

MACEDON RANGES
CULTURAL HERITAGE
AND
LANDSCAPE STUDY



Volume One
RECOMMENDATIONS

June 1994

Macedon Ranges Cultural Heritage & Landscape Study

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Foreword

This study was prepared by a team of consultants including TBA Planners (Trevor Budge & Associates), Graeme Butler & Associates, Francine Gilfedder & Associates, Dr Chris McConville, Juliet Ramsey, Gini Lee and Steven Mathews for the Shire of Gisborne, Shire of Newham and Woodend, the Shire of Romsey, Heritage Branch of the Department of Planning and Development and the University of Melbourne.

Preface

This is Volume One of four volumes which comprise the Macedon Ranges Cultural Heritage and Landscape Study.

The complete set of volumes comprises:

Volume 1: Recommendations and Guidelines

This volume contains the study methodology, details of methods of conservation planning, a strategic planning assessment and its implications and final recommendations for a regional heritage program. This volume was prepared by Trevor Budge and Tracey Kidd from TBA Planners.

Volume 2: Environmental History

This volume contains a detailed history of the study area centred on the themes identified during the course of the study. It also contains a bibliography for the whole study. This volume was written by Dr Chris McConville.

Volume 3: Landscape Assessment

This volume contains a detailed description of each identified landscape unit in the study area, individual recommendations for preservation/improvement accompanied by photographs and maps. This volume was prepared by Juliet Ramsay and Gini Lee.

Volume 4: Significant Individual Buildings, Sites and Precincts

Detailed citations and assessments for individual buildings and sites are contained in this volume together with a summary listing of other buildings and sites for further research. This volume was produced by Graeme Butier and Francine Gilfedder.

This volume also contains a description of the heritage precincts and areas identified in the study.

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Executive Summary

The Macedon Ranges area possesses one of Australia's finest collections and concentrations of cultural heritage. The study area comprises the Shires of Gisborne, Newham & Woodend and Romsey. It represents early settlement through to twentieth century development. The natural environment, the landscape and the remaining pioneering features provide a remarkable canvas upon which late nineteenth and early twentieth century architecture, landscaping and horticulture flourished.

The Macedon Ranges Cultural Heritage Study has amply demonstrated the diversity, complexity and depth in heritage places and buildings which are now such a feature of the whole area. In all, the Study identified 1,051 individual significant places, including 23 gardens. Thirty landscape units which comprise the Macedon Ranges area have been documented. The Study has provided detailed citations for 256 places which have been recommended for inclusion in the respective municipal planning schemes. A further 403 places have been recommended for future research and possible inclusion in the local planning schemes. Two heritage precincts have been documented and a further four listed for further research.

The heritage elements collectively in their style, their function and historical development clearly distinguish the Macedon Ranges as a particular form of cultural heritage not seen elsewhere in Australia. Probably best known are the private gardens of the Mount Macedon area, although most of them are not easily accessed by the public. They are indeed worthy of the title of Australia's finest concentration of private landscaped gardens. Much of the public and tourist profile of the region is only a veneer of the true heritage and provides a mere glimpse of the significance of the area. Much of that heritage is in private settings, well away from easy public access.

The high profile of the Macedon Ranges area is significantly linked to its proximity to the Melbourne metropolitan area. The Macedon area has always been a popular destination for tourists, day-trippers and those looking for a weekend retreat. Proximity to the ever-expanding suburban frontier of Melbourne has over the last generation produced the latest wave of change to come over the area. The whole area is now seen as able

to support a growing commuter population. About 50% of the workforce of the three Macedon Ranges Shires now work in Melbourne.

As a result of these forces the area is being progressively urbanised. Urbanisation can be managed so as to protect and preserve the area's heritage, although it will require increasing vigilance and regulation of the form, scale, character and location of development.

While this study has been a detailed examination of the area's heritage and landscape it is not possible to ignore the continuing pressures which are changing irrevocably much of the existing pattern and form of the area's heritage. Now is the time to establish clearly, and for the foreseeable future, the boundary of urban development and the retention of land under rural use. The continuing expectation and speculation that all land can or should be subdivided must be addressed. The Macedon Ranges deserves a strong strategic plan which translates in part to defined limits on urban growth and the form and type of urban development which is appropriate.

However, areas like the Macedon Ranges are prone to falling to the tyranny of small decisions. Small decisions to change key elements are cumulative and lead to progressive loss of heritage on a grand scale, resulting in complete changes to the character and presentation of the area. The great danger for the Macedon Ranges is not that growth management of urban development will not be exercised, but that it will be exercised in such a way that the end result is the suburbanisation of the area.

Two key essential strategies have been recommended in the study. Firstly, statutory protection of the finest elements of the area's heritage should be provided by listing those sites and buildings in the respective planning schemes. This will mean that demolition, alterations and new additions will require planning permits. Secondly, a committee should be established under the umbrella of three Local Governments to oversee the heritage protection of the whole area and take initiatives on the basis of the findings and recommendations in this study.

Consolidated Key Recommendations

The whole study has identified the need for government and community action on a wide range of matters. Two objectives are critical. It is important that the study provide the vehicle by which action can be taken to quickly move forward on key recommendations. It is also important that a process is established to enable the ongoing work identified in the study to be pursued. Such actions need to be a co-ordinated, systematic process led by the three local governments which have had carriage of the study.

The Key Recommendations set out below seek to give effect to and implement these objectives.

Recommendation 1

That the Shires of Gisborne, Newham & Woodend and Romsey prepare a single planning scheme amendment to list in their planning schemes the recommended significant places for which detailed citations have been prepared.

That the amendment should be in the format of the Department of Planning & Development's standard set of provisions for heritage place listing. The recently approved Romsey Planning Scheme provisions for heritage places provides a good model.

That the scheme amendment be prepared for exhibition by the end of August 1994.

Recommendation 2

That a Macedon Ranges Heritage Advisory Board be established by resolution of the three Councils.

That the Board comprise:

- three councillors - one from each of the participating Councils
- three nominated officers - one from each of the three participating Councils

That one of the three councillors be elected as Chairperson by the members.

That one of the participating Councils provide an officer who shall act as a non-voting secretary of the Board and that Council shall provide the secretarial support for the Board

That the Board shall have the power to:

- co-opt any person it deems appropriate to:
 - serve as a member
 - participate in meetings as a non-voting member
- liaise with any organisation, group or individual it deems appropriate

That the Board shall prepare an Annual Statement to the participating Councils which shall be available to the public setting out the work it has undertaken in the previous year and the general work program it is pursuing.

That the Board shall be charged by the three participating Councils with the following tasks:

- the overall pursuit and implementation of the findings and recommendations of the Macedon Ranges Cultural Heritage & Landscape Study
- providing advice to the participating Councils on heritage matters and recommending action specifically in relation to the following items from the Heritage Study as a matter of priority:
 - the development of a regional heritage program including a restoration fund and incentives for undertaking heritage work
 - a regional heritage advisory service
 - extending the preparation of detailed citations to cover other places identified in the study

- undertaking strategic planning studies which establish the limits of urban growth and the incursion of development into the landscape
- planning scheme recognition of heritage precincts which are identified in the study.
- examining the recommended actions and opportunities identified in Volume 3 Landscape Units.
- evaluating the remaining recommendations in the study to determine their suitability and application to the region and the individual Councils.
- identifying and pursuing additional funding sources to pursue the implementation of the study.

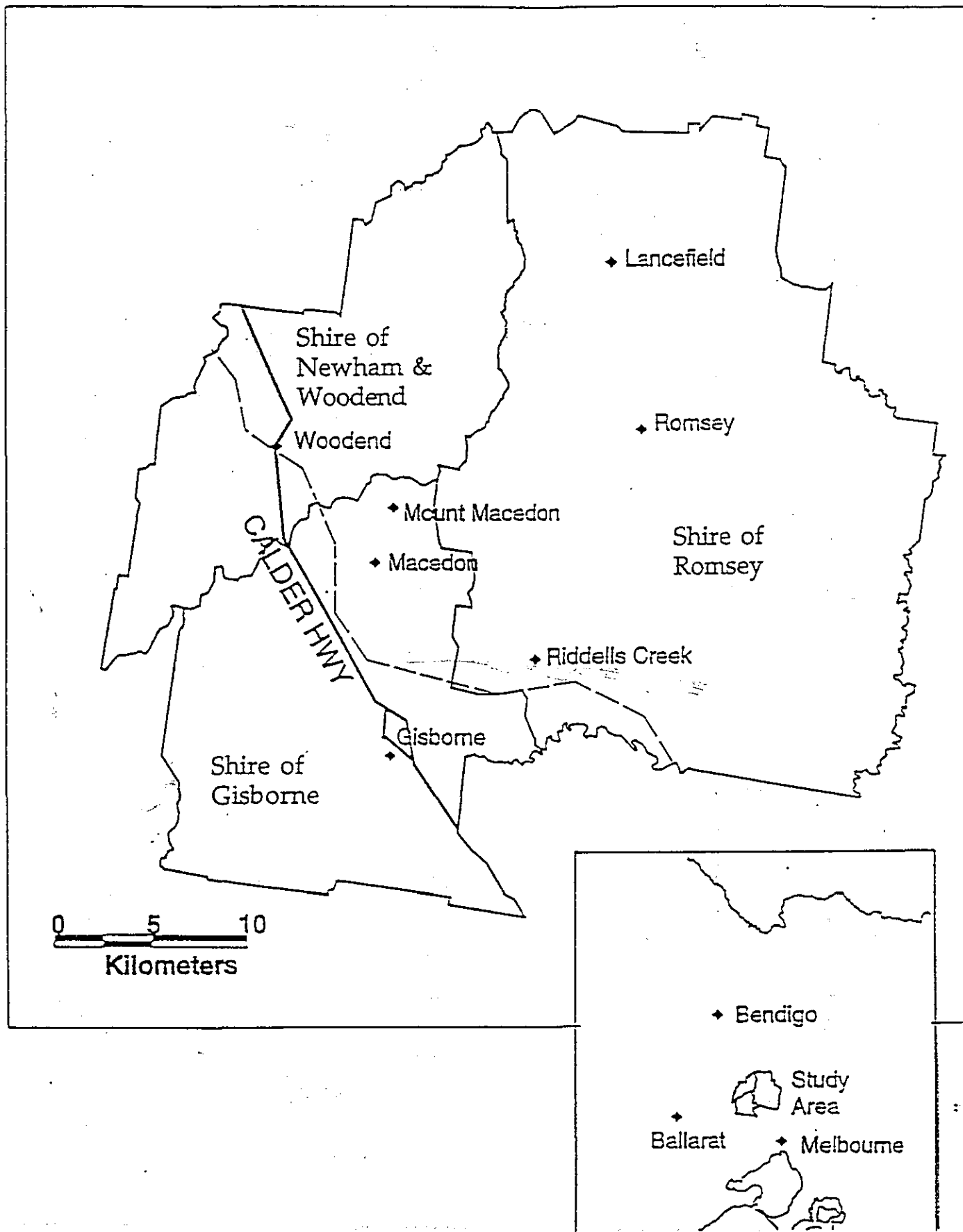
1. Introduction

The Macedon Ranges and Surrounds, or "the study area", comprises the Shires of Gisborne, Newham and Woodend and Romsey, and is located approximately 50 km north west of Melbourne. Map 1 shows the location of the study area. The area is a picturesque part of central Victoria which comprises pastoral farmland, forest towns and historic transport corridors that link Melbourne to central and northern Victoria. It is amongst the earliest settled areas of European Victoria and still retains landscape which reflects the stages of history of more than 150 years.

Significant features of the area are the historic towns of Gisborne, Woodend, Macedon and Riddells Creek which grew as a result of the Bendigo-Melbourne railway as well as the scattering of smaller towns, many of which sprang up in response to the needs of travellers along the goldfields roads or to accommodate forest workers. As a backdrop to the towns, the agricultural areas play a significant role in the study area both aesthetically and historically. In the nineteenth century the Shire of Romsey included the best agricultural land in Victoria which was farmed along English rather than Australian management principles. These farming methods have left a significant mark by creating a unique cultural landscape peppered with exotic trees and old homesteads.

Of even greater significance is the development of Macedon, the summer retreat and tourist area which closely paralleled the hill stations of the British Raj in India. The Mount became a retreat for the rich and a haven from the nearby Melbourne metropolis for well-known Victorians. The significant tourist function of Mt Macedon has continued to this day. Overall, the study area embraces a diverse range of features, sites and attributes which collectively form a unique heritage resource. Ironically, the physical beauty of the area and its proximity to Melbourne, while being key attributes to its significance, are also instrumental in imparting development pressures on the area for tourism, recreation and rural living development. This is also combined with an unprecedented increase in commuter based residential growth, "suburban" style development and the upgrade and expansion of transport corridors, such as the Calder Highway, which dissects the area.

Map 1: Location of the Study Area - Shires of Newham & Woodend, Romsey and Gisborne



The findings and recommendations of this study coincide with substantial pressures and changes in the study area. It is not only a comprehensive assessment of heritage assets and landscape features, but also provides a long term strategic framework within which to plan for development whilst protecting the significant character and features of the Macedon Ranges and their surroundings.

1.1 The Study Brief

The Study Brief required that following tasks be undertaken:

- A. The Environmental History of European and Non-Aboriginal Settlement and Development.
- B. The Identification and Evaluation of Buildings, Works, Objects, Natural Features, Sites and Areas of Architectural and/or Historic Significance.
- C. Heritage Conservation in the Planning Context: Existing and Proposed Planning Policies and their Impact Upon Effective Heritage Conservation.
- D. Recommendations for Statutory Controls.
- E. Heritage Management Guidelines for the Administration of Statutory Conservation Controls.
- F. Heritage Management Guidelines for Architectural Infill or Enhancement.

These tasks have been undertaken and the findings presented in four volumes, with the exception of the heritage management guidelines (Task F). A wide range of guidelines is available through the National Trust and the Department of Planning and Development, as well as published guides on the renovation of heritage buildings. This material can be used to assist the Councils and community on the details and principles of heritage management. The development code recommended in this study is also a guide for decision-making.

1.2 The Study Team

The study team comprised the following professionals:-

- Trevor Budge* - TBA Planners (Trevor Budge and Associates)
- Town Planner
- *Role:* Principal Team Leader and Planner
- Graeme Butler* - Graeme Butler and Associates
- Heritage Architect
- *Role:* Site recording and evaluation of heritage buildings
- Francine Gilfedder* - Francine Gilfedder and Associates
- Landscape Architect
- *Role:* Site recording and evaluation of natural environment, cultural landscapes and gardens
- Chris McConville* - Chris McConville and Associates
- Historian
- *Role:* Preparation of an environmental history.
- Gini Lee* - Landscape Architect
- *Role:* Identification and documentation of landscape units
- Juliet Ramsey* - Landscape Architect
- *Role:* Identification and documentation of the cultural landscape
- Steven Mathews* - Environmental Studies
- Tracey Kidd* - TBA Planners
- Planner
- Margit Polacsek* - TBA Planners
Denise Clark - Word Processing
Julie Ryan

1.3 The Steering Committee

The Steering Committee for the Study comprised representatives from:

- Councillors and officers from the three participating municipalities
- Department of Planning and Development
- University of Melbourne - School of Environmental Planning
- Department of Conservation and Natural Resources

The following representatives were involved through part or all of the study:

Shire of Gisborne - Cr R Harbison
 - Cr D Alexander

Shire of Romsey - Cr S Hendy
 - Cr T Hoban

Shire of Newham - Cr R Hughes
& Woodend

Council Officers:

Shire of Gisborne - Mr W Souter
 - Mr P Gaschk
 - Mr M Gilbert
 - Mr T Larkins

Shire of Romsey - Mr C Banon

Shire of Newham - Mr G Arnold
& Woodend - Mr K Altmann

Department of Planning and Development - Heritage Branch

Mrs M Sheehan

Mr G Austin

Department of Conservation and Natural Resources

Mr R Disken

University of Melbourne

Mrs J Schapper

Woodend Heritage Society

Mrs J Hawkins

Ms R Wilkinson

Gisborne and Mount Macedon Historical Society

Mrs P Boyd

Dr F Moulds

Mr R Campbell

Mr M Woolner

Romsey Historical Society

Mrs D Viney

Mrs H Broad

2. Key Findings

General

- The Macedon Region is about to alter radically in appearance. New freeway links to Melbourne (and to Geelong through the Western Ring Road) and the general expansion of the city along northern corridors will inevitably alter the largely rural and small town character of the region. How much of the history of the area, the history now visible in buildings, farm layouts and public parks and plantings, will survive beyond the Year 2000? To a large degree the survival of the historical landscape of the region depends on education, planning and promotional initiatives which allow for change, but at the same time reflect the cultural significance of existing landscape elements.
- Of the thirty landscape units identified in the study, the landscape units which collectively are Mt Macedon are of national significance.
- A total of 1051 individual significant places (including 23 gardens) were identified in the study.

Towns/Settlements

- The Region contains a significant collection of towns and villages which contain a vast number of historical properties and features which should be preserved not only individually but as part of an entire landscape.
- The three Shires have an interlinked past, which was centred around small communities such as Heskett, Cherokee, Rochford and Springfield. Emerging transport routes determined the establishment of service towns of historic importance such as Romsey, Lancefield, Gisborne and Woodend, which identify each Shire and the Region today.

Landscape

- The Macedon Region contains a broad variation of landscapes of high significance due to the presence of important geological features such as Hanging Rock and the Macedon Ranges as well as the less dramatic but no less significant pastoral landscapes which still retain elements of past agricultural practices.
- The increasing popularity of the Region as a place to live and recreate presents the most serious threat to the preservation of the historic landscapes and places. In particular, the spread of uncontrolled urban development, the poor design and location of buildings and uncharacteristic tree planting may, over time, dramatically alter the broader cultural landscapes which are so important historically as well as economically to the Region.
- The region contains large agricultural properties which are still intact since settlement and retain the landscape features of farms of the mid 1800s.
- There is no complete documentation of the landscape heritage of the area. This study is a preliminary assessment only.
- A detailed study is required of the gardens of Mt Macedon.
- The Cameron Memorial Cross located on the summit of Mt Macedon is a highly significant feature of the region. Restoration of this landmark is a matter of urgency.

Planning and Implementation

- Planning provisions for heritage and landscape planning are inconsistent across the region. There is a need for a common approach by the three municipalities in decision-making on planning matters, procedure and policy formulation and strategic planning.
- The effectiveness of the *Statement of Planning Policy No 8: Macedon Ranges*, is questioned, and the mechanisms to enact SPP No 8 require review, particularly in terms of its success in limiting development in

water catchment areas and coordinated planning for urban development at a regional level.

- A regional planning framework to provide mechanisms for SPP No 8 to operate is required, which is supported by a regional heritage program for heritage considerations. Other issues such as water catchment, urban development, landscape character and planning for recreation and leisure could be the subject of separate regional programs.
- Planning for the Region should address the issues of the importance of the landscape and the negative effects that urban growth has on the landscape and gardens through weed invasion, fire hazard, subdivision and so on.
- There is an overwhelming need for a restoration fund, preferably coordinated at the local government level.
- A conservation officer is required to assist in the implementation of the recommendations of the study, say, as a regional heritage program.

