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MALDON

This policy applies to the township of Maldon as defined on Plan 4: Maldon Framework Plan.

Policy Basis

The Mount Alexander Shire Council recognises that the heritage of the town of Maldon is of national significance due to:

- The town centre being one of the most intact of any nineteenth century town in Australia.
- The large number of buildings and works of historic significance in the area.
- The unusual and attractive relationship of the town and other historic sites with the diverse natural and historic landscape which forms an essential part of the character of both the town and its surroundings.

Statement of Local Significance

The Mount Alexander Shire Council recognises that the significance of Maldon and environs is due to a unique combination of many individual elements which contribute to its integrity as a whole. The combination of the following specific features contributes to Maldon's significance:

- The interest and diversity of the range of buildings and works (including the street form, drainage patterns, exotic plantings and mine workings) that relate to gold-mining periods, in particular dating from the period up until the 1930's.
- The numerous mining relics which demonstrate a wide range of nineteenth century mining technology.
- The mature and attractive post gold-mining quality of the landscape and of the township.
- Maldon's outstanding interpretative value in respect of both its general arrangement and detailed elements.
- The evidence of early settlement patterns and the diverse cultures that pioneered the area.
- The interaction between the areas landforms and a wide range of historic development activities - pastoral, mining, residential and industrial.

Policy

1. General

It is policy that:

- Development is in accord with the above character and context statements.
- The commercial viability of the township is maintained by accommodating a range of retail, commercial and public uses of land in accord with the town's historic character.
- The setting of the railway station and the railway line is protected.
- Land for light industrial development is identified.
- Sewerage and other infrastructure is designed to preserve and complement items of public works, such as the slate footpaths and open stone drains. Items of street furniture, posts, outdoor seating and road surfacing material also reflect the historic character of Maldon.

- The environs and approaches to the township of Maldon, including the important landscape features of Anzac Hill, Mt. Tarrengower and the Nuggetty Range be protected and enhanced.
- Potential for mining activity in Maldon is recognised.
- Residential development proposed to be located outside of the sewerage district will be actively discouraged.
- Where reticulated sewerage is not possible, proposals for residential development must satisfy the requirements of a land capability assessment prepared in accordance with the Septic Tanks Code of Practice.

2. Maldon Historic Residential

(Identified on the maps and in the Schedule to 43.01 as HO 444)

It is policy that:

- The existing scale, character and appearance of Maldon's earlier residential areas is conserved and enhanced.
- The historic items and areas which form an essential component of the heritage and character of Maldon are preserved, maintained and enhanced.
- Development which is not in harmony with the existing character and appearance of the town is discouraged.
- Increased residential density of currently occupied lots will be discouraged.
- Advertising signs which detract from the character and appearance of the zone will be prevented.
- Development is in accordance with the Maldon Design Guidelines.

3. Maldon Historic Central

(Identified on the maps and in the Schedule to 43.01 as HO 445)

It is policy that:

- The existing scale, character and appearance of this Victorian commercial streetscape and the attractive nature of the commercial area generally as it has evolved in the post mining periods is preserved and enhanced.
- The historic items and areas which form an essential component of the heritage and character of Maldon are preserved, maintained and enhanced.
- The original and complementary items of public works including; slate footpaths, open stone drains, sympathetic road surface materials, posts, seating and items of street furniture are preserved, enhanced, and restored.
- New or alterations to existing public services do not detract from the character and appearance of the zone and historic items.
- The street pattern within the town centre is preserved to reinforce its influence on the town's historic character.
- New development is in harmony with the character and appearance of adjacent buildings constructed in the period 1860-1925 inclusive.
- The commercial viability of the town centre is maintained and encouraged by accommodating a range of retail, commercial and public utility land uses.

- The continuation of the existing residential uses within the existing building fabric is allowed for.
- The need for the business community to advertise in a manner consistent with the historic significance and character and appearance of the zone is recognised.
- The effect of existing intrusive buildings is minimised.
- An appreciation of all the individual components of buildings and works within the zone which contribute to make up one of the most intact commercial town centres dating predominantly from the 1850's to 1920's in Australia, and hence the need to respect and retain each of them, is encouraged.
- Development is in accordance with the Maldon Design Guidelines.

4. Maldon Historic Reserve

(Identified on the maps and in the Schedule to 43.01 as HO443)

The Maldon Historic Reserve is significant because it:

- Contains an almost complete range of the mining activities, technologies and gold processing methods used in Victoria, with the exception of deep lead mining, by both European and Asian miners, which can be studied and interpreted.
- Displays the significant associations of the area with gold and the role gold played in the economic, social and cultural development of Victoria in particular.
- The historic features remaining are either the most intact or important example of their type in Victoria.

It is policy that:

- This area of scientific, historical and natural interest is protected.
- The Maldon Reserve be managed so as to conserve and enhance the Maldon township and its hinterland and other historic reserves.
- The specified buildings, objects and sites in the reserve and which are specified in the Maldon Historic Area Management Plan prepared by the Department of Sustainability and Environment are conserved, maintained and enhanced.
- The immediate environs of such buildings, works, objects and sites are developed and used only in a manner which will be complementary to their historic character.
- Only development and uses which are compatible with the historic character and the existing early building styles and materials are permitted.
- The tourist potential of the areas is promoted provided that any proposed development and use associated with such promotion is compatible with the intent of this Clause.
- The contribution that mineral and stone resources have made to the historic character of Maldon is recognised and mineral exploration and mining is only permitted where it is compatible with the objectives of maintaining the historic fabric of Maldon.
- Areas particularly subject to the risk of fire, flooding, erosion or landslip or to other natural hazards and the need for proper consideration of these hazards when development takes place or when land use changes is recognised.
- All buildings and works must comply with the design criteria as specified in the Maldon Design Guidelines, and must be subject to any permission required by the Department of Sustainability and Environment.