

**22.01****HERITAGE**14/09/2006  
C13

This policy applies to all areas, buildings, works, sites and landscapes of local cultural, historical and architectural significance, including, but not limited to, those buildings or places that are listed in the schedule to the Heritage Overlay.

**Policy Basis**

Loddon Shire is characterised by important built and cultural heritage, including Aboriginal cultural heritage values. The heritage of the Shire is significant to the economy and community, and heritage buildings make an important contribution to the character and amenity of the townships. Further heritage investigation is required in some parts of the municipality, and care and guidance is required in decision making in these potentially significant areas.

**Objectives**

To protect and maintain the Shire's local heritage, including Aboriginal and European sites, places and objects.

To ensure that new uses and developments are of a type which is sympathetic to the historic and architectural integrity, character and appearance of the surrounding buildings, works, site or landscape.

To recognise the buildings, works, Aboriginal cultural sites and landscapes, which are of local historical and architectural significance, the role they play and the need to ensure their preservation and maintenance.

**Policy**

It is policy that:

- Local heritage values, landscapes, built character and streetscape of towns will be considered when designing and siting new development. The design of buildings, their mass and scale is important in preserving the historical attributes and visual character of towns. Design of new buildings and additions and alterations to existing buildings in heritage areas should be sympathetic to the streetscape character and built form of the area.
- Proposals for the use and development of land should have regard for local heritage and any comments from Council's Heritage Adviser or any other Council appointed heritage advisory board or committee. Council will consider the comments of their heritage adviser in determining an application in a known or suspected heritage area.
- Preference will be given for renovation and reuse of existing building stock, especially in the main commercial areas, as opposed to the construction of new buildings.
- In determining an application for removal of a heritage building, Council will consider the heritage value of the building itself, and its role in the streetscape, as well as the impact of retaining the building on the amenity of the street and neighbourhood and the economic feasibility of restoration.
- When development is proposed for sites of potential heritage significance, or for sites adjoining sites of potential heritage significance, the design, form and materials of construction should reflect and enhance the character of the heritage site and surrounding sites.
- Proposals for new use and development must consider the Policy References.

### Aboriginal Cultural Heritage

- When considering an application to develop or re-zone land, the responsible authority will have regard to any Aboriginal heritage study document for the municipality and /or the Aboriginal Cultural Resource Management (CRM) Grid Map and guidelines provided by Aboriginal Affairs Victoria.
- Applicants proposing to develop or re-zone land in areas where there is a known site or the potential for Aboriginal sites to occur may be requested to include a report from a suitably qualified archaeologist demonstrating that the impact of proposed developments on Aboriginal cultural heritage values has been assessed and addressed.
- An application for planning approval or proposal for rezoning may be referred to Aboriginal Affairs Victoria and / or other appropriate Aboriginal organisations pursuant to Section 52 of the Planning and Environment Act (where referral under other sections of this Act or other Acts not required) for advice regarding impact on Aboriginal Cultural heritage.
- Areas where referral and / or the need for an Aboriginal heritage assessment as set out above should be considered include;
  - Landforms relating to freshwater environments, including the surroundings of lakes, swamps, wetlands, dry lake basins and salt pans;
  - Inland dune formations, including lunettes associated with former (Pleistocene) lake systems;
  - Any other land which is largely undisturbed by the effects of European settlement (i.e. areas which retain a substantially intact cover of native vegetation and which have not been subject to cultivation or other forms of development); and
  - Land in areas shown on the CRM Grid Map to contain registered Aboriginal archaeological sites. Proposals for use and development of places identified, as investigation sites will be considered within the context of their potential heritage values. These sites are identified below.
- The following permit conditions may be included on any permit granted, as considered appropriate;
  1. Works must cease immediately upon the discovery of any Aboriginal cultural material, and Aboriginal Affairs Victoria must be notified immediately of any such discovery at GPO Box 2392V, Melbourne, 3001 or on (telephone) 1300 551 380.
  2. If any suspected human remains are found, work in the area must cease. Victoria Police and the State Coroner's Office on (telephone) 03 9684 4444 must be informed of the discovery without delay. If there are reasonable grounds to suspect that the remains are Aboriginal, the discovery should also be reported to the Department of Sustainability and Environment's Emergency Co-ordination Centre on (telephone) 1300 888 544. Aboriginal Affairs Victoria will ensure that the local Aboriginal community is informed about the circumstances of the discovery.
  3. Officers of Aboriginal Affairs Victoria shall be permitted access to the site at any reasonable time for the purposes of monitoring adherence to conditions above.
- The following permit notes may be included on any permit granted, as considered appropriate;
  - a. All Aboriginal sites, places and objects in Victoria are protected under the Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984 and the Victorian Archaeological and Aboriginal Relics Preservation Act 1972. It is an offence to wilfully deface, damage or otherwise interfere with an Aboriginal