3. Methodology

3.1 Overview

The methodology for this study involved four general parts. They are -

- **General Historical Research (Volume 2 - Environmental History):**

This part provides a detailed account of the history of the study area from which general historical themes were derived. A general understanding of the area's history is vital if the relative importance of individual places and areas is to be understood. The general themes provide a basis on which to categorise individual places. The citations for significant individual buildings and sites in Volume 4 include reference to the historical themes represented in a place.

The research sources used to compile the environmental history are described in 3.3.

- **Site/Landscape Identification:**

Research sources (such as historical societies and publications) and surveys ultimately identified 1051 historic places and 30 distinct landscape units.

- **Detailed Research of Sites and Landscape Units:**

Detailed site histories were prepared using various sources in the form of a citation. Each citation comprises-

- a photograph of the site;
- the themes represented in the site;
- an account of criteria satisfied by the site;
- a detailed site history;
- a site description;
- the site's condition;
- the context of the site (ie a statement of its place in its surroundings); and
- a statement of significance.

The individual citations appear in Volume 4 and the "criteria" used to assess buildings are explained in 3.4.

The budget for the study did not allow the preparation of citations for all identified sites, therefore a cross section of the most significant sites was selected across the range of themes.

A detailed citation has also been prepared for each landscape unit which is similar in structure to the citations for individual places. These citations, contained with Volume 3, include a reference to the relevant historical themes, a list of references used to prepare the citation, a brief history, a description of the unit, a statement of significance and a statement of opportunities/constraints of the landscape units.

- **Site/Landscape Unit Ranking:**

Each site and unit assessed in the study is ranked according to its historical and cultural importance. The following method was used in applying a ranking:

1. Sites assigned to an historic theme.
2. Site checked against the criteria relevant to the theme and given a "Yes" or "No" ranking to each criterion. For example, if the relevant theme for the site was Culture Contact, this can be assessed using the following criteria:
 - antiquity
 - richness of context
 - rarity
 - integrity.
3. Site ranked: as State (1), Regional (2), Local (3) or Typical (4) within each theme.
4. Site assigned to one of three categories:
 - i) Individual site (typically buildings)
 - ii) Complexes (typically urban areas or landscapes)

- iii) Perspective's (includes view sheds, corridors, dispersed network of sites).

Figure 1 describes the methodology for site assessment and ranking in a diagram.

The following sections explain in greater detail the research sources used and set out the specific site and landscape unit assessment criteria (refer to Sections 3.3 and 3.4).

3.2 Definitions

Terms of importance to this study which should be defined are:

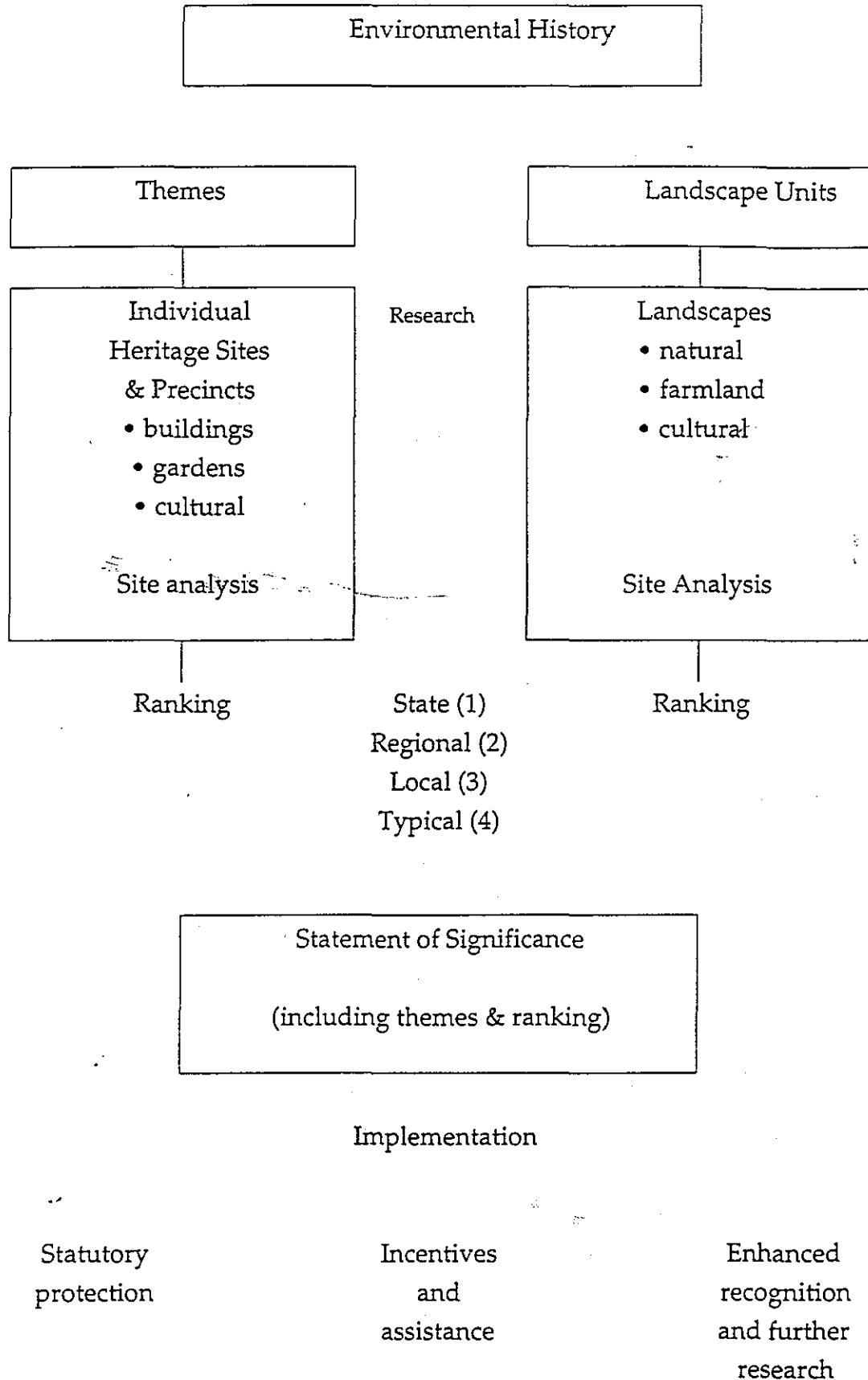
Regional Significance -

In assessing the level of significance of a property, the term "regional significance" refers to the place which is of value to the communities of the Shires of Gisborne, Romey & Newham and Woodend.

Cultural Significance -

The concept of cultural significance is defined in the Burra Charter (The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance). Cultural significance means "*aesthetic, historic, scientific or social value for past, present or future generations*".

Figure 1: Methodology of Site Assessment & Ranking



3.3 Research Sources

In the preparation of a heritage study, there must be an understanding of the environmental history and cultural history of the study area, as well as an appreciation of the values of the community. The study must also be supported by a comprehensive historical survey. These four factors are explained below:-

3.3.1 Environment

An understanding of the biophysical base of the place is fundamental to the understanding of heritage values. Therefore the landform, geology, soil, climate, natural vegetation and other natural systems must be described and assessed for their significance and influence. It is the natural resources which were the economy that sustained the prehistoric and historic communities. History and society are bonded to the natural system.

3.3.2 History

An historical study provides the context for the place, the patterns and systems which exist today. By researching the history, themes of use and social activity are noted. These themes then form a basis for understanding what happened at the place, how the place has been modified according to past activities, the importance of existent features and how they are related to the place.

The major historic themes which have directed the landscape modification and social patterns which have been identified in the study are:-

- culture contact
- agricultural and pastoral
- transport and travel
- towns
- forests and forest industry
- tourism
- natural/cultural landscape (including gardens)

These are discussed in more detail in 3.4.1 of this volume and Volume 2 of the study.

Sites expressing a particular theme can be assessed according to a number of specific criteria. Various qualities are also associated with particular themes. These have been identified and criteria listed according to individual themes.

3.3.3 Community Input

The values of the community provide an essential input and must be sought in order to:

- understand current landuse and social patterns and compare with those of the past,
- understand what the community values within its region; and
- identify local symbolic meaning of the cultural landscape.

It is also important to gain information from the community about individuals who have a sound knowledge of local history and how past events relate to contemporary place-features.

The community was involved in the study in a variety of ways:

- A public information session was conducted in each municipality; information evenings were held for meetings of the combined historical societies.
- Members of the study team met with individuals associated with each of the historical societies.
- Many contacts were made through the historical societies, including local historians and researchers.
- National Trust of Australia (Victoria) were consulted.
- Local historical societies consulted include:
 - Gisborne and Mt Macedon District Historical Society
 - Romsey-Lancefield Historical Society
 - Woodend and District Heritage Society Inc
- VicRoads were consulted and involved in the Study due to their interest in the Calder Highway.
- Cultural and environmental groups such as the Wurundjeri Cultural Heritage Council and the Macedon Ranges Conservation Society were also contacted.
- Steering Committee meetings provided for public input and at times involved the media (*Macedon Ranges Telegraph*).

- A broadsheet on the study and a newsletter of preliminary findings was circulated.
- A series of newspaper articles were run during the course of the study.
- Drafts of the history and citations were checked by each of the historical societies.
- An extensive list of meetings were held with owners of "hidden" sites (ie sites which were unable to be comprehensively assessed from outside the property boundaries).

3.3.4 Detailed Survey and Research Work

The detailed survey constituted a major component of the project.

The survey consisted of preparing an inventory of all heritage places within the study area. Places were recorded on a standard inventory form which includes information such as location details, relevant historic themes, a description of the place and a statement of significance which is prepared from an assessment against the heritage criteria.

3.3.5 Other Sources

Other sources were used in research including an extensive bibliography of studies, reports and publications on the cultural landscape, natural landscape and general history. Included in this collection are several student reports from the University of Melbourne (refer to the main bibliography in Volume 2).

Parish maps and plans and other historic maps were used, together with Council rate books and minute books, as well as documents and files from the historical societies.

3.4 Site and Area Assessment Criteria

In assessing potential heritage sites and their heritage value, accepted guidelines such as the Burra Charter are used as a basis. The Burra Charter was adopted by the Australia ICOMOS (International Council of Monuments and Sites) in 1979. It defines the concept of cultural significance (heritage value) as being aesthetic, historic, scientific and social value for past, present or future generations. This definition has been adopted by

various heritage authorities/bodies in Australia and refined into more explicit criteria to meet specific needs of the relevant body.

3.4.1 Historic Themes

Historic themes have been developed to categorise events and phases of history in the study area. The themes can be referred to as a basis for analysing individual sites and broad landscape areas. The themes are:-

- i) *Culture Contact*
Reported aboriginal sites and landforms and evidence of the efforts of early explorers or surveyors, such as Ellery's geodetic survey cairn on Mt. Macedon.
- ii) *Pastoral and Agricultural*
Much of the study area represents this theme (mainly agricultural). By far the most numerous are the early freehold farming sites.
- iii) *Transport and Travel*
Roads, bridges and rail routes (both existing and defunct) are in evidence throughout the area. Many have added landscape value or aesthetic quality because of residual or introduced tree avenues or rows (Lavender Farm Road). Others have a high architectural and engineering content because of the associated structures (i.e. Melbourne-Bendigo rail line).
- iv) *Towns*
This theme has encompassed many site types such as cemeteries, houses, recreation reserves, shops, halls, street trees, and gardens: in many cases providing a mutual context rather than a significant individual contribution. Old hotel sites in town (such as Macedon House, Gisborne) exhibit antiquity and historical links to the pre-urban development when the route served gold seekers, as well as links to events.
- v) *Forests and Forest Industry*
Sites directly linked with forestry are few but include the important state nursery, many sites most long inactive and two active mill sites. Other sites are the remnant gums which line roads and perhaps indicate what has survived the forestry industry.

vi) Tourism and Retreats

Sites like the Memorial Cross have been tourist meccas. That site also has landmark quality as well as rarity in its elevation, prominence, sheer scale and one-time landscape setting.

Others of an earlier date, including Braemar, which as a proposed sanatorium was to serve the mountain's private residences ('hill stations'), are in that category. The same site (Mt Macedon) and its private gardens were magnets for cultural tourists, painters (Buvelot), photographers and scientists (Ellery). Views from the mountain were and are important for casual tourists just as the view to and from Hanging Rock is a dominant one from many view points. At its foot, the Hanging Rock racecourse is another popular tourist destination.

vii) Gardens

The Victorian Gardens Inventory has listed a number of contributing gardens within the Mt. Macedon precinct. Public gardens such as Lancefield's two reserves each have notable elements, in particular the elm avenue which runs at an angle across the reserve. The numerous Monterey pine and cypress hedgerows outnumber the historically significant Hawthorn hedges, each type representing a particular era and manner of defining a fenceline. They become major elements in some of the identified views along with native forests and roadside planting.

3.4.2 Criteria for Site Analysis

Sites were assessed following two different sets of general criteria. One was used to assess heritage sites, the other was for landscapes. The general criteria used for heritage sites are:

i) Antiquity

Antiquity will become a key criterion when the site has substantial age in the context of the existing built fabric of the study area.

Age to be governed by the following divisions

- Pre-gold rush
- Gold era
- Pre-1880s

- Later nineteenth century 1880-1900
 - Post-colonial 1900-1918
 - Inter-war 1920-1939
 - Post-war 1945-
- ii) *Interpretive elements*
The strength of interpretation which can be brought to a site.
- iii) *Integrity*
The degree to which material elements created at the time of an important historical event or dating from the original construction have survived in a site.
- iv) *Context and relations to other potential sites*
The extent to which the site relates to other significant elements, historical, architectural, landscape and natural. The ability of each site in a network to add to the knowledge or aesthetic value to be gained from the one site. Sites in this sense might have had a changing context over time; ie. they may reflect the importance of a succession of historic events or the process of continuous human occupation.
- v) *Representativeness of people, events or typical activities for the Macedon Ranges area.*
Sites can be ranked for their degree of association to particular event, to important local or state and national figures or the manner in which they reflect a characteristic activity or layers of activity in the area.
- vi) *Rarity*
The site may be now quite rare but once more common. Also it may be a relatively uncommon sort of building in form, materials etc. or in function.
- vii) *Landmark quality*
The site stands out physically and is recognised by a broader community. It is found in typical views of an area.
- viii) *Community identification*
The site is a known and valued place for people who live in the study area or beyond.

- ix) *Technical accomplishment*
The site has a high degree of technical skill still evident in its material elements.
- x) *Aesthetic recognition and standards*
It is appreciated locally or state-wide or is recognised as of quality by design experts in built or natural environments.
- xi) *Architectural interest*
Example of an architect or designer's work. The site is a rare or good example of a particular designer or architect.
- xii) *Contribution to natural history, science and to our understanding of the natural world*
Sites which are, or have in the past been, important for their role in extending scientific knowledge. Some sites have special importance i.e. in their role in ensuring diversity of species which are not necessarily rare and in providing a distinctive or continuous habitat.
- xiii) *Importance for continued existence of rare or endangered species*
Sites can be critical to the survival of species in the study area, in certain typical environments or state-wide.
- xiv) *Critical historical role*
The site marked a turning point in agricultural practice or else for example it was the first of its kind; first holiday home etc.

Not all of these qualities needed to be present in any one site, however, at least one of these qualities would need to characterise a site to warrant its listing as significant and/or requiring further research.

Landscape assessment criteria included:

- Context and relation to other potential sites
- strength of interpretative ability
- architectural interest
- rarity
- as examples of a distinctive lifestyle
- aesthetic recognition
- landmark quality

Please Note: The criteria for each theme are described in Appendix 2 to Volume 2.

Conclusion

The study area contains a wealth of heritage which has been extensively researched and documented over the two year duration of the study. Some 1051 sites were identified overall with 148 landscape sites and 219 historic buildings being documented in detail. Many items and buildings were not visible from the street and therefore required private inspections. Due to the large number of sites, in some cases physical inspections could not be made.

The findings of the study are not intended to be conclusive for all sites, but provide a basis for further research.

4. Conservation Planning

Various means of recognition and methods of protection of historic places are available. Relevant statutes are:-

- Historic Buildings Act 1981 (amended 1983)
 - Historic Buildings Register
- Australian Heritage Commission Act 1975
 - National Estate Register
- Planning and Environment Act, 1987
- Relevant planning schemes

4.1 Historic Buildings Act and the Historic Buildings Register

The Historic Buildings Council (HBC) was established by the State Government in 1974 and it operates under the Historic Buildings Act.

Legislation is in process to change the Historic Buildings Council to the Heritage Council of Victoria (HCV). It is intended that the HCV will operate one single combined register, simplifying processes and providing guidelines to local government on heritage controls.

The HBC is responsible for identifying buildings, works and objects of historic or architectural importance and assisting with their conservation. One of the Council's primary responsibilities is to maintain the Register of Historic Buildings. This includes private and local government property. since 1989 the Register has also included State government buildings.

Any person may nominate a building, work or object for the Register of Historic Buildings. However, a building cannot be added to the Register without the owner being informed and having the right to object or make a submission.

The Register includes those buildings and structures which are of State significance. Therefore, the Register is relatively small (approximately 950 buildings as at 1993).

Specific criteria are used by the HBC to examine the value of sites. Many significant buildings (including some identified by the National Trust or the

Australian Heritage Commission) will fail to meet the stringent standards set down by the HBC for registration.

Buildings, works and objects included on the Register of Historic Buildings may not be demolished, altered or developed without a permit from the HBC. The HBC also administers the Historic Buildings Fund which offers low interest loans and grants to owners of Registered buildings for conservation work.

Appendix 1A contains a list of places within the study area that appear on the Historic Buildings Register. Additional sites recommended for HBC listing as a result of this study are shown in Appendix 1B.

4.2 The Australian Heritage Commission and the Register of the National Estate

The Australian Heritage Commission (AHC) is based in Canberra and operates under the Australian Heritage Commission Act. It was established in 1975.

The Commission is made up of part-time commissioners from around Australia. It is responsible for the identification and maintenance of the "National Estate". The "National Estate" is defined as:

"Those places, being components of the natural environment of Australia or the cultural environment of Australia, that have aesthetic, historic, scientific or social significance or other special value for future generations as well as for the present community".

Those places that are identified by the Commission to be of special significance may be entered on the Register of the National Estate.

A place does not have to possess national significance to qualify for the Register. Places that are of a lesser level of importance may still qualify.

A place on the Register of the National Estate may be in public or private ownership. However, inclusion on Register does not place any direct legal constraints or controls over the actions of State or local government or private owners. It does not give the Commonwealth Government any

powers to manage, acquire or enter private property. The listing of a Commonwealth place down have some affect on the actions of the Federal Government and its agencies.

Any person may nominate a place for the Register of the National Estate. However, a place cannot be entered on the Register without the owner being provided with the opportunity to comment or object.

