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**BUILT ENVIRONMENT AND HERITAGE**

**Attractiveness**

**Overview**

The rural and urban landscapes of Gannawarra Shire are generally attractive and are worthy of greater appreciation. The attractiveness of a place, particularly an urban area, is very significant in terms of economic as well as aesthetic value. The more attractive a town is, the more people will be encouraged to live, shop, do business, seek services and recreate there. The range of services offered is important, but so too is the atmosphere or feeling of the place.

**Key issues**

- Maintaining and enhancing the attractiveness of the municipality's towns and rural areas.
- Recognising the contribution that parks, street trees and public art make to the attractiveness of a place.
- Considering the character and local heritage values of towns and rural areas when assessing the siting and design of new developments.

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**Post-contact heritage**

**Overview**

Post-contact settlement was associated with pastoralism, land selection and closer settlement of land. Supply and use of water has been an on-going theme. Koondrook, with the former Koondrook Tram Complex listed on the Victorian Heritage Register, is of particular heritage significance. The heritage places within Gannawarra Shire provide tangible links with the past. They demonstrate various important phases in the development of individual towns and the region, and can provide evidence of now-obsolete aspects of daily life.

Heritage places are thus valuable and irreplaceable elements which can contribute to the creation of a sense of place and connectivity to the past for the local community, as well as enrich the experience of tourists and other visitors. The conservation, protection and maintenance of this heritage has community, economic and cultural significance to the municipality.

**Key issues**

- Protecting and maintaining the municipality's local post-contact heritage, including buildings, sites, places, objects and landscapes.
- Recognising the significance of post-contact settlement associated with farming development, supply and use of water and commercial river transport, which are important aspects of the municipality's cultural heritage.
- Considering the character and local heritage values of towns and rural areas when assessing the siting and design of new developments.
- Ensuring that the demolition or removal of recognised heritage buildings is only undertaken after consideration of all options, including repair and renovation, and only if no practicable alternative exists.
- Encouraging and facilitating the repair, renovation and sensitive re-development of heritage buildings.
- Protecting historic precincts and streetscapes.

**Objective 1**

To protect, maintain and enhance the municipality's local post-contact heritage including historic buildings, precincts and places.

### Strategies

- Ensure the siting and design of proposed developments consider the character and local heritage values of towns and rural areas, recognising the importance of the design of new buildings (particularly their size, shape, setback and materials) in preserving the character and historical attributes of towns.
- Implement the Gannawarra Heritage Study.
- Promote the protection and enhancement of heritage buildings and encourage their restoration, renovation and re-use as appropriate.
- Encourage owners of significant heritage buildings to preserve the streetscape character by repainting buildings in heritage colour schemes, where appropriate, and ensuring early buildings of face brick retain their original unpainted finish.
- Discourage the demolition or inappropriate alteration of any heritage place.

### Implementation

The strategies in relation to post-contact heritage will be implemented through the planning scheme by:

### Policy guidelines

- When deciding on applications for use and development (including new buildings, alterations, additions and demolitions) in areas, precincts and sites of heritage significance, considering, as appropriate:
  - Application of the Koondrook Heritage Policy in Clause 22 to implement the objectives and strategies as they relate to post-contact heritage in Koondrook.
  - The contribution of the mass and scale of a proposed building or extension to the preservation of the character and historical attributes of the town.
  - The sensitivity of the proposal to the existing building stock, and respect for its original scale, materials and detailing, without resorting to 'mock' heritage or replication of historic styles.
  - Any viable and preferable alternatives to the demolition or significant alteration of a heritage building.

### Application of zones and overlays

- Applying the Heritage Overlay to areas, precincts and sites of identified post-contact heritage significance.

### Further strategic work

- Preparing planning scheme amendment as the first stage of implementing the Gannawarra Heritage Study.
- Mapping of significant trees, including those identified in the Gannawarra Heritage Study, for possible inclusion in the Heritage Overlay.

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## Aboriginal heritage

### Overview

Cultural heritage both pre-contact and post-contact provides vital records of the development of the Gannawarra community. The Barapa Barapa people and the Wamba Wamba people are the descendants of the original inhabitants of the area and have a special connection to the land, particularly the riverine corridor of the Murray River.

Aboriginal places and objects have important cultural heritage value for the municipality. The Victorian Aboriginal Heritage Register identifies places across the municipality that are known to have significant Aboriginal cultural heritage in relation to archaeology, anthropology, history, social, spiritual, contemporary and Aboriginal tradition.

### Key issues

- The need to protect and maintain the Shire's local heritage, including Aboriginal and non-Aboriginal buildings, sites, places, objects and landscapes.
- Aboriginal heritage and culture are important aspects of the Shire's cultural heritage.
- Recognition of the significance of local Aboriginal cultural heritage, and protection and management of cultural heritage of archaeological, anthropological, contemporary, historical, scientific, social or spiritual significance and significance in accordance with Aboriginal tradition.
- Aboriginal cultural heritage is protected in Victoria and development should be consistent with a Cultural Heritage Management Plan where required. Development that does not trigger a Cultural Heritage Management Plan must avoid harm to Aboriginal cultural heritage unless carried out in accordance with a Cultural Heritage Permit.

### Objective 1

To protect, maintain and enhance the municipality's local Aboriginal heritage.

### Strategies

- Promote the identification, reporting, protection and management of Aboriginal cultural heritage.
- Examine Native Title status as part of the consideration of any application on Crown land.
- Have regard, in considering applications to use or develop land or prepare planning scheme amendments, to:
  - the current Aboriginal heritage study documentation for the municipality.
  - the heritage tools, information, mapping and guidelines provided by the Office of Aboriginal Affairs Victoria.
  - The need to include an approved cultural heritage management plan or cultural heritage permit, or demonstrate that Aboriginal cultural heritage will be protected in accordance with the requirements of the *Aboriginal Heritage Act, 2006*, where there is known or registered Aboriginal cultural heritage or the potential for Aboriginal cultural heritage to occur.
- Identify, protect and manage Aboriginal cultural heritage with the assistance of the traditional owners through an Aboriginal cultural heritage study.

### Implementation

The strategies in relation to Aboriginal heritage will be implemented through the planning scheme by:

### Policy guidelines

- When deciding on applications for use and development that may impact on Aboriginal heritage, considering, as appropriate:
  - The Aboriginal cultural heritage sensitivity overlay provided by the Office of Aboriginal Affairs Victoria.
  - The Aboriginal Heritage Planning Tool.
  - The location of known or registered Aboriginal places as identified through conducting a search of the Victorian Aboriginal Heritage Register, relevant reports and publications.

**Further strategic work**

- Mapping of additional indigenous trees for possible inclusion in the Heritage Overlay.

**Reference documents**

- Areas of Cultural Heritage Sensitivity