

22.1714/12/2017
C77**GROUPED PLACES HERITAGE POLICY**

This policy applies to all land covered by the Heritage Overlay and should be read in conjunction with the Heritage Policy (at Clause 22.01) for any relevant Heritage Precinct (Clause 22.02-22.16).

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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 significance as a key objective. The MSS also identifies the need for the Shire's cultural heritage assets to be conserved and enhanced.

The *Moira Shire Stage One Heritage Study* (2004) and the *Moira Shire Stage Two Heritage Study Volumes 1-5* (2007) identified places, precincts and groups which are worthy of heritage protection. All places which are 'individually' listed are included in the schedule to Clause 43.01. Fifteen 'precincts' are also included in the schedule to Clause 43.01. All places which are 'contributory' within the various Precincts are listed within the respective precinct policies.

In addition to these, the Heritage Study identified a number of 'Groups'. Individual sites within these groups are also included in Clause 43.01.

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C77**Statements of significance**

The following statements of significance provide a summary of the significance and key attributes of each of the culturally significant groups of places within the Moira Shire. Unless otherwise referenced, the statements have been identified in the *Moira Shire Stage Two Heritage Study 2007*.

All applications will be assessed in accordance with the following Statements of Significance for the Heritage Places as listed in the *Moira Shire Heritage Study 2007*.

Cemeteries

They are **aesthetically** significant as landmarks, with unique designs, high quality craftsmanship, and beautification of public places, some with individually significant tombstones, fences and gates, rotundas and paths.

The cemeteries are **historically** significant on a local level for their association with remembering the dead and for their association with the colonial history of the area and their close links with the development of the individual localities throughout the nineteenth century.

The cemeteries are **socially** significant on a local level for their ongoing association with the phases of life and for funerals and internment of the dead and are recognised as sites interwoven with the history of the area. They are also socially significant as a example of voluntary service to the community by members of the committees of management.

They are **scientifically** significant for their materials, craftsmanship, tree species, and strong presumption of archaeological research potential.

The following places (outside precincts) are included within the Heritage Overlay:

- Barmah Cemetery, 1211 Picola-Barmah Road, Barmah.
- Barmah Forest Private Cemetery, River Road, Barmah Forest.
- Bundalong Cemetery, Murray Valley Highway, Bundalong.
- Burramine Cemetery, Forges Road, Burramine South.
- Cobram Cemetery, Cemetery Road, Cobram East.
- Katamatite Cemetery, Cemetery Road, Katamatite.
- Lake Rowan Cemetery, 3402 Yarrawonga Benalla Road, Lake Rowan.
- Natalia Cemetery, 25 Cemetery Road, Nathalia.

- Numurkah Cemetery, Madeline Street, Numurkah.
- Peechelba Cemetery, Cemetery Road, Peechelba
- Tungamah Cemetery, Cemetery Road, Tungamah
- Wilby Cemetery, Cemetery Road, Wilby.
- Wunghnu Cemetery, Dockery Street, Wunghnu.
- Yalca North Cemetery, Cemetery Road, Yalca.
- Yarrawonga Cemetery, Gilmore Street, Yarrawonga.

War Memorials

They are **aesthetically** significant as landmarks, with unique designs, high quality craftsmanship, and beautification of public places.

They are **historically** significant for their association with remembering the dead and defending Australia. The war memorials are historically significant in particular for their association with the shared sacrifices made by each of the localities to wars in the history of Australia. Most of the memorials are associated first with the Great War (or First World War) of 1914-18, though many have also subsequently been associated as memorial sites for further conflicts. The Lake Rowan War Memorial column and urn are also historically significant as one of only 53 civic war memorials to the Boer War in Victoria and the oldest war memorial in the Study Area.

They are **socially** significant for their continued use during annual remembrance services and their association with the shared financial sacrifices made by many members of the public in each of the localities to organise and raise funds to establish the memorials.

They are **scientifically** significant for their materials, craftsmanship, tree species, and strong presumption of archaeological research potential.

The following places (outside precincts) are included within the Heritage Overlay:

- Cobram War Memorial, Swimming Pool, Gates and Arch, Gregory Street Cobram.
- RSL Hall, War Memorial, Flagpole and Plaque, 5 Bristol Street, Katunga.
- War Memorial site, Monument, Lone Pine Tree, Flagpole and Plaque, Lake Rowan.
- Memorial Pool, Park Street, Nathalia.
- POW Plantation and Plaque, Goulburn Valley Highway, Numurkah.
- War Memorial, 56-58 Main Street, Strathmerton.

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Policy objectives

To conserve and enhance a range of buildings, groups, features and precincts that strengthen community identity by helping to convey how the municipality originated and developed over time.

To encourage the retention and restoration of heritage places within identified groups.

To discourage the demolition of significant and contributory heritage places which are included in the Heritage Overlay.

To ensure that new development and any publicly visible additions and/or alterations in or to a heritage place maintain the significance of the heritage place and employ a contextual design approach.

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

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Policy

It is policy to:

- Take into account the statement of significance for the heritage place and group as identified in the *Moira Heritage Study (2007)* when making decisions about proposed buildings and works associated with that place or group.

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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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Decision guidelines

Before deciding on an application for demolition, the responsible authority will consider, as appropriate:

- The degree of heritage significance.
- Whether the demolition or removal of any part of the building contributes to the long term conservation of the significant fabric of that building.
- Whether the demolition or removal is justified for the development of the land.
- The cost of demolition compared to the cost of restoration.
- Before deciding on an application to use or develop land, the responsible authority will consider, as appropriate:
 - The potential impact of the proposal on the heritage values of the site and/or its setting and area.
 - Whether new buildings and works will be compatible with the characteristics of the heritage place and be undertaken generally in accordance with any guidelines prepared by the responsible authority.
 - Whether the design, bulk and setback of any new buildings and works are responsive to existing heritage assets.
 - Whether the surface materials, or a new building, an addition or alteration to an existing building are respectful.

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Policy references

Moira Shire Stage 1 Heritage Study 2004, Heritage Intelligence Pty. Ltd.

Moira Shire Stage 2 Heritage Study 2007, Heritage Intelligence Pty.