Places on the Commonwealth Register of the National Estate are eligible for financial assistance under the annual National Estate Grants Program.

It is proposed that places on the Register of the National Estate may also qualify for Federal Taxation incentives for conservation work.

Places currently on the Register of the National Estate in the study area are listed in Appendix 2A.

Proposed additional sites recommended for inclusion in the Register of the National Estate are shown in Appendix 2B and those recommendations without citations are in Appendix 2C.

4.3 Planning and Environment Act 1987

One of the objectives of the Act is to:

"conserve and protect those buildings, areas or places which are of scientific, aesthetic, historic or architectural interest or otherwise of special cultural value".

As the Commonwealth Register of the National Estate only affords protection to Commonwealth property and the State Historic Buildings Council can only protect buildings of State significance, the local planning scheme is the ideal mechanism for protecting historic places in Victoria at the national, state, regional and local levels.

Many of Victoria's planning schemes contain provisions to protect historic places and the type and extent of controls vary.

Generally heritage controls in local planning schemes regulate:

- the demolition or removal of significant buildings or structures;
- the external alteration or decoration of significant buildings or structures;
- the construction of new buildings or structures on the same land as a significant building or structure; and
- the subdivision of land containing a significant building or structure.

Similar controls may regulate demolition or development in historic areas or precincts.

Typical heritage controls do not prohibit or preclude the possibility of demolition, external alterations, new development or subdivision. The controls however, require that a planning permit be obtained.

Variations on the typical heritage control that requires that a planning permit be obtained for any development with the exception of routine maintenance and repair; these include performance based controls which are less rigorous in that if the proposal meets certain criteria, formal planning permission is not required.

The various options for planning controls will be discussed in greater detail in 5.3.2 and 5.3.4.

Places recommended for listing in the planning scheme are shown in Appendix 3A and 3B.

4.3.1 The Planning Permit Process

The local council may use its discretion to refuse a planning permit for unsympathetic or inappropriate demolition, alterations or development. In these instances, the permit applicant may appeal against the Council's refusal of the planning permit to the Administrative Appeals Tribunal.

As typical heritage controls give a wide degree of discretion to the local Councils to grant or refuse permits, specific policies can guide their decision making.

Policies and guidelines may cover such matters as demolition of significant buildings; alterations and decoration of significant buildings (eg painting and paint removal; removal of significant elements; use of artificial materials etc); the construction of additions and extensions; design of infill buildings in historic area; fences and signage.

The benefit of detailed policies and guidelines are:

- they assist in coming to an appropriate decision on planning applications;
- they ensure that discretion under the planning scheme is exercised in a consistent manner;
- the processing of planning applications is simplified;
- they assist applicants by indicating what will be favourably considered by the Council; and
- they ensure support for Council's actions should it be necessary to justify a decision before the Administrative Appeals Tribunal.

4.3.2 The Amendment Process

The introduction of heritage controls through an amendment to the local planning scheme must involve public consultation under the Planning and Environment Act. The planning authority (the initiator of the amendment) must provide an opportunity for those affected to make submissions or objections and these must be considered by the Council/s.

In the event that the councils do not agree with the submission, the matter must be referred to an independent panel for consideration. A further opportunity is provided to those affected to be heard by the panel. Ultimately, the planning scheme amendment must be approved by the Minister for Planning. The documentation contained in this Study will assist in supporting a planning scheme amendment and to justify the introduction of heritage controls.

Planning scheme controls may also encompass landscape and environmental protection. These generally recognise landscapes of aesthetic beauty and encourage harmonious environmental development.

4.4 Existing Policies and Provisions

4.4.1 State Planning Policies

During the 1970s the Town & Country Planning Board initiated *Statement of Planning Policy No 8 - Macedon Ranges* (SPP No 8) for the whole area in recognition of its special qualities. While this policy has been incorporated into the three municipal planning schemes, the reality is that the three Councils have separate approaches to the heritage, landscape and cultural features of the Shire and that the provisions of each planning scheme have not fully assessed the significance of the area's heritage. The integration of the heritage and landscape features of each Shire is only partly addressed in a strategic context in each scheme.

SPP No 8 provides an overall policy framework including objectives for natural resources, high quality landscapes, the protection or enhancement of areas and improvement of cultural or historic value.

Appendix 5 is that part of the Policy which is incorporated into the planning schemes. The Policy and the factors influencing it are still highly relevant and spell out maxims for the proper planning of the area ; in particular:-

- the importance of the area for nature conservation, water supply and tourism/recreation;
- agriculture and forestry;
- the integration of recreational planning with planning for water catchment management;
- limit subdivision on Mr Macedon;
- coordinate township development on a regional level;
- development should maintain rural character and high landscape values;
- urban development should be serviced by high quality effluent disposal systems;
- plan for the local community as well as the Victorian community.

The Policy recognises:

- the outstanding natural qualities of the area;
- potential conflicts between increased development pressure and the popularity of the area for tourism/recreation and preservation of the environment;
- special problems associated with unplanned residential development on steep land, in fire hazard areas.

SPP No 8 suggests methods by which the Policy can be implemented, including the preparation of strategies, improved approvals processes, coordination of activities and policies, guidelines for subdivision approval, potential for subdivision restructure (where required) and the formulation of standards for the siting and appearance of buildings.

The Policy document also suggests public participation programs to assess the needs and views of local residents.

This study is essentially an attempt to draw together the ideas and actions that arise from SPP No 8.

4.4.2 Specific Heritage and Landscape Provisions

Other than the common framework provided by the Statement of Planning Policy, each Council has addressed specific heritage or landscape matters within their own planning schemes.

A comparison of the relevant provisions within each scheme is provided in Table 1. An examination of Table 1 reveals that, although the intent of the heritage controls is uniform across the three municipalities, there are specific differences.

The heritage controls differ in that:

- the Shire of Gisborne and Shire of Newham and Woodend provisions only apply to listed individual buildings/sites
- all of the schemes use the 'standard' planning control for individual buildings/sites which requires permission to be obtained for any

buildings and works (except for routine repair and maintenance). The Shire of Romsey has the most recent provisions which are based on the Department of Planning and Development 'model' heritage provisions. They vary from the other two sets of controls in that they contain a distinct purpose which covers protection of places of special 'cultural value' and a more extensive list of properties than the listings for the other two shires.

- only the Romsey Planning Scheme contains special controls for heritage areas. The level of control is identical to the control for individual buildings, places and sites with general control over all development (construction, alteration, demolition etc.)

Table 1 Summary of Existing Heritage & Landscape Controls

	ROMSEY	GISBORNE	NEWHAM/ WOODEND
Type of control			
A HERITAGE PROVISIONS			
1 Individual Sites			
Individual building/sites listed	Yes (Clause 133)	Yes (Clause 103-109)	Yes (Clause 43)
Number of buildings listed	42	6	14
Provisions	Permit required for: i) Buildings and works (including a fence) listed in Romsey Historic Register (expiry date 01/01/94) - construction - demolition - alterations - municipal works (exemptions apply eg routine maintenance)	Permit required for: i) Buildings and works - construction of new buildings - demolition - alterations (exemptions apply eg routine maintenance)	Permit required for i) Buildings (defined as building, work or object) - construction of new buildings (exemptions apply eg routine maintenance) ii) "Designated buildings" (ie a building on the Historic Buildings Register) - construction - demolition - alterations.
Referrals	ii) To nominated organisation in Table (133.5) Subdivision		All applications to be referred to HBC (where applicable) or to the Department of Planning.
Guidelines for decision-making	Zone purpose and guidelines provided	Matters to be considered are listed	Refer "Designated Buildings" to the HBC (none listed as of 20/12/89)
2 Heritage Areas			
Heritage Areas designated	Yes (Clause 127)	None	None
Provisions	A permit is required for: i) buildings and works - construction - demolition - alterations - municipal works ii) subdivision		
3 Tree Controls (heritage related)	i) Permit required to remove trees exceeding 10m in height or canopy width	i) Site specific - permit required for destruction or removal of trees or hedges. "Tree" is separately defined in the scheme as a woody plant, shrub or bush over 4m in height.	i) None, but general tree felling controls apply across the Shire (Clause 40). "Tree" is defined in the scheme as a woody plant, shrub or bush over 4m in height.
4 Advertising sign (heritage related)	Yes (some exceptions)	None	None

B. CONSERVATION/LANDSCAPE PROVISIONS			
Types of controls	i) Macedon Ranges Landscape Protection Zone (L1) (CI 114) ii) Macedon Ranges Conservation Zone (C1) (CI 115) iii) General Farming Zone (CI 113) iv) Rural Living Zone (CI116)	i) Landscape Protection Zones (4 individual zones) (CI 51) - includes schedule of properties with specific restrictions on dwellings ii) Other non -urban zones (Clause 37-50A)	i) Landscape Interest Zone (Sec 5) ii) Black Forest Zone (Sec 6) iii) Landscape Residential Zone (Sec 3) iv) Forest Residential Zone (Sec 14) v) Watercourse Zone (Sec 3) vi) Rural A&B zones (Sec 1 & 2)
Guidelines for decision-making	Zone purpose and guidelines provided eg CI 114 & CI 115 include reference to Macedon Ranges and Surrounds Planning Policy (SPP No 8) in guidelines for permit. All listed zones include reference to preserving and enhancing rural landscape character and quality and retention of remnant native bush, windbreaks, etc.	Include lists of matters to be considered eg preservation of trees, native bushland etc No reference to character, landscape or SPP No 8.	Include list of matters to be considered, eg development to harmonise with the surrounding environment - the provisions of SPP No 8.

- in Romsey and Gisborne, provisions exist to protect trees in historic places, however, a 'tree' is defined differently in both schemes. A general tree felling control applies across the whole of Newham and Woodend and is not specific to heritage places.

The landscape provisions or zones differ in their number and names across the study area. Some zones clearly exist to preserve a special landscape by virtue of their name, others have 'hidden' objectives or 'matters to be considered' within the zone provisions. A major observation is the direct reference to SPP No 8 in the

Romsey Planning Scheme and preserving and enhancing the 'rural landscape character and quality'. Unlike the Shire of Gisborne and Shire of Newham and Woodend provisions, which seek to preserve 'native bushland' and the 'natural environment', the Romsey Planning Scheme takes a further step and recognises the value of elements of the cultural landscape, such as existing

tree lines and windbreaks, not only for hosting wildlife habitats but also for their contribution to rural landscape character.

Conclusion

It is clear that there is a need for a common approach to heritage controls and conservation/landscape controls. There are inconsistencies between the three planning schemes which may be attributed to the structure of the planning system, the general tendency to prepare and administer detailed planning controls at a local level rather than from a regional perspective, despite the existence of a state planning policy and the timing of the introduction of planning provisions in each Shire.

5. Strategic Planning Assessment and Implications

5.1 Strategic Context

The Macedon Ranges area has experienced various sequences of development each of which has left its mark upon the various communities and the landscape which comprises the region.

While the region has always had its role and function influenced by its relative proximity to Melbourne, the period since the 1960s has seen the area increasingly influenced by Melbourne's growth and urban sprawl. The role and level of development of the whole area is now inextricably bound with the outward growth and influence of Melbourne - not only as an extended commuter zone but as a recreation and tourism area.

The changing residential role and economic significance of the area is reflected in the population growth of the three municipalities.

Table 2: Population Profile

	Census				Change	
	1976	1981	1986	1991	Growth	%
Local Government Area					1976-1991	1976-1991
Shire of Gisborne	4,911	7,074	8,474	9,758	4,847	98.6
Shire of Newham & Woodend	2,394	3,404	4,346	5,237	2,843	118.7
Shire of Romsey	3,155	4,547	5,992	7,854	4,699	148.9
Total	10,406	15,025	18,812	22,849	12,389	119.0

Source: ABS Population Data

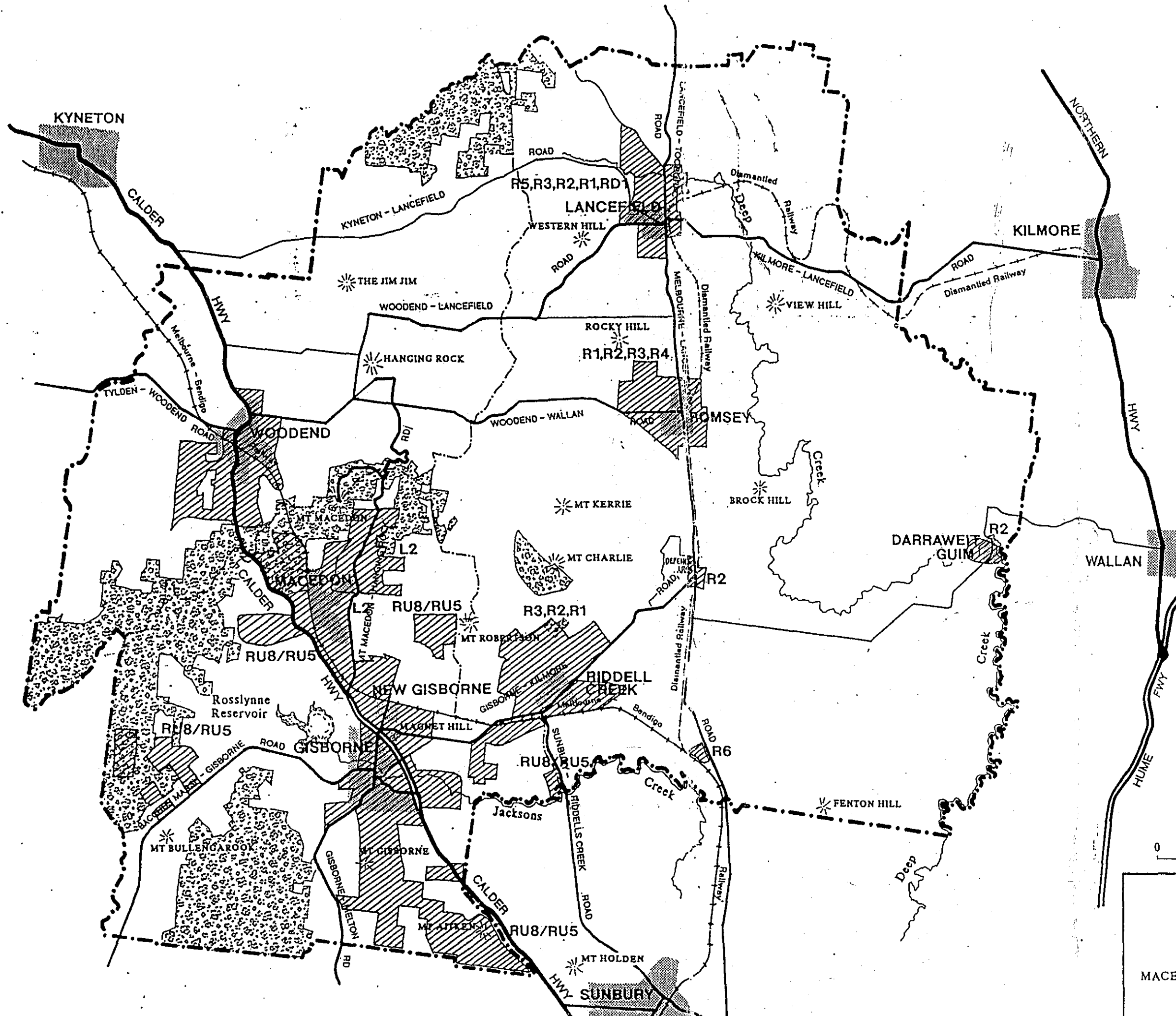
Over the last fifteen years the area's population has more than doubled and the rate of growth between 1986 and 1991 of 21.4% matched the rate of growth during 1981-1986 of 25.2%. Projecting the future population based on the existing growth rate would see the 2001 population reach about 34,000 people. Further indications of the growing pressure on the area to perform as an outer commuter area for Melbourne and to increasingly provide a recreational area for the outer Melbourne suburban areas is the fact that the population of the Shire of Bulla directly to the south of the study area has nearly increased threefold from 13,339 in 1976 to 39,299 in

1991. As a result of this growth, and partly promoting it, has been the development of the road network, particularly the Calder Freeway/Highway and the Lancefield/Romsey-Bulla Road.

This continuing residential growth in the three municipalities challenges the very attractiveness in each municipality that has encouraged new residents to relocate to the area. The impact is felt in the traditional towns of the region such as Woodend, Romsey, Lancefield and Gisborne, in the surrounding areas and in the broad rural landscapes with hobby farm and rural residential development. Map 2 shows the extent of the various 'urban' zones that prevail in the study area. These allow urban and rural residential development, the rural residential areas being particularly concentrated in the Shire of Gisborne.

The three Shires are at a critical turning point in their growth and development. On the one hand further residential development to take existing zoned land is inevitable. While no detailed analysis has been undertaken of the capacity of the three Shire's existing zones and existing lots to support future residential development, a preliminary assessment indicates that substantial further development will be possible. Not all this development will impact on existing heritage properties and precincts or on existing cultural landscapes - some has the potential to. The greatest potential impact is the sheer pressure of numbers of persons for recreation, tourism and the commercial development of buildings and areas. A significant proportion of the study area acts as water catchments for local communities and regions well beyond the area.

On the other hand, much of the appeal, attractiveness and amenity of the area for residents, those seeking recreation and tourism, is the heritage, cultural and landscape qualities of the area. These features and qualities of the area are not sustainable with the impending increased residential and commercial development without a comprehensive and co-approach to the conservation and enhancement of these features by the three Shires in conjunction with the resident community.



- LEGEND**
- STUDY AREA BOUNDARY
 - MUNICIPAL BOUNDARY
 - == HIGHWAY
 - MAJOR ROAD
 - CONNECTOR ROAD
 - RAILWAY
 - * MOUNTAIN / HILL
 - ▨ STATE FOREST
 - ▤ TOWNSHIP
 - ▩ URBAN ZONES

Zones Mapped

NEWHAM & WOODEND	
Black Forest zone	Lot not spec.
Res A	785 m ²
Res B	785 m ²
Res C	1500 m ²
Res D	2000 m ²
Res/Res D	2000 m ²
Lands Res	5000 m ²
Forest Res	1.5 ha
Village	2 ha

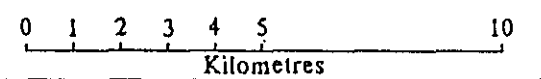
GISBORNE

Residential zones (var.)	450-15,000m ²
(med density-low density)	(1.5ha)
Village Conservation (L4)	4000 m ²
Landscape Prot A&B (L1&L2)	4000 m ²
RU8/RU5	

ROMSEY Am. L20

Township Res A (R1)	785 m ²
Township Res B (R2)	2000 m ²
Town Fringe Res (R3)	2 ha
Romsey Special Res (R4)	2 ha
Reserved Resid. (R6)	40ha-2000m ²
Resid. Development (RD1)	40ha (restructure zone)
Lancefield Special Res (R5)	
(ODP area)	1->4.5ha

NOTE: In GISBORNE - Zones mapped: Urban -RU8/RU5 min 0.4ha



URBAN ZONES

MAP 2

MACEDON RANGES CULTURAL HERITAGE & LANDSCAPE STUDY

By Trevor Budge & Assoc.

