

**22.20 NATURAL & CULTURAL HERITAGE**28/02/2013  
C55

This policy applies to all buildings, works, sites and landscapes of local natural and cultural significance, including those buildings or places which are listed in the schedule to the Heritage Overlay.

**Policy Basis**

Mount Alexander Shire exhibits important natural and cultural heritage which is fundamental to the Shires character and attractiveness as a place to live, invest and visit.

These natural and cultural assets include buildings, streetscapes, remnants of settlements, mining sites, sites of aboriginal cultural significance and significant landscapes and natural features.

This heritage is highly valued by the community and the conservation, protection and maintenance of this heritage is an important objective of Council.

Conservation studies have not been undertaken of the entire Shire and to provide for guidance for considering local heritage significance further study is required.

**Objectives**

- To ensure that the Shire's local heritage is preserved and maintained.
- To ensure that new uses and developments are of a type which is in harmony with and complements the historic and architectural integrity, character and appearance of the surrounding buildings, works, site or landscape.
- To recognise the buildings, works, sites and landscapes which are of local historical and architectural significance and the role they play and the need to ensure their preservation and maintenance.
- To identify and protect places, items and sites of Aboriginal cultural heritage.

**Policy**

It is policy that:

- Council will have regard for comments from Council's heritage adviser or any other Council appointed heritage advisory board or committee when considering any application for land use and development of a heritage building, site or area.
- New development will be designed so it will not prejudice the character of a heritage building, site or area.
- In heritage areas building form, design, siting and materials used must be compatible with the traditional building form, design, siting and materials of the area.
- Subdivision must not prejudice the character and integrity of the area.
- The policy basis and objectives must be considered when determining any application.
- The identification, protection and management of Aboriginal cultural heritage values will be promoted.
- The comments and recommendations of any relevant heritage study must be considered when determining any application.
- Development of land adjoining or nearby a heritage building or place shall have regard to any likely impact on the heritage building or place.

- Alternative uses of heritage buildings or places will be considered to achieve the protection of significant buildings.
- In considering an application to develop or rezone land, the Responsible Authority will have regard to the current Aboriginal heritage study document for the municipality and/or the Aboriginal cultural resource management grid map and guidelines provided by Aboriginal Affairs Victoria.
- Applicants proposing to develop or rezone land in areas where there is a known site or the potential for Aboriginal archaeological sites to occur will be requested to include a report from a suitably qualified archaeologist demonstrating that the impact of proposed developments on Aboriginal cultural heritage have been addressed.
- Any application for use, development or alteration of a building include in the Heritage Overlay should include, where appropriate;
  - details of external fixtures and materials
  - elevation plans prepared to an appropriate scale
  - landscape plans
  - details of any vegetation to be removed or lopped
  - site analysis plan showing surrounding development

### References

Chewton Conservation Study, 1977 Coder and Bayly

Metcalf Heritage Study, Wendy Jacobs Architects and Planners, Karen Twigg Historian

Maldon Conservation Study, Jacobs Lewis and Vines, 1977

Draft Management Plan - Maldon Historic Areas, Department of Conservation, Forests and Lands, 1987

Trees and Gardens from the Goldmining Era - A Study of the Maldon Landscape, Royal Botanical Gardens, 1981

Heritage and Property Valuations in the Shire of Maldon, Countrywide Valuers with Trevor Budge and Associates, 1992

Advertising Signs and Signage and Street Furniture for the Shire of Maldon, Andrew Ward and Associates, 1994

Historic Mining sites in the Maldon Mining Division 1993, D Bannear

Historic Mining sites in the Castlemaine Mining Division 1993 , D Bannear

Historic Mining sites in the Chewton Mining Division 1993, D Bannear

Heritage Study of the Shire of Newstead, Wendy Jacobs Architects and Planners, 2004 (Revised 2012)