

Fact Sheet and Frequently Asked Questions

Why undertake a Heritage Study?

The Shire of Macedon Ranges is home to a wealth of natural and built heritage and Council plays an important role in identifying, conserving and protecting these heritage assets.

Previous heritage work has identified a number of sites within the Shire that may possess some heritage significance, but are not yet protected by the Macedon Ranges Planning Scheme.

This Heritage Study is the next step towards conserving and protecting places of heritage significance within the Shire so that these places can be enjoyed by all current and future Victorians.

Where are the sites and what is being reviewed?

The Woodend, Lancefield, Macedon and Mount Macedon Heritage Study reviewed and assessed a list of 56 sites located within the townships of Woodend, Lancefield, Macedon and Mount Macedon.

The sites are physical places, with some located in a town setting, while others in a rural setting. Some are located on public land, while others are located on private land. The sites were known to possess some heritage value, but the nature or extent of these heritage values was not fully known.

Examples of the places considered in this Heritage Study include houses, farms, trees and gardens, churches, schools and stables.

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How are the sites assessed?

For assessment of the heritage values, eight established criteria will be used. These established criteria are known as the HERCON criteria. The HERCON criteria are used in heritage assessments across Australia and provide a standard measure by which places are assessed.

Assessment of places against the criteria will include considerations such as historical significance, rarity and aesthetic characteristics.

The use of the HERCON criteria in assessment of heritage places as outlined above, as well as the remainder of the project's assessment method and considerations, is aligned with Planning Practice Note 1 – Applying the Heritage Overlay. This practice note is prepared by the Department of Environment, Land, Water and Planning and is another measure by which assessment of heritage places and preparation of planning controls for their protection, is standardised across municipalities in Victoria.

The Heritage Study process

Stage One

Council engaged GJM Heritage consultants to make an initial assessment of the sites involving background research, site visits and street-level visual assessments.

Stage Two

GJM Heritage made a detailed assessment of the sites found to be significant from the initial assessment in stage one.

A heritage citation was prepared for each site found to be heritage significant from the detailed assessment.

The Heritage Study was completed and adopted by Council at the 24 April 2019 Ordinary Council Meeting

Note: the properties with heritage citations are those that proceed to Planning Scheme Amendment C127. Please refer to the Amendment C127 Fact Sheet for further information.

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What is the Heritage Overlay?

The Heritage Overlay is a planning control contained within the Macedon Ranges Planning Scheme (Clause 43.01). The control is applied to either individual heritage places (usually buildings but sometimes other structures, trees or gardens) or heritage precincts.

A heritage place may be privately or publicly owned. It may have historic, aesthetic, archaeological, architectural, cultural, scientific or social values.

What does it mean if my property is in a Heritage Overlay?

If your property is in a Heritage Overlay you may need to apply to Council for a planning permit to undertake development on the property. In a Heritage Overlay a planning permit is required from Council for various matters including but not limited to:

- Subdivide land.
- Demolish or remove a building.
- Construct a building or construct or carry out works including: domestic services, a fence, domestic swimming pool or spa, pergola or verandah.
- Construct or display a sign.
- Externally paint an unpainted surface.
- Internally alter a building if internal alteration controls apply to the heritage place.
- Remove, destroy or lop a tree if tree controls apply to the heritage place.
- Carry out works, repairs and routine maintenance which change the appearance of the heritage place or which are not undertaken to the same, details, specifications and materials.

Does inclusion in the Heritage Overlay mean I can't do anything to my property?

The intention of the Heritage Overlay is to 'conserve and enhance'. It's a tool to manage change rather than to create museums or inhibit the continued use of heritage places.

You are encouraged to maintain your building and the household or business activity within it.

Some sensitivity is required where change is sought or required and Council's Heritage Advisor can provide you with free expert advice and assistance.

Can I extend my building in the Heritage Overlay?

Yes. Alterations and additions should be sensitive and sympathetic to the valued heritage elements of the building.

Extensions don't need to replicate the original – in fact, a contemporary addition is sometimes preferred.

Council's Heritage Advisor can provide free expert advice on suitable designs.

Is it only the outside of the building which is protected by the Heritage Overlay?

As per the previous question 'What does it mean if my property is in a Heritage Overlay?' the Heritage Overlay can seek to protect a range of things. What the Heritage Overlay protects will depend on which features of your property are considered heritage significant.

The Statement of Significance prepared for your property will detail which features of your property are protected by the Heritage Overlay.

Do I have to paint my building in heritage colours?

An original colour scheme is encouraged but rarely mandatory. A sensitive but not strictly authentic colour scheme may also be appropriate. Unpainted surfaces such as exposed brickwork should not be painted.

Will my property value or insurance premium change if the Heritage Overlay is applied?

There is no evidence that the Heritage Overlay causes a property to lose value. Many people look for a building with historic character for their home or business. A lack of maintenance is more likely to decrease a property's value than its inclusion in the Heritage Overlay.

Individual insurers vary but there is no requirement under the Heritage Overlay to rebuild a replica of the building should the original be destroyed.