This attractiveness as a place to live and recreate has led to some key changes occurring in both the townships and the rural areas. These include:-

- the clearing of trees for house sites or development (including changes to corridor planting and windbreaks)
- the upsurge in rural residential development which blurs the distinct edge between a town and the rural areas; and
- the layout of the new rural residential areas do not normally reflect the traditional grid pattern of the towns.

Other changes identified in the Study include the potential for:

- loss of separateness and identity of the towns;
- extension of services to widespread areas;
- changes in social networks;
- loss of the traditional economy with loss of farmland; and
- transformation of the farm based rural landscape.

In summary, the major strategic issues that face Macedon Ranges and surrounds in the future are:

- urban development
- water protection/natural environment protection
- protection and enhancement of cultural heritage

Existing planning controls do not sufficiently address these issues. To achieve a coordinated response to the issues raised in this study, a constructive strategic framework of regional planning policies and initiatives is required.

5.2 A Strategic Framework

Some issues that should be taken into account in the preparation of a strategic framework for the study area are:-

- the complexity of the environment and the relationship between different features within it.
- how to manage a changing environment
- how to make decisions about change in a "cultural landscape"

- the most appropriate form of planning policies and controls
- how to deal with development along corridors (ie., roads, rail lines, natural corridors such as creeks and rivers)

These issues will be discussed in the next section. However, managing a changing environment poses some intrinsic problems in terms of dealing with urban sprawl in country towns which is a 20th Century phenomenon accentuated by the use of the car and the development of freeways. The resultant development, as discussed earlier, threatens the cultural landscape by creating a blur between rural and urban areas, or a 'grey' area.

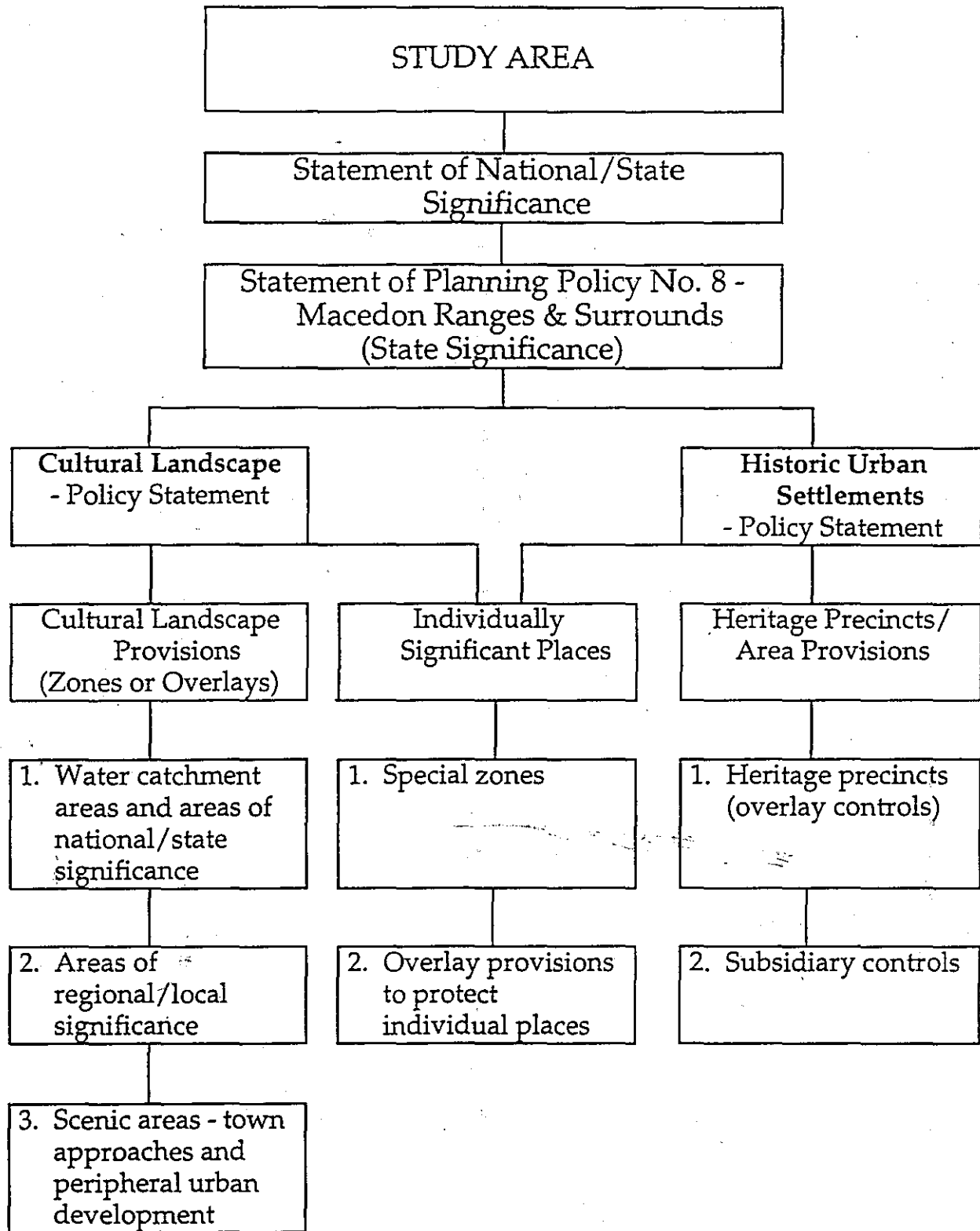
Traditionally, through the use of zones, planning controls have distinguished between 'rural' and urban environments and separate controls have applied to each. There are many examples of areas within the study area which cannot be easily categorised as strictly "rural" or "urban" eg. the private and public gardens of Macedon, small hamlets or rural residential areas such as around Gisborne. Those "grey areas" and in general the strong relationship between rural and urban settings needs to be recognised.

5.3 The Strategic Framework in Detail

One of the most important findings to arise from the study is the importance of the study area as a national asset. The region has been recognised at the State level through Statement of Planning Policy No 8 (the emphasis of the policy being on the areas importance for water catchment, nature conservation and recreation). The region does, however, provide a significant collection of heritage buildings and gardens which may be unique in Australia's history, therefore signifying the relevance of a statement of national and state importance.

This level of significance provides the upper level of the framework which is shown diagrammatically in Figure 2.

Figure 2: Planning Framework



The second level of policy and initiatives identifies the two basic components of the area - the cultural landscape and the historic urban settlements. Due to the fundamental difference in planning for rural and urban environments (primarily due to the types of land uses and the density of development), this distinction has been made.

Following is a discussion on identified issues associated with the cultural landscape and historical urban settlements and on possible policies and planning initiatives.

5.3.1 Cultural Landscape Policies & Initiatives

Approaches

Two approaches could be taken in protecting the cultural landscape; all of the study area may be considered as culturally significant or selective landscape units may be considered worthy of protection and be the subject of landscape protection provisions.

The basis for planning initiatives for landscapes can be based on a number of different categories, for example:

i) Type of Landscape

- natural (Macedon Ranges forests, farm hinterland)
- heritage (Macedon gardens, Romsey farmlands)
- geology, tourism/recreational (Hanging Rock)

ii) Landscape Units (topography, natural features)

(Note: the key factor is to determine the capacity of the landscape to absorb new development)

- cleared hill country
- steeply dissected hills (partly cleared bush)
- flat plains (cleared or uncleared)
- forested hilly country, etc.

iii) Landscape Significance

- National or State significance (Macedon Ranges)
- regional significance (volcanic peaks, Mt Gisborne, Mt Aitken)
- local significance (Romsey farmlands)

Issues which may arise within the cultural landscape areas are:

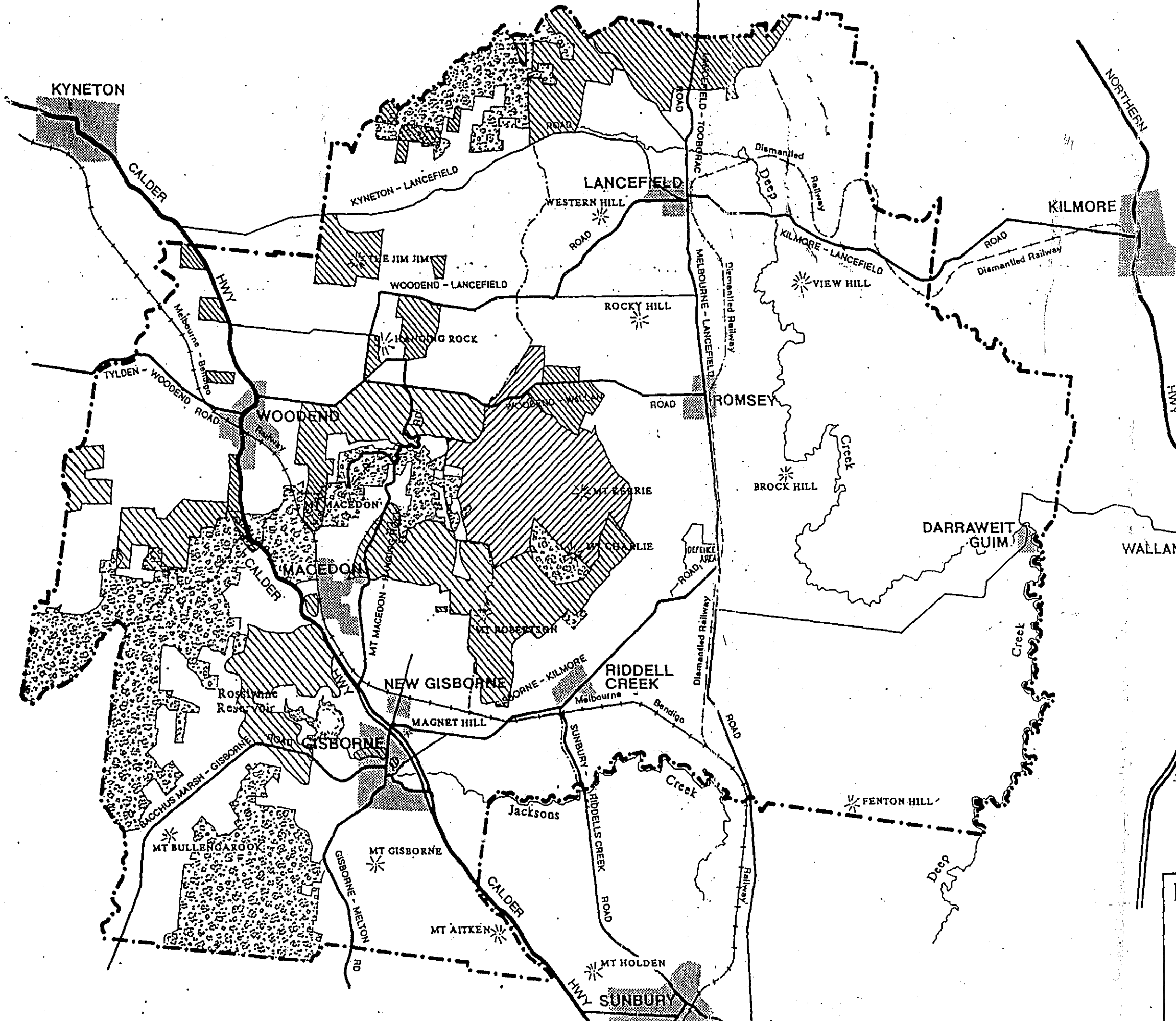
- Conservation of sites of geological significance and view sheds to and from the site/s (e.g. Hanging Rock).
- Management/preservation of scenic roads (roadside conservation areas).
- Management of tree removal, particularly in forested areas or outstanding features such as roadside planting.
- The development of a consistent approach to tree planting particularly in transport corridors.
- Protection of Avenues of Honour.
- Protection of historic farm complexes and homesteads
- Protection of notable trees on private properties, public land and road reserves.
- Determination of appropriate development in areas viewed from significant high points (e.g. Mt Gisborne, Hanging Rock).
- Recognition of private/public gardens in rural areas.

Existing planning scheme provisions which recognise areas of landscape value are chiefly centred on areas of distinct natural beauty, in particular the Macedon massif and outliers and areas of native forest. The extent of existing landscape protection zones is shown in Map 3.

Those provisions generally exclude landscapes of local significance, however, it should be noted that the name of a zone should not be used as the only indicator of areas where landscape preservation is an objective. Other zones also include this as an objective, for example, many zones in the recently approved Romsey Planning Scheme recognise landscape quality in their purpose statement and include specific requirements for landscape plans and setbacks from roads and boundaries.

In general the aim and content of provisions varies between municipalities and full recognition is not given to areas which have been identified in the study as worthy of protection, particularly landscapes and aboriginal sites.

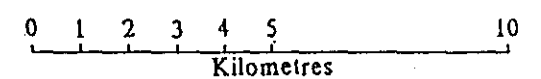
If landscape provisions were to be recommended, one way that the different landscapes could be distinguished and policies and provisions prepared, could be to categorise areas under the following headings:



- LEGEND**
- STUDY AREA BOUNDARY
 - MUNICIPAL BOUNDARY
 - HIGHWAY
 - MAJOR ROAD
 - CONNECTOR ROAD
 - RAILWAY
 - * MOUNTAIN / HILL
 - ▨ STATE FOREST
 - ▩ TOWNSHIP
 - ▨ LANDSCAPE ZONES

Zones with landscape/environment objectives

NEWHAM & WOODEND	
Rural A (Low Lands)	40ha
Rural B (Gen Farming)	40ha
Watercourse	-
Environmental Protection(EI)	40ha
Landscape Interest (LI)	8ha
Black Forest zone (BF1)	Not Spec.
Landscape Res (R9)	5000 m2
GISBORNE	
Landscape Protection C A	4ha
Landscape Protection B, Z	4000 m2
Village Conservation	4000 m2
ROMSEY (Am.L20)	
Macdon Ranges Landscape Protection (L1)	40ha
Macdon Ranges Conservation(C1)	40ha
Rural Living (RL1)	40ha
(others with conservation obj. -	
General Farming F1	
Town Fringe R3	
Romsey Special Dev't R4)	



EXISTING LANDSCAPE PROTECTION ZONES

MAP 3

MACEDON RANGES CULTURAL HERITAGE & LANDSCAPE STUDY

By Trevor Budge & Assoc.

- Water catchment areas and areas of national/state significance
 - eg. - Macedon Ranges
 - Mt William Ranges
 - Pyrites Creek Area
 - Hanging Rock (Mt Diogenes)

- Areas of regional/local significance
 - eg. - Cobaw Forest Range
 - Burnt Mill Road Area
 - Kerrie Valley/Cherokee
 - pastoral landscapes surrounding Romsey/Lancefield.

- Scenic areas - town approaches and peripheral urban development
 - eg. - Avenues of Honour
 - edges of towns such as Woodend, Gisborne, New Gisborne, Romsey, Lancefield etc.

Final recommendations for landscape protection are discussed later in this volume.

5.3.2 Historic Urban Settlements - Policies and Initiatives

The urban environments of the study are rich in history, but are under the greatest pressure for change. Some issues to arise from the study are:

- Protection of historic street layout patterns.
- Protection of identified heritage buildings and places.
- Management or restoration of notable heritage street works and vegetation (e.g. historic hawthorn hedges and mature plantings).
- Retention of intrinsic identified character of each settlement (see citations, e.g. Woodend - 'village in a forest').
- Recognition of private and public gardens close to, or within, urban settlements.
- Provision for sensitive new development on the periphery of towns and infill development in the historic cores of towns.
- Maintain the scale and form of buildings and streetscapes (e.g. Ashbourne - small scale historic buildings) and retain the vernacular rural character.

A range of controls is suggested to identify heritage places in urban areas.

i) *Heritage Precincts*

Intact historic areas of high significance within towns may be designated by historic zones. The boundaries of the zone may be determined by the location of the historic places. The town of Lancefield, which is listed on the Register of the National Estate, may come under this category. These may be special historic civic precincts or residential areas.

A second type of control may also be applied to areas of high significance or prominence. These could be designated as "precincts" and recognised by an "overlay control". It should be noted that the "overlay control" is currently the preferred method of the Victorian Department of Planning and Development for preparing specialised "local controls" such as the designation of historic places.

The third type of provision that may be appropriate is a subsidiary control where the matters to be considered in making a decision on the merits of a particular proposal generally recognise heritage and cultural character within an ordinary residential or commercial zone. This might include having regard to the design siting and setback of infill unit developments in towns such as Gisborne so that they respect adjacent heritage buildings/sites.

ii) *Individually Significant Places*

Interlinked with the provisions for the cultural landscape and historic urban settlements is recognition of places which are individually significant. These places may exist in either the urban or rural setting and are worthy of protection in their own right whether they are within or outside a precinct or area.

There are numerous examples of these sites and the study identifies places of regional significance and state/national significance which are worthy of protection.

Individual places could be protected in two ways depending on what is trying to be achieved. Firstly, special zones could be designated such as "Hanging Rock Zone" which seeks to recognise the value of Hanging Rock

and the implications of any development on the Rock's setting by also including surrounding roads and properties.

The second and most common form of control is an overlay provision which includes a schedule of individual sites which are the subject of controls on demolition, alterations, additions, subdivision and any "works" (as defined in a planning scheme).

The extent of controls depends on a number of factors including:

- the significance of the site
- community attitudes towards stringent controls
- the level of support for heritage preservation in the community
- the administrative resources and will of the Council

In relation to heritage controls in planning schemes, the trend since 1987 has favoured a more flexible approach rather than rigid controls that generally require a planning permit for any changes to a building/place other than general maintenance or repair.

Councils and their communities are increasingly finding this type of control onerous and lacking justification considering a large proportion of property owners are willing to accept advice on design, consider heritage properties to be an economic asset or have an appreciation for the heritage as a non-renewable resource.

Newer non-standard* heritage controls have enabled Councils the capacity to waive permit requirements on minor matters. Such controls, although placing the responsibility on officers to decide whether a proposal falls outside the controls, allow for negotiation and are likely to foster better public acceptance of heritage planning as a conciliatory process rather than a bureaucratic obstacle.

* not conforming to the standard heritage controls released by the Department of Planning in 1986 (?)

5.3.3 Approach for the Corridors

Natural and manmade corridors such as the Calder Highway, the Melbourne-Bendigo railway line and rivers and creeks (eg. Jackson's Creek through Gisborne) are important features of the study area which pass through rural landscapes and urban areas.

A number of points can be made on how planning and protection of the unique features and/or the natural environment of the "corridors" could be coordinated:-

- they should be recognised as a unit along their entire length despite their presence in rural and urban settings.
- their role and their impact on each landscape unit they pass through should be taken into account.
- corridors of significance may require their own specific policy/guidelines for development. This may be represented by a policy statement, a zone, an overlay control or some other means.

This matter is one that could be considered at a regional level and possibly incorporated into a strategic plan to guide the future planning of the area.