object or place without obtaining prior written consent from the relevant local Aboriginal community, as listed in the Schedule to the Commonwealth Act.

- b. Where is it suspected that works may impact on Aboriginal cultural heritage objects or places the applicant should make provision for a heritage impact assessment of the area by a suitably qualified heritage consultant in conjunction with representatives of the relevant Aboriginal stakeholders.
- c. Information on Aboriginal interests relating to the project area may be obtained from the relevant Regional Cultural Heritage Program (RCHP).

### Investigation Sites

Proposals for use and development of places identified as investigation sites will be considered within the context of their potential heritage values. These sites are identified below.

The following sites and places are recognised as being important components of the heritage of Loddon Shire. The heritage values of these places will be progressively investigated, and proposals for the use and development of these sites will be considered within the context of their heritage values.

<b>Boort</b>	Scots Presbyterian Church, Godfrey Street Masonic Temple, Kiniry Street House, corner Lakeview Street & Kiniry Street House, 93 Lakeview Street Former Court house, Godfrey Street “Railway” Hotel, 84 Godfrey Street National Bank, 100 Godfrey Street Church of Christ, Victoria Street
<b>Bridgewater</b>	Water Wheel Flour Mill
<b>Dingee</b>	Railway Station
<b>Durham Ox</b>	Former “Durham Ox Inn”, Boort-Pyramid Road Durham Ox Cemetery Church, Boort-Pyramid Road
<b>Llanelly</b>	Former State School
<b>Mincha</b>	State School Former Butter Factory Public Hall
<b>Mitiamo</b>	Railway water tower, corner Glossop and Joffre Streets Former Uniting Church, Haig Street Public Hall, Haig Street War Memorial, Glossop Street Former National Bank, Glossop Street

<b>Newbridge</b>	<p>“Newbridge” Hotel, Lyons Street</p> <p>War Memorial, Lyons Street</p> <p>Church, Raglan Street</p> <p>St Johns Anglican Church and RSSAILA Club Rooms, Newbridge-Marong Road</p> <p>Brewery ruins, Bridgewater-Newbridge Road</p>
<b>Pyramid Hill</b>	<p>Pyramid Co-op Society Ltd. Emporium, corner Victoria and Kelly Streets</p> <p>Memorial Hall, Kelly Street</p> <p>St Patricks Catholic Church, Kelly Street</p> <p>Railway House, off Victoria Street</p> <p>Pine log hut ruins, Pyramid Hill-Minch Road</p>
<b>Waanyarra</b>	<p>Waanyarra Cemetery</p> <p>Welcome Inn (Mortins Old Hotel)</p> <p>Stone Paved Creek Crossing</p> <p>Rock Walled Dam</p> <p>Puddler Remnants</p> <p>Underground Cellar</p> <p>Historic Mulberry Tree</p>

### Policy References

Shire of Korong Heritage Study, TBA, 1991.

Shire of Bet Bet Conservation Study, C McConville and Associates, 1987.

North Central Goldfields Project: Historic Mining Sites in Dunolly, Inglewood, Wedderburn and St Arnaud Mining Divisions.

Shire of Loddon Heritage Study, RPD Group and Andrew Ward and Associates, 1999-2001

Aboriginal Cultural Resources Management Grid Map and Guidelines, Aboriginal Affairs Victoria (AAV)

Ian Coleman’s Streetscape and Heritage Advice and Recommendations for Inglewood and Wedderburn.