

22.0228/04/2016
C61**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 has long been recognised for its heritage 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.

This policy builds upon the objectives in Clause 21.07 relating to Heritage.

Statement of Local Significance

It is recognised 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. It is the particular conjunction of the settlement processes which occurred at Maldon and the way in which the components they produced have survived that has resulted in a cultural landscape of high significance. 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**General**

It is policy to:

- Ensure development is in accord with the above character and context statements.
- Maintain the commercial viability of the township by accommodating a range of retail, commercial and public uses of land in accord with the town's historic character.
- Protect the setting of the railway station and the railway line.
- Identify land for light industrial development.

- Design infrastructure to preserve and complement historically significant 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.
- Protect and enhance the environs and approaches to the township of Maldon, including the important landscape features of Anzac Hill, Mount. Tarrengower and the Nuggetty Range.
- Recognise the potential for mining activity in Maldon.
- Encourage development in the General Residential Zone to be connected to reticulated sewerage.
- Require that where reticulated sewerage is not possible, proposals for residential development satisfy the requirements of a land capability assessment prepared by a suitably qualified person.

Maldon Historic Residential

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

It is policy to:

- Conserve and enhance the existing scale, character and appearance of Maldon's earlier residential areas.
- Preserve, maintain and enhance the historic items and areas which form an essential component of the heritage and character of Maldon.
- Discourage development which is not in harmony with the existing character and appearance of the town.
- Discourage increased residential density of currently occupied lots.
- Prevent advertising signs which detract from the character and appearance of the area.
- Ensure development is in accordance with the Maldon Design Guidelines, 1998 incorporated in this scheme.

Maldon Historic Central

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

It is policy to:

- Preserve and enhance 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.
- Preserve, maintain and enhance the historic items and areas which form an essential component of the heritage and character of Maldon.
- Preserve, enhance and restore 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.
- Ensure new public services or alterations to existing public services do not detract from the character and appearance of the area and historic items.
- Preserve the street pattern within the town centre to reinforce its influence on the town's historic character.
- Ensure new development is in harmony with the character and appearance of adjacent buildings constructed in the period 1860-1925 inclusive.
- Maintain and encourage the commercial viability of the town centre by accommodating a range of retail, commercial and public utility land uses.

- Allow for the continuation of existing residential uses within the existing building fabric.
- Recognise the need for the business community to advertise in a manner consistent with the historic significance and character and appearance of the area.
- Minimise the effect of existing intrusive buildings.
- Encourage an appreciation of all the individual components of buildings and works within the area to respect and retain all elements which contribute to make up one of the most intact commercial town centres dating predominantly from the 1850's to 1920's in Australia..
- Ensure development is in accordance with the Maldon Design Guidelines, 1998 incorporated in this scheme.

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.
- Includes remaining historic features that are either the most intact or important example of their type in Victoria.

It is policy to:

- Protect this area of scientific, historical and natural interest.
- Manage the Maldon Reserve consistent with the conservation and enhancement of the Maldon township and its hinterland and other historic reserves.
- Conserve, maintain and enhance the specified buildings, objects and sites in the reserve which are specified in the Maldon Historic Area Management Plan prepared by the former Department of Sustainability and Environment.
- Ensure the immediate environs of buildings, works, objects and sites in the reserve are developed and used only in a manner which will be complementary to their historic character.
- Permit only development and uses which are compatible with the historic character and the existing early building styles and materials.
- Ensure the tourist potential of the area is promoted, provided that any proposed development and use associated with such promotion is compatible with the intent of this clause.
- Permit mineral exploration and mining only where it is compatible with the objectives of maintaining the historic fabric of Maldon, including recognising the contribution that mineral and stone resources have made to the historic character of Maldon.
- Recognise areas that are particularly subject to risk of fire, flooding, erosion or landslip, or to other natural hazards, and ensure proper consideration of these hazards when development takes place or when land use changes.
- Ensure all buildings and works comply with the design criteria as specified in the Maldon Design Guidelines, 1998 incorporated in this scheme.