5.3.4 Implementation of the Strategic Framework

Several methods of implementation are available. Firstly, community acceptance of the concepts is required as it is well understood that heritage programs require community support to be successful. This study and its recommendations serve as a starting point for ongoing committed and well organised heritage planning. It is not intended to be a conclusive document or the final step in a community's obligations to heritage protection.

Given that the study and its recommendations are accepted by the community, the following methods are proposed for implementation of the Strategic Framework:-

- the preparation and adoption of a regional strategic map
- comprehensive planning policies and provisions
- a development code to assist in decision making; and

- non-statutory heritage program incentives which support the planning policies and controls.

i) *Strategic Map*

The strategic map, shown at Map 4 provides a summary of the key strategic issues to arise from the study. It does not intend to map the locations of the most significant properties, but provides a basis for decision-making and policy-making for the region.

The strategic map is designed to illustrate on a regional map, the diversity of the region and its cultural landscape, the interconnection between the towns and hamlets and their relationship with the rural setting. It provides generalised guidelines for development which should be consistently implemented across the region and bolstered by policies, statutory planning provisions (zones) and development guidelines.

It is recommended that the strategic map be further developed by the Councils and the community, adopted by Councils and incorporated into the planning schemes.

Historic Urban Settlements

- the historic cores of the towns identified as historically significant in the Macedon Ranges Cultural Landscape and Heritage Study should not be compromised by poorly designed development.

Rural Residential Development

- areas set aside for rural residential development need to be subject to an environmental and landscape assessment to ensure that major cultural and natural features are retained and not compromised.

LEGEND

- STUDY AREA BOUNDARY
- - - MUNICIPAL BOUNDARY
- == HIGHWAY
- MAJOR ROAD
- CONNECTOR ROAD
- RAILWAY
- ☼ MOUNTAIN / HILL
- ▨ STATE FOREST
- ▩ TOWNSHIP

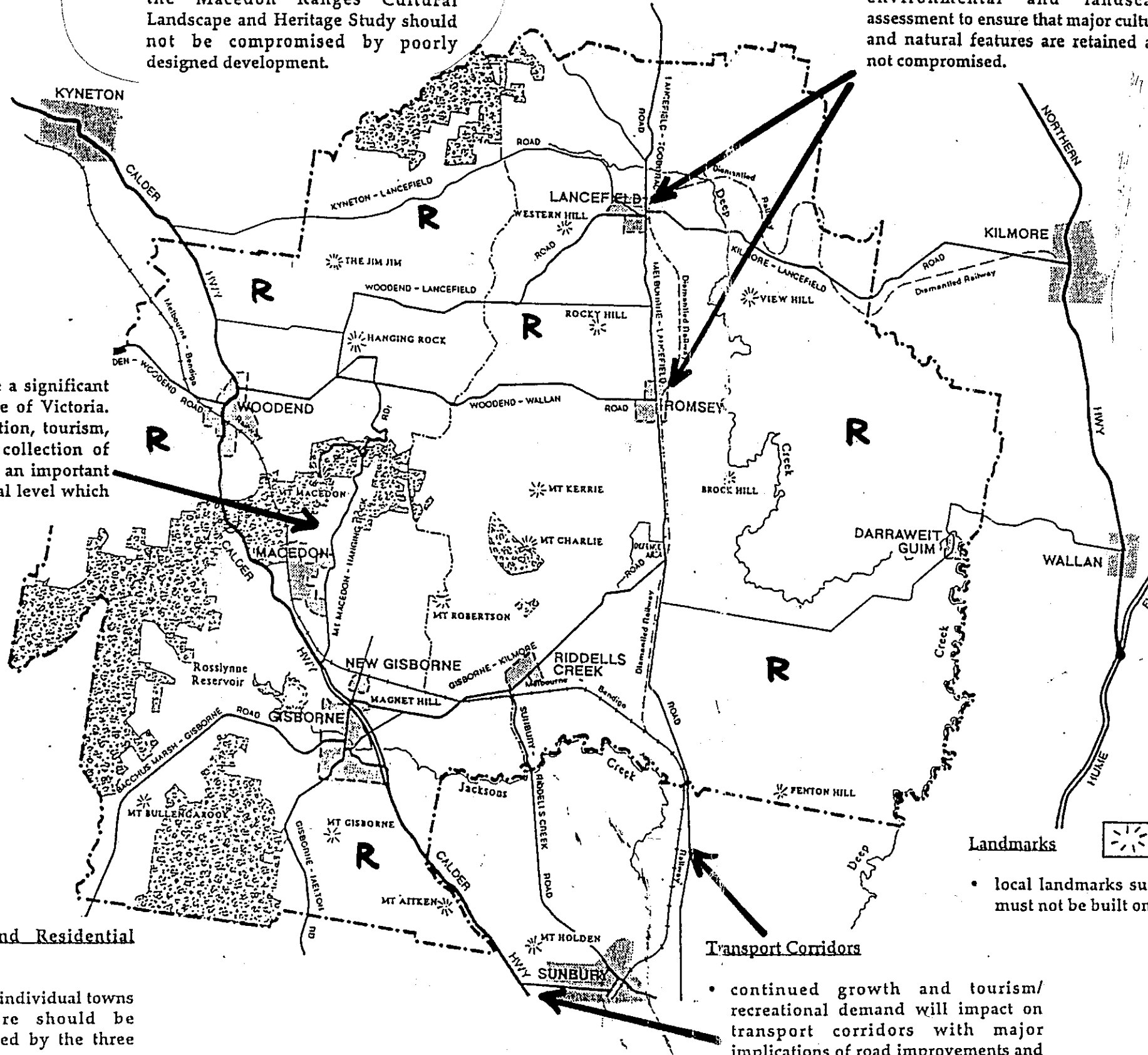
Macedon and Mt Macedon

- the Macedon Ranges are a significant natural landmark feature of Victoria. They provide for recreation, tourism, forestry and contain a collection of gardens which represent an important cultural asset at a national level which must be protected.

Rural Areas



- if large rural areas are to be retained for long term financially viable farming and not forced out by rate increases, incompatible adjoining uses and speculative trading in land, a major incentive program combined with planning provisions should be initiated.
- broad views across flat plains and between settlements such as Romsey and Lancefield should be undisturbed by low density and scattered development.



Landmarks

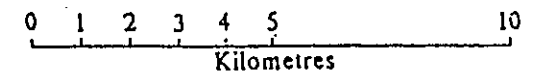
- local landmarks such as volcanic hills must not be built on or developed.

Transport Corridors

- continued growth and tourism/recreational demand will impact on transport corridors with major implications of road improvements and for roadsides.
- a detailed assessment of future improvements of corridors must ensure that the cultural integrity of the corridor is retained.

Population Growth and Residential Development

- population targets for individual towns and for each Shire should be determined and agreed by the three Shires.
- the outer limit of residential expansion of each township is to be determined and fixed through zoning, policies and strategies.



**STRATEGIC MAP
MAP 4**

MACEDON RANGES CULTURAL HERITAGE & LANDSCAPE STUDY

By Trevor Budge & Assoc.

ii) Planning Policies

Planning policies recommended for inclusion in the local section of the three planning schemes are:

- Historic urban settlements
- Cultural landscape areas
- Corridors
- Macedon Ranges & Townships

The recommended policies are as follows:

Historic urban settlements

- the historic urban settlements within the Macedon Ranges and Surrounds Area represent an important example of Victoria's pioneering history which should be presented for the benefit of future generations.
- protection of the historic places and features of the historic urban settlements for tourism and as a place to live must be a primary concern.
- urban development, including rural residential subdivision must be provided for close to existing townships, and coordinated on a regional basis.

Cultural Landscape Areas

- the Macedon Ranges and Surrounds contains a valuable landscape which reflects past agricultural and pastoral practices.
- development within the cultural landscape areas must be planned to maintain the special rural character and high landscape values of the Macedon Ranges and Surrounds Area.

Corridors

- the three major transport corridors of the Macedon Ranges and Surrounds Area; the Calder Highway and the Bendigo-Melbourne railway line are significant at a State level and the Melbourne-Lancefield Road is of significant heritage value at a Regional level.
- preservation of the historical features and setting of the corridors should not be compromised in their upgrading and maintenance as modern transport routes.
- the Black Forest remnant is a landmark historic feature of the Calder Highway which must be preserved.
- the Avenue of Honour at Woodend which is the most important and intact example in the State, should be protected from uncontained urban development.
- protect the existing rural character and broad rural views from the corridor between Romsey and Lancefield from extended urban development.

Macedon Ranges and Townships

- the townships of Macedon and Mt Macedon are unique to Victoria and Australia in providing a rare collection of historic gardens and mansions.
- the Macedon Ranges are a significant natural landmark feature of Victoria providing recreation, tourism, forestry and locally, for water catchment purposes.
- there must be no further urban extensions of the Mt Macedon township or northerly extensions of the Macedon township.
- urban sprawl and uncontained rural residential development should be restricted in the foothills of the Macedon Ranges.

iii) Planning Provisions

Individually Significant Places

A total of 1051 individually significant places (including buildings, structures, areas, views, trees, parks, gardens, ruins and roads) have been identified in this study, 265 of which detailed citations have been prepared and 403 have been recommended for future research and possible future inclusion in the planning scheme. The remainder are of local contributory significance and have been recorded for historical purposes.

For a place to be listed in the planning scheme for protection, a citation is critical to justify the importance of the place. It is therefore recommended that further citations be prepared for places listed in Appendix 3B.

The most appropriate form of planning scheme protection for the places identified as being of national/state and regional importance is the standard overlay control which requires permission to be obtained for construction, demolition, alterations, extensions and other development similar to the controls recently approved for the Shire of Romsey.

As these places are the best examples of its nineteenth and twentieth century heritage in the region, they must be protected and conserved and the stricter form of control will best achieve this aim. As discussed later in the Study this type of control should be coupled with a wide range of incentives to assist the individual property owner or organisation.

Properties of a local and contributory significance are not recommended for individual listing in the planning schemes, however, any development proposals that affect these properties should be seriously considered by the Council in the light of their identification in this Study. Restoration and development guidelines should be made available to property owners as well as incentives and community education through a coordinated heritage program.

RUBBISH!

if not in the
planning scheme
then where??

15/14

Gardens and Notable Trees

It is recommended that individually significant gardens (mainly historic gardens) of state and regional ranking be recognised in the planning scheme. The major threat is of subdivision and any major changes to the layout and the structure of the gardens should require a planning permit.

The concept of protecting gardens through the planning scheme is complicated by their nature. The private gardens on Mt Macedon, for instance, are substantially altered from their original form due to changes in ownership, bush fire, incremental changes over time, natural depletion of species, etc.

The collection of private gardens is well recognised as a key component of the region, however the imposition of strict planning controls for changes to the gardens (often categorised as 'works' in planning schemes) is not considered to be the most practical way of ensuring their preservation. This would inevitably lead to minor changes to gardens being stalled until planning permission was obtained and would be an administrative burden for the councils. It is, however, recommended that where a major change is to be undertaken, such as the construction of tennis courts, swimming pools, major driveway changes and overall changes to the layout and design of the gardens, permission should be required for this, considering their national importance.

A large number of notable trees has been identified for planning scheme protection in the study (these are contained in Volume 3). The greatest concentration of important trees and plants is in the Mt Macedon area. Appendix 4 contains the list of significant trees in the region registered by the National Trust.

Recommendations

- Overlay provisions which require a planning permit for subdivision and buildings and works (with the exception of repairs and routine maintenance) be introduced for properties of national/state and regional significance.

- Guidelines and advice be made available to encourage the preservation of properties of local and contributory significance.
- Planning provisions be introduced for major changes to and subdivision of identified gardens in the study area to be complimented by continued recognition of the importance of the gardens in tourism, through listing under the Historic Buildings Register, by the National Trust and other means.
- Identified notable trees and those listed as National Trust Significant Trees be listed and protected in the planning schemes.
- A regional register of the detailed layouts of gardens be investigated from historical records, to serve as a reference document for property owners, the public and the Council.

Precincts

Seven urban heritage precincts have been identified in the Study, two of which have been researched and recommended for initial planning scheme protection. These are:

- Woodend High Street Commercial & Civic Precinct
- Romsey Commercial and Civic Precinct

Other potential precincts which require further research are:

- Riddells Creek Town Centre Precinct
- Riddells Creek Residential, Landscape and Civic Precinct
- Clarkefield Precinct
- Woodend High Street Residential Precinct

Detailed citations and maps showing the two recommended precincts are contained in Volume 4.

The Lancefield High Street Commercial Precinct is also regarded as highly significant as evidenced by its inclusion on the Register of the National Estate. As it is already well recognised and protected by heritage controls in the Romsey Planning Scheme, the other two areas have been targeted in this Study.

The townships of Woodend and Romsey are commercially zoned in the planning schemes. The provisions of the Romsey 'Town Centre Business' zone and the Newham and Woodend 'Commercial A' zone require planning approval for buildings and works. This type of control covers construction and extensions but does not extend to the level of protection sought in heritage controls which normally require permission for alterations, sandblasting, repainting, etc.

It is recommended that planning provisions be introduced to extend the level of protection in the nominated heritage precincts beyond buildings and works control and that the purpose of controls over these areas more clearly recognise their heritage value. This can be achieved through a precinct overlay control which aims to ensure development is compatible with the character of the area whilst protecting existing historic buildings. As explained previously, there are many variations of precinct controls used throughout Victoria. The Romsey Planning Scheme contains the 'model' heritage area or precinct overlay controls. These currently apply to the Lancefield and Romsey townships. In Woodend, no heritage area controls apply.

As these recommended precincts are commercial areas as opposed to residential or rural, the standard type of precinct controls (as in the Romsey Planning Scheme) are the most suitable form of heritage planning provisions rather than a performance based heritage control which provides more flexible requirements often advocated for protecting historic residential neighbourhoods.

Implementation of the recommended precincts will result in a slight modification to the Romsey precinct boundary, no change to the Lancefield heritage area, and a new Woodend precinct.

Recommendations:

- That planning controls be introduced to create a new heritage precinct in Woodend and to extend the Romsey precinct. The existing Lancefield precinct is to remain unchanged.
- The form of heritage controls for precincts should resemble the Romsey Planning Scheme controls, requiring a permission to be obtained for new buildings and works (construction, external alterations, extensions, demolition, etc.).
- Planning controls be supported by the availability of heritage advice, development guidelines and other measures.

The Landscape

The landscape is an integral part of the cultural heritage of the study area and its protection was one of the key reasons for the Study. One of the main tasks undertaken in this study was the designation of the "landscape units" across the study area and the preparation of citations for each which contain historical background and a statement of significance. The detailed maps of each landscape unit showing physical features, the location and names of historic complexes, views, landmarks, etc are in Volume 3.

A Landscape Units Regional Map has also been prepared which summarises the findings of the landscape units assessment (Map 5). It is recommended that this map be used as a resource document to assist in illustrating policies and initiatives from a regional perspective together with the strategic map.

The landscape units provide the framework within which to manage planning for the landscape. They are a record of the state of the landscape at the time the Study was undertaken describing the key features and opportunities and constraints that can form the basis of a strategy for improvement and enhancement of each one.

Newham (T8)

- small cluster of modest structures in foothills of the Jim Jim
- historic character affected by rural residential subdivision
- landscape/conservation management plan required

Mt Diogenes (Hanging Rock) (M14)

- highly significant cultural and geological landmark feature to local community and visitors
- cultural significance to Wurrundjeri people
- minimise surrounding development

Lancefield Flats Landscape Unit (R4)

- surrounds Mt Diogenes
- visually significant flat plain

Lancefield Flats Landscape Unit (R4)

- largely unaltered pastoral aspect

Windbreaks

- cyprus boundary plantings
- regional landmarks

- Lancefield Conservation Area - registered (RNE)
- former Macedonian Hotel is a landmark feature
- camp of Burke and Wills - road marker
- restrain sprawl outside original town boundary residential
- maintain perpendicular development from Melbourne -Lancefield Road as originally planned
- maintain continuity of town tree planting

Woodend (T3)

- substantial avenue of honour - most important and intact example in the State
- picturesque 'village' in valley setting
- contain urban sprawl towards Massie and along Avenue of Honour

Cobaw (M1)

- provides forested backdrop to all areas
- recreational value

Mt William Range Landscape Unit (R3)

- Mt William - local landmark, aboriginal site
- Stringybark Gorge - nationally highly significant aboriginal burial site

Ashbourne (R10)

- Black Forest remnant - landmark feature - develop policy and plan for conservation
- Ashbourne hamlet - cultural feature
- bluestone Campaspe River rail bridge

North South Corridor (NSC)

- avenue plantings
- broad rural views undisrupted by urban development
- retain character of Romsey to Lancefield route

Black Range (M2)

Macedon Massif (M3)

Kerrie Landscape Unit (R11)

- Mt Macedon cross and Camels Hump major regional landmark
- recreational tourism and forestry importance
- unique natural landforms and vegetation
- contains early nursery, plantation and arboretum (1872)
- location of approx. 34 gardens of heritage value or complementary value to a pastoral landscape
- significant views of region
- Cherokee - remnant vernacular timber town in forest setting
- potential National Estate Cultural Landscape
- Mt Macedon locale - rare Victorian example of a hill station complex on model of British India

Burnt Mill (F1)

- contains historic arboretum
- forest experience
- extant historic timber industry sites

Melbourne Hill and View Hill

- local landmarks

Romsey (T1)

- town originated from traffic between Melbourne and Goldfields during 1850's
- important as relatively intact C19th streetscape and high quality exotic avenue plantings
- experiencing major development pressure (mix of residential development)

Gisborne (T5)

- fine old buildings and park/recreation areas
- Calder Highway improvements disrupt scenic area
- urban development to be retained within defined boundary

Deep Creek Landscape Unit (R2)

- remnants of Kilmore-Lancefield railway line

Darraweit Guim (T7)

- almost intact small settlement plan, surrounding pastoral landscapes, deeply cut gorges
- contain residential development within lower lying areas or away from distinct ridgelines

North West Rail Corridor (NRC)

- significant scenic experience

Konagaderra Landscape Unit (R1)

- aesthetic attributes - open and expansive landscape
- scattered rural farm buildings of historic character

Bullengarook (R8)

- Mt Bullengarook - local landscape feature
- Bullengarook - self contained timber milling town
- vernacular character - should be retained
- historic properties

Pyrites Creek (F2)

- Wombat State Forest
- low forested ridges provide backdrops to Mt Gisborne and Bullengarook landscape units
- Nobbs Rd - historic road area has potential scientific importance (floristic diversity)

Riddells Creek (T6)

