **Tungamah Church Precinct is aesthetically significant on a local level** as a visually cohesive picturesque landmark site on the crest of a hill, and historical landmark in the history of Tungamah, particularly associated with its development in the 1880s during a time of railway and land expansion. It demonstrates original and early design qualities in the orientation, setbacks, exterior and interior design and materials associated with the development of fine late Victorian religious buildings commenced between the 1885 and 1889. These include the short sheet galvanised iron roofed red brick with unpainted render trim on gothic styled churches, finials and leadlight. They have substantial setbacks which create a sense of spaciousness from the public realm. The area is enhanced by several views to and from the features above, but particularly as one approaches the crest of the hill on which they are sited. The informal road finish (ie no concrete kerb and channel), trees, and substantial space between buildings contributes to the country setting and sets it apart from urban development in big towns. All three churches owe their design and location to the Victorian era and the 1880s, while some of those designs were ultimately completed in the early twentieth century and thus also mark the continuing development of Tungamah in the Federation period.

The **Tungamah Church Precinct is historically and socially significant on a local level** through its association with the religious and cultural development of Tungamah and for its continuous association with major religious and cultural communities in the area.

The **Uniting Church (1885) is historically and socially significant on a local level** for its close association with the Presbyterian and (since 1977) the Uniting Church community in Tungamah; **Our Lady of Good Counsel Roman Catholic Church (1886) is historically and socially significant on a local level** as the religious centre of the Roman Catholic community in the town and **St Alban's Anglican Church is historically and socially significant on a local level** for its association with the Church of England (Anglican) community in Tungamah.

The **slate spoon drain in Barr Street is historically, aesthetically and scientifically significant on a local level** as a rare example of the use of slate for this purpose and one of the few early examples of engineering road infrastructure remaining in the whole Shire.

The **Tungamah Church Precinct is scientifically significant on a local level** through its importance for information contributing to an understanding of the history of human

occupation and the cultural history of the area in the 1880s through the use of locally made bricks for the buildings, and it has a strong presumption of archaeological research potential.

Overall, the Tungamah Church Precinct is culturally significant at the LOCAL level.

22.13-3

14/12/2017
C77

Policy Objectives

- To maintain the special historic character of church precincts largely comprised of churches, associated community buildings, manses and sometimes including other Victorian and Federation residences.
- To ensure that new infill buildings do not detract from the dominance of the church buildings through excessive height, bulk or overly bright colours and materials.
- To ensure the setbacks are consistent with those of the precinct In Tungamah, to retain the informal character of the street infrastructure
- Maintain views in and out of the precinct.

22.13-4

14/12/2017
C77

Policy

In considering applications under the Heritage Overlay it is policy to:

- discourage development that will detract from the prominence of the church buildings
- maintain prevailing side and front setbacks.
- encourage the use of construction materials for infill development which are compatible with the churches' unpainted red brick walls or timber wall construction and iron or slate roofs.
- in Tungamah, the view of the churches as one approaches the crest of the hill on which they are sited.

22.13-5

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.

22.13-6

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 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.

22.13-7

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 Stage Two Heritage Study* (2007):

- Barr Street Slate (spoon drain)
- 4 Barr Street (Anglican Church)
- 5 Barr Street (Uniting Church)
- 9 Barr Street (Catholic Church)
- 6-8 Barr Street