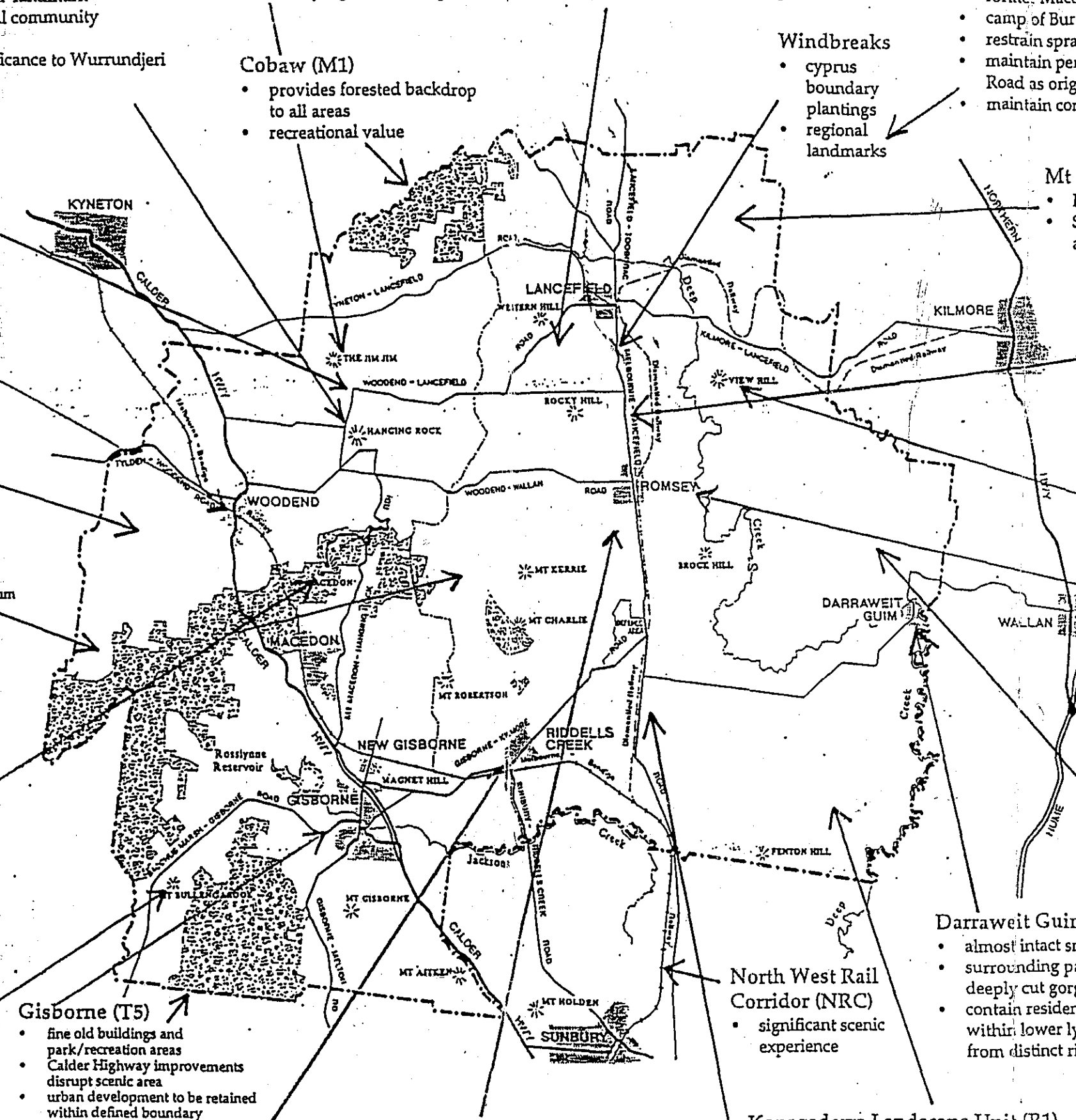
- intact historic town plan and important structures associated with railways
- the transition of foothills down to native bushland is an important aspect of the town and style of development

Clarkefield

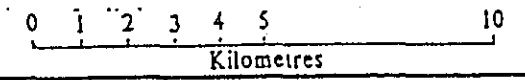
- remnant hamlet with clustered historic buildings
- small and scattered collection of buildings unique to district
- historic feature - railway station
- encourage restoration of hamlet - buildings, roads and fences

Charlies Creek Landscape Unit (R5)

- array of old homesteads
- location of Mintaro historic mansion



NOTE: Refer to detailed Landscape Units map in Volume 3 of the Study.



**LANDSCAPE UNITS
REGIONAL MAP
MAP 5**

MACEDON RANGES CULTURAL HERITAGE
& LANDSCAPE STUDY

By Trevor Budge & Assoc.

Statutory (planning scheme) control is recommended such that the objectives and findings of the heritage study are considered when decisions are made by individual council officers and councils on planning permit applications and other matters.

The introduction of new overlay controls or to recognise key landscapes or new zones is not recommended due to the area involved. Promotion of the concept of landscape protection would be more efficiently achieved through consistent decision-making, the publicity of policies based on a "philosophy" of the councils which strongly advocated landscape protection and enhancement.

The Macedon landscape has been identified as being of greatest importance, with the natural setting and the collection of gardens being considered of national significance. Special controls have been separately recommended for the gardens.

Recommendations:

- The landscape units which comprise the Mt Macedon area are identified as an area of national importance. The other identified landscape units are of local/regional significance.
- All planning schemes should be amended to specify that a matter to be taken into account in considering an application for planning permit is to be "the landscape features of the Macedon Ranges and Surrounds with particular attention to those features of the landscape that give it its special aesthetic and cultural value as identified in the Macedon Ranges Cultural Heritage and Landscape Study".

iii) *A Development Code*

One of the study's aims is to set in place a consistent approach to planning by each of the municipalities in the study area. A code is one method by which this could occur.

Appendix 6 contains a sample code which includes a 'purpose', an explanation of where it is applicable and for what developments and the process to be followed by applicants in making an application for a planning

permit. It also includes details of the information that should be provided with the application and how the application should be processed by the respective Council.

The final important method of implementation is the introduction of incentives which will assist in the presentation of historic assets. These can be coordinated as a package of initiatives or a "regional heritage program". These are discussed, and recommendations are made in the next section.

6. Heritage Program Incentives

Heritage conservation is most effective where assistance and incentives can be provided to the community and individual owners of properties. Successful programs are being implemented across the State in conjunction with heritage controls or in the absence of them.

A number of incentives can be considered for implementation as part of a comprehensive regional heritage program. They are:

1. Restoration Funds
2. Rate Incentives
3. Heritage Advisory Services
4. Heritage Advisory Committees
5. Tradeable Development Rights
6. Council Initiatives

They will be discussed below together with some examples.

6.1 Restoration Funds

Providing financial assistance to owners of heritage places is a positive approach to protecting heritage assets. A wide range of methods can be employed to assist landowners including:

- direct grants;
- a municipal revolving fund providing low interest loans or interest free loans for conservation works. The conservation works can be carried out under the supervision of a heritage adviser whose services are offered by the Council;
- differential rating;
- rate rebates;
- waiving or reducing planning permit fees for heritage conservation work.

Several successful revolving funds are currently operating in Victoria. The Central Goldfields Restoration Fund was set up in 1984 by the State Government in collaboration with the Bendigo City Council and the

Borough of Eaglehawk. The fund is administered by the Heritage Branch of the Department of Planning and Development. The fund provides short term loans, typically at 6.75% reducing interest per annum over three to five years. The loans are approved by the Minister for Planning and involve entering into an agreement about the specific nature of the work, timing, responsibilities and repayments.

The Central Goldfields Restoration Fund applies to an extensive area of Victoria. Restoration funds are also set up at the local level. The Bendigo Restoration Fund is typical of a number of funds which operate in Victoria. It is administered by the Bendigo Heritage Advisory Service which also assists by providing low interest loans and technical advice. In some urgent cases small grants have also been given. The Bendigo Restoration Fund particularly targets the replacement of verandahs and paint removal from brickwork.

The Shire of Bet-Bet also initiated a package of innovative heritage protection and enhancement programs which it then proceeded to market nationally. Two basic programs were initiated, the "Historic Building Improvement Program" and the "Main Street Building Frontages Improvement Program". The former entitles owners of properties cited in the Municipal Conservation Study to rate concessions calculated on the value of restoration works or loans through a revolving fund.

The second program aims to improve the commercial centres of towns and encourage renovation of the facades of buildings.

Advice on setting up restoration funds can be obtained from the Department of Planning and Development.

6.2 Rate Incentives

The Local Government Act allows Councils to strike a differential rate or offer rate rebates where a property has historic value.

This initiative is uncommon in Victoria because little is known about it, however, the Shire of Bet Bet and some Councils in NSW have introduced rate incentives which provide some examples of how such programs can be undertaken.

The scheme adopted by the Shire of Bet Bet is based on the value of restoration works. For works over \$20,000 a 100% general rate concession is granted in Year 1 and reduced by 25% annually. Works of a lesser value receive a concession of 75% or 50% in Year 1.

This type of incentive aims to spread the cost of heritage conservation across the community. Councils need to consider the impact on rate revenue and set up criteria to determine who would be eligible. The criteria should ideally limit the number of recipients to a level the Council can afford and within its administrative capabilities. It should provide a genuine incentive and be tied to an undertaking by the property owner that restoration works will be carried out.

6.3 Heritage Advisory Services

Free advisory services are an integral part of a heritage program for three reasons. Firstly, expert advice ensures the effective implementation of heritage objectives and acts as a positive incentive to improve communication between the property owner and Council. Secondly, free architectural and design advice partly addresses the issue of the cost of heritage preservation for the individual, and thirdly, it acts as an ambassador for the Council and its commitment to heritage management.

Heritage Advisory Services are often funded by the participant Councils, and in some instances, supplemented by the State Government.

Councils which introduce heritage controls can become dependent on heritage advisers to such an extent that applications may be delayed. Through the development of guidelines or the use of the myriad of heritage guidelines that have been produced by many Councils and other agencies, Council staff can also be trained to provide advice.

6.4 Heritage Advisory Committees

The community can be involved in providing heritage advice and generating ideas to promote heritage awareness. These groups normally meet on a voluntary basis. The committee's role may include acting as a referral group for planning applications, providing advice on heritage matters and administration of restoration funds.

6.5 Tradeable Development Rights

This option is one of the lesser known initiatives. It is more popular in the United States, particularly in large cities, but could be adapted to apply in semi rural and rural situations. The basic concept is that any untapped development potential on a site is allowed to be transferred to another parcel of land. It is commonly used in big cities where there is substantial development pressure for development in historic precincts or threatening individual historic sites.

This could be applied to allow dispensations for car parking for exemptions from subdivision provisions or restoration agreements in the case of small towns and rural areas.

A variation of this idea is the "plot ratio bonus" where a site can be developed above a base plot ratio in return for a negotiated community benefit. A common benefit is the provision of land for open space areas, however, this could also be in the form of money for the restoration of other sites. In the City of Melbourne this has been used and has involved setting up funds for the restoration of public buildings for the benefit of the community.

This concept will not be suitable everywhere, however, the availability of this type of mechanism can assist Council in negotiations to conserve heritage assets, particularly in exceptional circumstances.

6.6 Council Initiatives

Councils have an important role to play in the promotion of heritage conservation. Councils can take the lead in restoring public assets such as town halls, community buildings, parks and gardens. Road works programs that compliment heritage streetscapes may also be undertaken. The City of Ballarat have adopted a street works policy which provides detailed guidelines on the principles of street design for heritage areas. This has the strong support of the Council and its officers and is the first of its kind in the State.

Good incentives are an important part of a heritage program which should be developed simultaneously with the introduction of heritage controls.

Various options are available to Councils, some of which have been expanded on here. Other ideas which could be explored include a community heritage week, recognition of the contributions of individuals through heritage awards, allowing prohibited uses where this would assist in heritage conservation (at Council's discretion) and one initiative which is well developed in parts of the study area, the linking of heritage with tourism.

6.7 Recommendations

All of the incentives described above should be considered by the participant Councils in the development of a regional heritage program.

The introduction of a heritage strategy should be accompanied by some initial incentives and assistance. These include:

Administration

The Councils should:-

- use their planning powers to waive planning fees for applications for minor developments.
- prepare a policy regarding the waiving of planning scheme requirements such as car parking where conservation of an historic place is involved.
- consider amending the planning scheme to allow for prohibited uses to be conducted in heritage places.
- develop methods to streamline development approvals; eg planning applications proformas; delegated powers to officers.
- the three Councils should investigate the production of good quality tourism information based on the cultural heritage and natural features of the Macedon Ranges. The existing information is generally commercially focussed. Coordination with historical societies, tourist information centres and the Macedon Ranges Tourist Association is essential. Grants could be sought from the National Estate Grants Program for educational material.

Financial Assistance

The Councils should:-

- establish a regional restoration fund based on a contribution of \$10,000 per participant council, combined with but not dependent on an equal contribution of \$30,000 by the State Government.
- investigate a joint rate incentives package for a limited number of properties.
- apply for Australian Heritage Commission funding to undertake a survey of aboriginal sites and heritage.

Advice

The Councils should:-

- jointly employ a heritage adviser on a part time basis to assist in the implementation of the heritage controls;
- undertake an ongoing community education exercise to increase the public awareness of heritage conservation.
- prepare and adopt guidelines and policies to guide in decision making, that can be understood and disseminated to the community and used by council staff in advising on heritage matters, and
- be provided with the opportunity to undertake training and education in heritage conservation.
- jointly employ a municipal conservation officer to advise the community and Council on landscape management, particularly concentrating on the Mt Macedon area due to its high historical and landscape value.
- appoint a municipal arborist/tree officer to be shared between the three Shires and coordinate projects with the conservation officer.

- establish a Macedon Landscape Advisory Service to assist in advice on concept and landscape plans, site surveys, working drawings and other matters, and/or apply for grants under the Historic Gardens Conservation Fund for assistance in garden reinstatements, garden conservation and management and so on, for gardens listed on the Victorian Gardens Inventory 1988 or the Historic Buildings Register.

Council Initiatives

- the three Councils should coordinate a regional heritage program which is an umbrella for the range of heritage incentives recommended in this study;
- the Councils should prepare a heritage management program for the restoration and protection of public assets for the next five years.

Review

- the performance and composition of the heritage program should be reviewed jointly by the three Councils every five years.

7. Summary of Recommendations

7.1 Planning policies and provisions

7.1.1 Planning Principles

- Planning strategies should seek to maintain the broad pattern and individual elements of the historic landscape and which seek to maintain the critical historical qualities of the local environment, including taking into account key historical themes as identified in the Study, which have shaped the area and the critical elements which represent these themes.
- Adopted planning policies should link in with Statement of Planning Policy No. 8 - Macedon Ranges
- Planning policies recommended in this Study in relation to historic urban settlements, cultural landscape areas, corridors, and the Macedon Ranges and townships be incorporated in the three planning schemes as local policy and be the basis of a regional development code.
- The Councils must adopt new statutory measures that give consistent and due recognition to the study in the consideration of applications for permits or planning scheme amendments.
- A regional Development Code should be agreed to and adopted for application across the Region. The Code will be an invaluable tool which provides the link between the findings of the Study and everyday decision making at the officer level and by the Councils.

7.1.2 Individual Places and Sites

- Overlay provisions which require a planning permit for subdivision and buildings and works (with the exception of repairs and routine maintenance) be introduced for properties ranked A and B in the Study.

7.1.3 Gardens

- The landscape unit with the greatest concentration of gardens is the Macedon Massif and is one of national significance.
- Planning provisions be introduced for major changes to and the subdivision of identified gardens in the study area to be complimented by continued recognition of the importance of the gardens in tourism, through listing under the Historic Buildings Register, by the National Trust and other means.
- Identified notable trees be listed and protected in the planning schemes.
- A regional register of the detailed layouts of gardens be prepared from historical records as a reference document for property owners, the public and the Council.

7.1.4 Heritage Precincts

- That planning controls be introduced to create a new heritage precinct in Woodend and to extend the Romsey precinct. The existing Lancefield precinct is to remain unchanged.
- The form of heritage controls for precincts should resemble the Romsey Planning Scheme controls, requiring a permission to be obtained for all development (construction, external alterations, extensions, demolition, etc.).
- Planning controls for precincts be supported by the availability of heritage advice, development guidelines and other measures.

7.1.5 Landscape (Cultural and Natural)

- The landscape units which comprise the Mt Macedon area are identified as an area of national importance. The other identified landscape units are of local/regional significance.

- All planning schemes should be amended to specify that a matter to be taken into account in considering an application for planning permit is to be "the landscape features of the Macedon Ranges and Surrounds with particular attention to those features of the landscape that give it its special aesthetic and cultural value as identified in the Macedon Ranges Cultural Heritage and Landscape Study".

7.2 Incentives

7.2.1 Regional Heritage Program

- The three Councils should coordinate a regional heritage program which is an umbrella for the range of heritage incentives recommended in this Study.
- The major charter of the regional heritage program is that, given the development pressures and popularity of the Region for residential and recreation, it must initiate a positive public education campaign to remind residents, developers and government agencies of the cultural significance of the landscape of the Macedon Ranges and Surrounds Area.
- The three Councils should investigate the production of good quality tourism information based on the cultural heritage and natural features of the Macedon Ranges. The existing information is generally commercially focussed. Coordination with historical societies, tourist information centres and the Macedon Ranges Tourist Association is essential. Grants could be sought from the National Estate Grants Program for educational material.

7.2.2 Financial Assistance

The Councils should:-

- establish a regional restoration fund based on a contribution of \$10,000 per participant council combined with but not dependent on an equal contribution (\$30,000) by the State Government.

- investigate a joint rate incentives package for a limited number of properties.
- apply for Australian Heritage Commission funding to undertake a survey of aboriginal sites and heritage.

7.2.3. Advice

The Councils should:-

- jointly employ a heritage adviser, on a part time basis to assist in the implementation of the heritage controls;
- jointly employ a municipal conservation officer to advise the community and Council on landscape management, particularly concentrating on the Mt Macedon area due to its high historical and landscape value.
- appoint a municipal arborist/tree officer to be shared between the three Shires and coordinate projects with the conservation officer.
- establish a Macedon Landscape Advisory Service to assist in advice on concept and landscape plans, site surveys, working drawings and other matters, and/or apply for grants under the Historic Gardens Conservation Fund for assistance in garden reinstatements, garden conservation and management and so on, for gardens listed on the Victorian Gardens Inventory 1988 or the Historic Buildings Register.
- undertake an ongoing community education exercise to increase the public awareness of heritage conservation.
- prepare and adopt guidelines and policies to guide in decision making, that can be understood and disseminated to the community and used by council staff in advising on heritage matters, and
- be provided with the opportunity to undertake training and education in heritage conservation.

7.2.4 Council Initiatives

- the Councils should prepare a heritage management program for the restoration and protection of public assets for the next five years.

7.2.5 Review

- the performance and composition of the regional heritage program should be reviewed jointly by the three Councils every five years.

7.3 Other

7.3.1. Administration

The Councils should:-

- use their planning powers to waive planning fees for applications for minor developments.
- prepare a policy regarding the waiving of planning scheme requirements such as car parking where conservation of an historic place is involved.
- consider amending the planning scheme to allow for prohibited uses to be conducted in heritage places.
- develop methods to streamline development approvals; eg planning applications proformas; delegated powers to officers.

7.3.2 Information

- Continued support should be given to the three historical societies in the region and they should be provided with a copy of the Study.
- Councils should microfilm their rates records as a priority and provide a public listing of all other early records for information.
- A consistent set of regional maps should be prepared for future planning.
- An extract of this report should be prepared for the general public.

References

1. Context P/L (1992), Traralgon Heritage Study.
2. Bendigo and Eaglehawk Heritage Study (1992), Steering Committee Response to the Study.
3. Shire of Bet Bet (1991) Heritage Enhancement Kit.
4. Department of Planning and Housing (1991), Local Government Heritage Guidelines.
5. Central Goldfields Restoration Fund (brochure).
6. Department of Planning & Development (Heritage Branch) (1993), Sixteen Suggestions for Local Government for the Protection of Victoria's Heritage (Draft).
7. Wilson Sayer Core (1990), City of Ballarat Streetscape Study.

APPENDICES

APPENDIX 1

Historic Buildings

Council Register

APPENDIX 1A - Historic Buildings Council Register

Entries By Lga/Street Order

Gisborne

Hussy Haig & Co Store, Store, Former, 040 Aitken Street, Gisborne

Mount Macedon Hotel, Now Macedon House, Hotel, 001 Calthorpe Street,
Gisborne

Fersfield, Farm Complex, Garden, Fersfield Road, Gisborne

Gisborne Courthouse, Stable & Gaol, Court House, 002 Hamilton Street,
Gisborne

Newham & Woodend

Braemar, Later Clyde Girls Grammar School, Braemar College, Guest
House, School, Mount Macedon Road,

Mount Macedon Melbourne Bendigo Railway Road Bridge, Bridge, Calder
Highway, Woodend

Woodend Bridge, Five Mile Creek, Bridge, High Street, Woodend

Romsey

Mintaro, House, Garden, Trees, Fence, Melbourne Lancefield Road,
Monegeeta

Romsey Presbyterian Church, Now Uniting Church, Church, 025
Pohlmann Street, Romsey

Melbourne Bendigo Railway Bridge, Bridge, Riddell Sunbury Road,
Riddells Creek

Clarkefield Hotel, Now Coach & Horses Inn, Hotel, Stables, 001? Station
Street, Clarkefield

APPENDIX 1B - Historic Buildings Council Register

Recommendations By Lga/Street Order

(All Melbourne Bendigo Railway Sites Should Also Be Added To The Register [Not Listed])

Gisborne

Alton, House, Garden, Trees, 002? Alton Road, Mount Macedon

Penola, House, Garden, 047 Alton Road, Mount Macedon

Gisborne Park, Farm Complex, 770 Calder Highway, Gisborne

Cameron Memorial Cross, Monument, Cameron Drive, Mount Macedon

Karori, House, Garden, Trees, 015 Devonshire Lane, Mount Macedon

St Pauls Anglican Church, Church, Fisher Street, Gisborne

Drusilla, Now Marist Brothers Retreat, House, Garden, 229 Mount
Macedon Road, Mount Macedon

Durrol, House, Garden, 411 Mount Macedon Road, Mount Macedon

Duneira, House, Garden, Trees, 460 Mount Macedon Road, Mount
Macedon

Sefton, House, Garden, Pinschoff Lane, Mount Macedon

Rosenberg Park, Later Beulah And Wychwood, House, Garden, Riddell
Sunbury Road, Riddells Creek

Newham & Woodend

Blanchwood, House, Stables, 016 Brooke Street, Woodend

Avenue Of Honour, Tree Avenue, Calder Highway, Woodend

Wills House, House, 003 Dickens Street, Woodend

Oatlands, Later Cadella Park, Farm Complex, James Road, Springfield

Chevely Or Cheveley, Farm Complex, Jones Road,

Fontainebleau, House, Garden, Trees, Off Turner Avenue, Mount
Macedon

Romsey

Koomangoonong, Later Wahpeton, Now Tye Estate, House, Garden, Kerrie
Road, Kerrie

Romsey National Bank Of Australasia, Former, Bank, Garden, 101-103
Main Street, Romsey

House, Shop, 141 Main Street, Romsey

Bolinda Vale, Farm Complex, Garden, Melbourne Lancefield Road,

Bolinda Lancefield Swamp, Fossil Site, Millers Lane, Lancefield

Barton, Now Seymour Cottage, House, Garden, 020 Palmer Street,
Romsey

Holden Bridge At Jacksons Creek, Bridge, Riddell Sunbury Road, Riddells
Creek

Eden Park, Farm Complex, Woodend Wallan Road, Romsey

APPENDIX 2

Australian Heritage

Commission Register

APPENDIX 2A - Australian Heritage Commission Register

Entries By Lga/Street Order

Gisborne

Hussy Haig & Co Store, Store, Former, 040 Aitken Street, Gisborne

Alton, House, Garden, Trees, 002? Alton Road, Mount Macedon

Hascombe, Garden, Stable, Cottage, 003 Alton Road, Mount Macedon

Elderslie, House, Garden, Barringo Road, Macedon

Mount Macedon Hotel, Now Macedon House, Hotel, 001 Calthorpe Street,
Gisborne

Macedon Railway Water Tank, Water Tank, Off Church Street, Macedon

Fersfield, Farm Complex, Garden, Fersfield Road, Gisborne

Gisborne Courthouse, Stable & Gaol, Court House, 002 Hamilton Street,
Gisborne

Bendigo Melbourne Railway Culvert, Culvert, Off Middle Gully Road,

Melbourne Bendigo Railway Road Bridge, Bridge, Off Middle Gully Road,

Braemar, Later Clyde Girls Grammar School, Braemar College, Guest
House, School, Mount Macedon Road, Mount Macedon

Melbourne Bendigo Railway Bridge, Bridge, Railway, Mount Macedon
Road, Macedon

Bolobek, Garden, Houses, 135 Mount Macedon Road, Mount Macedon

Culvert, Off Mount Macedon Road, Gisborne

Melbourne Bendigo Railway Bridge & Reservoir, Bridge, Reservoir,
Nursery Road, Macedon

Gisborne Railway Station & Goods Shed, Railway Station, Station Road,
New Gisborne

Macedon Railway Station, Railway Station, Victoria Street, Macedon

Mount Macedon Gardens, Garden Precinct, Mount Macedon Road, Mount
Macedon

Macedon Area - Macedon Axe Grinding Rock, Aboriginal,
Newham & Woodend

Melbourne Bendigo Railway Road Bridge, Bridge, Calder Highway,
Woodend

Melbourne Bendigo Railway Bridge -Campaspe River Rail Bridge, Bridge,
Off Crows Road, Carlsruhe

Mount Diogenes, Now Hanging Rock, Landform, Hanging Rock Reserve
Road

Woodend Bridge, Five Mile Creek, Bridge, High Street, Woodend

Romsey

Riddell's Creek Railway Station Complex, Railway Station Complex,
Hamilton Street, Riddells Creek

Lancefield High Street Commercial Precinct, Precinct, High Street,
Lancefield

Mintaro, House,Garden,Trees,Fence, Melbourne Lancefield Road,

Monegeeta Lancefield Swamp, Fossil Site, Millers Lane,

Lancefield Romsey Presbyterian Church, Now Uniting Church, Church,
025 Pohlmann Street, Romsey

Melbourne Bendigo Railway Bridge, Bridge, Riddell Sunbury Road,
. Riddells Creek

Melbourne Bendigo Railway Bridge, Bridges, Riddells Creek,

Clarkefield Railway Station, Railway Station Complex, Station Street,
Clarkefield

Clarkefield Hotel, Now Coach & Horses Inn, Hotel, Stables, 001? Station
Street, Clarkefield

Melbourne Bendigo Railway Bridge, Bridge, Gisborne Kilmore Road,

APPENDIX 2B - Australian Heritage Commission Register

Recommendations By Lga/Street Order

Gisborne

St Brigids Catholic Church, Church, Aitken Street, Gisborne

Gisborne Cemetery, Cemetery, Aitken Street, Gisborne

Wesleyan Manse?, Lyell House, later a restaurant, House, 035 Aitken Street, Gisborne

Eblana, House, Garden, 080-082 Aitken Street, Macedon

Bungl-Hi, Garden, Outbuildings?, 029 Alton Road, Mount Macedon

Penola, House, Garden, 047 Alton Road, Mount Macedon

Throckenholt, Later Trockenholt, Now Brucedale, Farm Complex, 155RMB Bacchus Marsh Gisborne Road,

Bullengarook Park Preemptive Right, Farm Complex, 445 Bacchus Marsh Gisborne Road, Bullengarook

House, Benson Road, Couangalt

Macedon Cemetery, Cemetery, Trees, Bent Street, Macedon

Mount Aitken, Landform, Berry Road,

Oaks, Trees, Bruce Street, Macedon

Gisborne Park, Farm Complex, 770 Calder Highway, Gisborne

Mount Macedon Trigonometric Survey Cairn, Survey Marker, Cameron Drive, Mount Macedon

Barbour's Mill Site & Tramway, Timber Mill Site, Tramway, Off Cameron Drive, Mount Macedon

Mount Macedon Forest Plantation, Plantation, Trees, Off Cameron Drive, Mount Macedon

Gibson-Carmichael Tablet & Trigonometric Cairn(?), Memorial, Off Cameron Drive, Mount Macedon

Rock Glen Farm, Farm Complex, 008 Dalrymple Road, Gisborne

Penrith, Garden, Devonshire Lane, Mount Macedon

Glen Rannoch, Houses, Garden, 013 Devonshire Lane, Mount Macedon

Karori, House, Garden, Trees, 015 Devonshire Lane, Mount Macedon

Ard Rudah, Garden, House, 022 Devonshire Lane, Mount Macedon

Marnanie, Garden, House, 030 Devonshire Lane, Mount Macedon

Cathlaw, House, Garden, 009 Ferrier Road, Gisborne

Westport, House, Garden, 020 Ferrier Road, New Gisborne

St Pauls Anglican Church, Church, Fisher Street, Gisborne

St Andrew's Presbyterian Church, Church, Fisher Street, Gisborne

St Pauls Church Of England, Now Parish Hall, Church, Fisher Street,
Gisborne

St Andrew's Presbyterian Manse, Former, House, 042 Fisher Street,
Gisborne

The Grove, Later Prez, Now Bundaleer, Garden, House, Farm Complex,
Gisborne Melton Road, Gisborne

Glen Drouitt, Farm Complex, Glen Drouitt Road, Macedon

Hay Hill, Farm Complex, Hamilton Road, Riddells Creek

Mulutherie, Farm Complex, Garden, 085 Hamilton Street, Gisborne

Avenue Of Honour, Cairns, Trees, Memorials, Honour Avenue, Mount
Macedon

Wyabun Park & Crown Land Commissioner's Residence, Farm Complex,
House, Howey Street, Gisborne

Oak, Oak Avenues, Trees, Howey Street, Gisborne

Annandale, House, 046 Howey Street, Gisborne

Conifer Plantation, Trees, Group, Lions Head Road, Mount Macedon

Mount Gisborne, Landform, Mount Gisborne Drive, Gisborne

- Brookdale Nursery, House, Nursery, Garden, 210 Mount Macedon Road,
Mount Macedon
- Dreamthorpe, House, Garden, 220 Mount Macedon Road, Mount
Macedon
- Drusilla, Now Marist Brothers Retreat, House, Garden, 229 Mount
Macedon Road, Mount Macedon
- Cameron Lodge, Garden, House, Rotunda, 347 Mount Macedon Road,
Mount Macedon
- Montpellier, Now Timsbury, House, Garden, 361 Mount Macedon Road,
Mount Macedon
- Hohewarte, Now Camelot, Garden, Tennis Pavilion, 404 Mount Macedon
Road, Mount Macedon
- Forest Glade, Garden, 415 Mount Macedon Road, Mount Macedon
- Matlock, Garden, Gates, Walls, 421 Mount Macedon Road, Mount
Macedon
- Tanah Merah, Garden, Wall, 445 Mount Macedon Road, Mount
Macedon
- Bowlelia, Later Coolangatta, Tree, Garden, Off Mount Macedon Road,
Mount Macedon
- Macedon State Nursery, Garden, Nursery, Trees, Nursery Road, Macedon
House, Garden, 428 ? Old Calder Highway, Gisborne
- Sefton, House, Garden, Pinschoff Lane, Mount Macedon
- Rosenberg Park, Later Beulah And Wychwood, House, Garden, Riddell
Sunbury Road, Riddells Creek
- Taylor & Sangsters Nursery, Macedon Branch, Trees, Nursery, Sangsters
Road, Mount Macedon
- Lambard House, House, Garden, 001? Sangsters Road, Mount Macedon
- State Nursery Hotel, Oaks, Hotel, Trees, 075 Smith Street, Macedon
- Oaks, Trees, 109 Smith Street, Macedon

Newham & Woodend

Centenary Memorial, Avenue & Plantation, Trees, Reserve, Bawden Road,
Woodend

Woodvale, Now Woodvale Stud, Farm Complex, Boundary Road,

Jim Jim, Landform, Off Boundary Road, Cobaw

Oakdale, House, Bowens Road, Newham

English Oak, Tree, Bowens Road, Heskett

Rennie Farm, Farm Complex Ruin, Bowyers Road, Springfield

Kinersley, House, Boarding House, Bowyers Road, Woodend North

Blanchwood, House, Stables, 016 Brooke Street, Woodend

Woodend Cemetery, Cemetery, Trees, Fence, Buckland Street, Woodend

St. Marys Anglican Church, Church, 013-015 Buckland Street, Woodend

Springfield State School, Now Woodbrook Nursery, School, Calder
Highway,

Woodend North Avenue Of Honour, Tree Avenue, Calder Highway,
Woodend

Victoria Farm; Police, Later Cobb & Co. Changing Station, Farm Complex,
Calder Highway, Woodend North

Golf Hill, Woodend Golf Club, Landform, Trees, Fence, Off Calder
Highway, Woodend

Manchester Unity Convalescent Home, Now Bentinck Hotel, Housing,
Recreational, 002 Carlisle Street, Woodend

Lyndhurst, House, 006-008 Collier Street, Woodend

Zion Baptist Church, Church, Colwells Road, Hanging Rock

Kerville House, House, 010 Corinella Road, Woodend

Pindari, House, Garden, 002 Dickens Street, Woodend

Wills House, House, 003 Dickens Street, Woodend

Hazel Dell, Farm Complex, Trees, 147RMB Donalds Road, Woodend

- Newham Flour Mill House, Farm Complex, Dons Road, Newham
- Carramara, House, 020 East Street, Woodend
- Woodend Scout Hall, Hall, 041 Forest Street, Woodend
- Woodend Court House, Court House, 043 Forest Street, Woodend
- Newham Preemptive Right, Now Csl Chetwynd Farm, Farm Complex,
3740 ? Garth Road, Woodend North
- Campaspe House, House, Garden, Goldies Lane, Woodend
- Hanging Rock Race Course Complex, Recreation Buildings, Hanging Rock
Reserve Road, Woodend
- Clock Tower Woodend, Memorial Tower, High Street, Woodend
- Woodend High Street Commercial & Civic Precinct, Precinct, High Street,
Woodend
- Maloa, House, Surgery, 062-064 High Street, Woodend
- Commercial Bank, Now Westpac Bank, Bank, Residence, 075 High Street,
Woodend
- Macgregor's Commercial Hotel, Now Keatings Hotel, Hotel, 079? High
Street, Woodend
- Woodend & Newham Shire Offices & Council Chamber, Former, Hall,
Offices, 090 High Street, Woodend
- Shops & Residence (Former), Shops, Residence, 098-100 High Street,
Woodend
- Woodend Post Office, Post Office, 102 High Street, Woodend
- Islay House, Former Shop & Residence, Shop, Residence, Hotel, 125 High
Street, Woodend
- Beth-Shan, Shop, Residence, 127 High Street, Woodend
- Keating Memorial Rotunda, Monument, Off High Street, Woodend
Chevely Or Cheveley, Farm Complex, Jones Road,
- Bien Venuto, House, Interior, 066 Mount Macedon Road, Woodend
- Camels Hump, Landform, Off Mount Macedon Road, Mount Macedon

- Day's House, House, 007 Pyke Street, Woodend
- Ferndale, Hedge, Farm Building, House, Straws Lane, Mount Macedon
- St. Ambrose Catholic Church, Church, Templeton Street, Woodend
- St. Ambrose Parish Hall, Hall, Templeton Street, Woodend
- Ard Cheille, Formerly Ard Choille, Garden, Pavilions, House Stable,
Turner Avenue, Mount Macedon
- Fontainebleau, House, Garden, Trees, Off Turner Avenue, Mount
Macedon
- Oakwood, House, Urquhart Street, Woodend
- Woodend Catholic Primary School, Former, School, Wood Street,
Woodend
- Newham Diatomite Mine, Mine Site, Woodend Lancefield Road,
Newham
- Flint Hill, House, Garden, Woodend Lancefield Road, Woodend
- Shirley Park, Hedges & Gates, Farm Complex, Woodend Wallan Road,
Woodend
- Farm Complex, Woodend Wallan Road, Heskett
- Romsey**
- Mount View, House, Barn, Angle Road, Rochford
- Linehans Bridge, Bridge, Baynton Road, Lancefield
- Darraweit Guim State School No. 878 & Residence, School, House,
Beveridge Road, Darraweit Guim
- Darraweit Guim Store & Residence, House, Shop, Beveridge Road,
Darraweit Guim
- Darraweit (Monier Concrete) Bridge, Bridge, Bolinda Darraweit Road,
Darraweit Guim
- Darraweit Guim Presbyterian, Now Uniting Church, Church, Off Bolinda
Darraweit Road, Darraweit Guim

Darraweit Guim General Cemetery, Cemetery, Off Bolinda Darraweit Road, Darraweit Guim

Gordon Farm, Farm Complex Ruin, Boundary Road, Rochford

Lancefield General Cemetery, Cemetery, Cemetery Road,

Christ Church Of England, Church, 031 Chauncey Street, Lancefield

Christ Church, Church Of England Residence, House, 033 Chauncey Street, Lancefield

Lancefield Park & Sporting Ground, Trees, Avenues, Public Reserve, 057 Chauncey Street, Lancefield

Donovans Bridge, Deep Creek, Bridge, Chintin Road,

Connor's Farm & Stone Stockyard, Farm Complex, Wall, Chintin Road, Chintin

Ribbon Gum, Tree, Collivers Lane, Heskett

White Bridge, Bridge, Collivers Road, Rochford

The Pines, Farm Complex, Collivers Road, Lancefield

The Grange, Farm Complex, Collivers Road, Lancefield

Glencoe, Farm Complex, Garden, Duckholes Road, Monegeetta

Log Cottage, House, Eatons Road, Cherokee

Springbank, Later Debhel Park, Barn, Dairy, House, 180 RMB Forbes Road

Dromkeen, Monterey Pine, House, Tree, Gisborne Kilmore Road, Riddells Creek

Riddells Creek Reserve, Garden, Public, Gisborne Kilmore Road, Riddells Creek

Mill House & Mill Site, Now Falbarrow House, Mill Complex, Gisborne Kilmore Road, Riddells Creek

Millbrook, Also Smith's Nursery, Nursery, Trees, House, Off Gisborne Kilmore Road, Riddells Creek

Hay Grain Store, Now Epic Grange Grain Store, Store, High Street, Lancefield

- Lancefield Mechanics Institute & Free Library, Hall, 016 High Street,
Lancefield
- Lancefield National Bank Of Australasia, Former, Bank, 033 High Street,
Lancefield
- Lancefield Post Office, Post Office, 046 High Street, Lancefield
- Lancefield Municipal Reserve, Reserve, 074 High Street, Lancefield
- Lancefield State School Residence, Now Community House, House, 078
High Street, Lancefield
- Lancefield State School, School, 080 High Street, Lancefield
- Summerleigh, Farm Complex, Joyces Road, Monegeeta
- Koomangoonong, Later Wahpeton, Now Tye Estate, House, Garden,
Kerrie Road, Kerrie
- The Gap, Hotel, Kilmore Lancefield Road,
- Emu Creek Bridge, Bridge, Konagaderra Road,
- House, 085 Lancefield Baynton Road, Lancefield
- House, 104 Lancefield Baynton Road, Lancefield
- High Park, House, Farm Complex, Garden, Lancefield Kilmore Road,
Springfield
- Commercial Hotel, Later Warrawee Now Lancefield Hospital, Hotel,
Hospital, Lancefield Tooborac Road, Lancefield
- View, View, Lancefield Tooborac Road,
- Romsey Commercial And Civic Precinct, Precinct, Main Street, Romsey
- St. Pauls Anglican Church, Church, Trees, 077 Main Street, Romsey
- Romsey Post Office, Former, Post Office, 096 Main Street, Romsey
- Romsey Commercial Bank, Now Romsey Shire Chambers, Bank, 098-100
Main Street, Romsey
- Romsey National Bank Of Australasia, Former, Bank, Garden, 101-103
Main Street, Romsey

- White's General Store & Residence, Former, Shop, Residence, 106-108
Main Street, Romsey
- Neal's General Store, Shop, Residence, 111-113 Main Street, Romsey
- Romsey Hotel, Former, Hotel, 119 Main Street, Romsey
- Chemist Shop, Shop, House, 124 Main Street, Romsey
- Romsey Road Board, Later Shire Offices, Former, Offices, Hall, 132 Main
Street, Romsey
- House, Shop, 141 Main Street, Romsey
- Union Hotel, Former, Hotel, 143-145 Main Street, Romsey
- Bolinda Vale, Farm Complex, Garden, Melbourne Lancefield Road,
Bolinda
- Duckholes Hotel, Former, Hotel, Melbourne Lancefield Road, Monegeetta
- Lausanne, Barn, House, Melbourne Lancefield Road, Romsey
- Lancefield Court House, Court House, Melbourne Lancefield Road,
Lancefield
- Macedonia, Later Railway Hotel, Hotel, Coffee Palace, 072 Melbourne
Lancefield Road, Lancefield
- Royal Mail Hotel, Also Romsey Shire Offices, Former, Hotel, Stables,
1685RMB Melbourne Lancefield Road, Romsey
- Railway Trestle Bridge, Bridge, Railway, Off Melbourne Lancefield Road,
Clarkefield
- St Johns Anglican Church, Church, Melvins Road, Riddells Creek
- Landscape, Off Melvins Road, Riddells Creek
- Farm Complex, Millers Lane, Lancefield
- Cook's Smiddy, Blacksmiths Shop, Monument Road, Rochford
- Brock Monument, Landform, Monument Road, Hesket
- Grantville, Now Deep Fields, Farm Complex, Trees, Ochiltrees Road,
- Spring Grove, Farm Complex, O'Sullivan's Lane,

Barton, Now Seymour Cottage, House, Garden, 020 Palmer Street,
Romsey

Monynut, Once Part Greenhills Estate, House, Farm Complex, Portingales
Lane, Monegetta

Holden Bridge At Jacksons Creek, Bridge, Riddell Sunbury Road,
Riddells Creek

Cleveland, Farm Complex, Shannons Road, Lancefield

McDonald's Farm Or Green Rise (?), Farm Complex, Sheehans Road,

Shop, Residence, Station Street, Riddells Creek

Offices?, House, 007 Station Street, Clarkefield

Romsey Court House & Police Station, Police & Courthouse Complex, 018
Stawell Street, Romsey

Bolinda Park, Farm Complex, Garden, Sutherlands Road, Riddells Creek

Riddells Creek Mechanics Institute Hall, Hall, Sutherlands Road,
Riddells Creek

Wattle Hill, Farm Complex, Woodend Lancefield Road, Rochford

Rochford School, School, Woodend Lancefield Road, Rochford

Clunie, House, Garden, Trees, Woodend Wallan Road, Chintin

The Breen, Farm Complex, Woodend Wallan Road,

Eden Park, Farm Complex, Woodend Wallan Road, Romsey

Landform, Woodend Wallan Road,

Daley's Bridge, Bridge, Woodend Wallan Road

APPENDIX 2C - Australian Heritage Commission Register

Recommendations - No Citations Required

By Lga/Street Order

Gisborne

Monkey Puzzle, Larch At Haversham, Trees, 410 Mount Macedon Road,
Mount Macedon

Romsey

Craigie Lea, 'Araucaria sp.', Farm Complex, Tree, Mountains Road,
Cherokee

APPENDIX 3

Planning Scheme

Recommendations

APPENDIX 3A - Planning Scheme Recommendations

By Lga/Street Order

Gisborne

St Brigids Catholic Church, Church, Aitken Street, Gisborne

St Brigid's Presbytery, House, Aitken Street, Gisborne
Gisborne Cemetery, Cemetery, Aitken Street, Gisborne

Telegraph Hotel, Hotel, Aitken Street, Gisborne

Wesleyan Manse?, Lyell House, Later A Restaurant, House, 035 Aitken Street,
Gisborne

Hussy Haig & Co Store, Store, Former, 040 Aitken Street, Gisborne

House, 079 Aitken Street, Gisborne

Eblana, House, Garden, 080-082 Aitken Street, Macedon

Alton, House, Garden, Trees, 002? Alton Road, Mount Macedon

Hascombe, Garden, Stable, Cottage, 003 Alton Road, Mount Macedon

Bungl-Hi, Garden, Outbuildings?, 029 Alton Road, Mount Macedon

Penola, House, Garden, 047 Alton Road, Mount Macedon

Throckenholt, Later Trockenholt, Now Brucedale, Farm Complex, 155RMB
Bacchus Marsh Gisborne Road,

Bullengarook Park Preemptive Right, Farm Complex, 445 Bacchus Marsh
Gisborne Road, Bullengarook

Elderslie, House, Garden, Barringo Road, Macedon

Wooling Hill Private Cemetery, Cemetery, Trees, Barringo Road, Macedon

Wooling Station Homestead Site, House Site, Trees, Barringo Road, Macedon

House, Benson Road, Couangalt

Macedon Cemetery, Cemetery, Trees, Bent Street, Macedon

Mount Aitken, Landform, Berry Road, Apsley, House, Nursery?, Brougham Road, Mount Macedon

Oaks, Trees, Bruce Street, Macedon

Gisborne Park, Farm Complex, 770 Calder Highway, Gisborne

Mount Macedon Hotel, Now Macedon House, Hotel, 001 Calthorpe Street, Gisborne

Cameron Memorial Cross, Monument, Cameron Drive, Mount Macedon

Mount Macedon Trigonometric Survey Cairn, Survey Marker, Cameron Drive, Mount Macedon

Barbour's Mill Site & Tramway, Timber Mill Site, Tramway, Off Cameron Drive, Mount Macedon

Mount Macedon Forest Plantation, Plantation, Trees, Off Cameron Drive, Mount Macedon

Gibson-Carmichael Tablet & Trigonometric Cairn(?), Memorial, Off Cameron Drive, Mount Macedon

Cheniston, House, Garden, 020 Cheniston Road, Mount Macedon

Macedon Railway Water Tank, Water Tank, Off Church Street, Macedon

Rock Glen Farm, Farm Complex, 008 Dalrymple Road, Gisborne

Penrith, Garden, Devonshire Lane, Mount Macedon

Glen Rannoch, Houses, Garden, 013 Devonshire Lane, Mount Macedon

Karori, House, Garden, Trees, 015 Devonshire Lane, Mount Macedon

Ard Rudah, Garden, House, 022 Devonshire Lane, Mount Macedon

Marnanie, Garden, House, 030 Devonshire Lane, Mount Macedon

Cathlaw, House, Garden, 009 Ferrier Road, Gisborne

Surama, Farm Complex, Garden, 014 Ferrier Road, New Gisborne

Westport, House, Garden, 020 Ferrier Road, New Gisborne

St Pauls Anglican Church, Church, Fisher Street, Gisborne

St Andrew's Presbyterian Church, Church, Fisher Street, Gisborne

St Pauls Church Of England, Now Parish Hall, Church, Fisher Street,
Gisborne

St Andrew's Presbyterian Manse, Former, House, 042 Fisher Street, Gisborne

Erin Vale, House, Garden, 011 Gisborne Kilmore Road, Gisborne

The Grove, Later Prez, Now Bundaleer, Garden, House, Farm Complex,
Gisborne Melton Road, Gisborne

Glen Drouitt, Farm Complex, Glen Drouitt Road, Macedon

Hay Hill, Farm Complex, Hamilton Road, Riddells Creek

Gisborne Mechanics Institute Hall, Part, Hall, Hamilton Street, Gisborne

Gisborne Courthouse, Stable & Gaol, Court House, 002 Hamilton Street,
Gisborne

Mulgutherie, Farm Complex, Garden, 085 Hamilton Street, Gisborne

Dumbarton, Farm Complex, 131 Hamilton Street, Gisborne

Avenue Of Honour, Cairns, Trees, Memorials, Honour Avenue, Mount
Macedon

Wyabun Park & Crown Land Commissioner's Residence, Farm Complex,
House, Howey Street, Gisborne

Oak, Oak Avenues, Trees, Howey Street, Gisborne

Annandale, House, 046 Howey Street, Gisborne

Conifer Plantation, Trees, Group, Lions Head Road, Mount Macedon

Bendigo Melbourne Railway Culvert, Culvert, Off Middle Gully Road,
Mount Gisborne, Landform, Mount Gisborne Drive, Gisborne

Melbourne Bendigo Railway Bridge, Bridge, Railway, Mount Macedon Road,
Macedon

Mount Macedon Presbyterian Church (Part), Church, Mount Macedon Road,
Mount Macedon

Derriweit Heights, Garden, Mount Macedon Road, Mount Macedon

Bolobek, Garden, Houses, 135 Mount Macedon Road, Mount Macedon

Brookdale Nursery, House, Nursery, Garden, 210 Mount Macedon Road,
Mount Macedon

Dreamthorpe, House, Garden, 220 Mount Macedon Road, Mount Macedon

Drusilla, Now Marist Brothers Retreat, House, Garden, 229 Mount Macedon
Road, Mount Macedon

Cameron Lodge, Garden, House, Rotunda, 347 Mount Macedon Road,
Mount Macedon

Montpellier, Now Timsbury, House, Garden, 361 Mount Macedon Road,
Mount Macedon

Hohewarte, Now Camelot, Garden, Tennis Pavilion, 404 Mount Macedon
Road, Mount Macedon

Durrol, House, Garden, 411 Mount Macedon Road, Mount Macedon

Forest Glade, Garden, 415 Mount Macedon Road, Mount Macedon

Matlock, Garden, Gates, Walls, 421 Mount Macedon Road, Mount Macedon

Tanah Merah, Garden, Wall, 445 Mount Macedon Road, Mount Macedon

Duneira, House, Garden, Trees, 460 Mount Macedon Road, Mount Macedon

Bowlelia, Later Coolangatta, Tree, Garden, Off Mount Macedon Road, Mount
Macedon

Macedon State Nursery, Garden, Nursery, Trees, Nursery Road, Macedon ,
House, Garden, 428 ? Old Calder Highway, Gisborne

Sefton, House, Garden, Pinschoff Lane, Mount Macedon

Rosenberg Park, Later Beulah And Wychwood, House, Garden, Riddell
Sunbury Road, Riddells Creek

Taylor & Sangsters Nursery, Macedon Branch, Trees, Nursery, Sangsters Road,
Mount Macedon

Lambard House, House, Garden, 001? Sangsters Road, Mount Macedon

Magnet Hill, Landform, Saunders Road, New Gisborne

State Nursery Hotel, Oaks, Hotel, Trees, 075 Smith Street, Macedon

Oaks, Trees, 109 Smith Street, Macedon

Gisborne Railway Station & Goods Shed, Railway Station, Station Road, New
Gisborne

Australian Counter Disaster College, Garden, 125 Waterfalls Road, Mount
Macedon

Macedon Area - Macedon Axe Grinding Rock, Aboriginal

Newham & Woodend

Centenary Memorial, Avenue & Plantation, Trees, Reserve, Bawden Road,
Woodend

Woodvale, Now Woodvale Stud, Farm Complex, Boundary Road,

Jim Jim, Landform, Off Boundary Road, Cobaw

Oakdale, House, Bowens Road, Newham

English Oak, Tree, Bowens Road, Heskett

Rennie Farm, Farm Complex Ruin, Bowyers Road, Springfield

Kinersley, House, Boarding House, Bowyers Road, Woodend North

Blanchwood, House, Stables, 016 Brooke Street, Woodend

Woodend Cemetery, Cemetery, Trees, Fence, Buckland Street, Woodend

St. Marys Anglican Church, Church, 013-015 Buckland Street, Woodend

Springfield State School, Now Woodbrook Nursery, School, Calder Highway,
Woodend North

Avenue Of Honour, Tree Avenue, Calder Highway, Woodend

Roseneath Farm, Now C.S.L., Farm Complex, Trees, Calder Highway,
Woodend North

Stone Pine, Trees, Calder Highway,

Victoria Farm; Police, Later Cobb & Co. Changing Station, Farm Complex,
Calder Highway, Woodend North

Springfield Hotel, Former, Hotel, House, Calder Highway,

Ivy Cottage, House, Calder Highway, Springfield

- Golf Hill, Woodend Golf Club, Landform, Trees, Fence, Off Calder Highway, Woodend
- Manchester Unity Convalescent Home, Now Bentinck Hotel, Housing, Recreational, 002 Carlisle Street, Woodend
- Lyndhurst, House, 006-008 Collier Street, Woodend
- Zion Baptist Church, Church, Colwells Road, Hanging Rock
- Kerville House, House, 010 Corinella Road, Woodend
- Woodend Railway Station Signal Box, Signal Box, Off Corinella Road, Woodend
- Woodend Corinella Street Residential Precinct, Precinct, Corinella Street, Woodend
- Melbourne Bendigo Railway Bridge -Campaspe River Rail Bridge, Bridge, Off Crows Road, Carlsruhe
- Pindari, House, Garden, 002 Dickens Street, Woodend
- Wills House, House, 003 Dickens Street, Woodend
- Hazel Dell, Farm Complex, Trees, 1470RMB Donalds Road, Woodend
- Newham Flour Mill House, Farm Complex, Dons Road,
- Newham Newham Mechanics Institute Hall, Hall, Dons Road, Newham
- Newham Store, House, Shop, Dons Road, Newham
- Carramara, House, 020 East Street, Woodend
- St. Andrews Presbyterian, Now Uniting Church, Church, 037 Forest Street, Woodend
- Woodend Scout Hall, Hall, 041 Forest Street, Woodend
- Woodend Court House, Court House, 043 Forest Street, Woodend
- Newham Preemptive Right, Now Csl Chetwynd Farm, Farm Complex, Garth Road, Woodend North
- Campaspe House, House, Garden, Goldies Lane, Woodend

- Hanging Rock, Race Course Complex, Recreation Buildings, Hanging Rock Reserve Road, Woodend
- Everleigh, House, Farm, Trees, Off Hickey Road,
- Clock Tower Woodend, Memorial Tower, High Street, Woodend
- Victoria Hotel, Hotel, High Street, Woodend
- Woodend High Street Commercial & Civic Precinct, Precinct, High Street, Woodend
- Maloa, House, Surgery, 062-064 High Street, Woodend
- Commercial Bank, Now Westpac Bank, Bank, Residence, 075 High Street, Woodend
- MacGregor's Commercial Hotel, Now Keatings Hotel, Hotel, 079? High Street, Woodend
- Weighbridge Later All Nations Hotel, Now Devon Lodge, Hotel, 083 High Street, Woodend
- Woodend Mechanics Institute & Free Library, Hall, Library, 085 High Street, Woodend
- Woodend & Newham Shire Offices & Council Chamber, Former, Hall, Offices, 090 High Street, Woodend
- Shops, Residence, 098-100 High Street, Woodend
- Woodend Post Office, Post Office, 102 High Street, Woodend
- Islay House, Former Shop & Residence, Shop, Residence, Hotel, 125 High Street, Woodend
- Beth-Shan, Shop, Residence, 127 High Street, Woodend
- Keating Memorial Rotunda, Monument, Off High Street, Woodend
- Oatlands, Later Cadella Park, Farm Complex, James Road, Springfield
- Chevely (Or Cheveley), Farm Complex, Jones Road,
- Bien Venuto, House, Interior, 066 Mount Macedon Road, Woodend
- Camels Hump, Landform, Off Mount Macedon Road, Mount Macedon
- Day's House, House, 007 Pyke Street, Woodend

Ferndale, Hedge, Farm Building, House, Straws Lane, Mount Macedon

Woodend Catholic Primary School, School, Templeton Street, Woodend

St. Ambrose Catholic Church, Church, Templeton Street, Woodend

St. Ambrose Parish Hall, Hall, Templeton Street, Woodend

Ard Cheille, Formerly Ard Choille, Garden, Pavilions, House Stable, Turner Avenue, Mount Macedon

Fontainebleau, House, Garden, Trees, Off Turner Avenue, Mount Macedon

Oakwood, House, Urquhart Street, Woodend

Woodend Catholic Primary School, Former, School, Wood Street, Woodend

St Andrews Presbyterian Church, Church, Woodend Lancefield Road, Newham

Newham Diatomite Mine, Mine Site, Woodend Lancefield Road, Newham

Flint Hill, House, Garden, Woodend Lancefield Road, Woodend

Shirley Park, Hedges & Gates, Farm Complex, Woodend Wallan Road, Woodend Farm Complex, Woodend Wallan Road, Hesket

Romsey

Mount View, House, Barn, Angle Road, Rochford

Linehans Bridge, Bridge, Baynton Road, Lancefield

Darraweit Guim State School No. 878 & Residence, School, House*, Beveridge Road, Darraweit Guim

Darraweit Guim Store & Residence, House, Shop, Beveridge Road, Darraweit Guim

Darraweit (Monier Concrete) Bridge, Bridge, Bolinda Darraweit Road, Darraweit Guim

Darraweit Guim Presbyterian, Now Uniting Church, Church, Off Bolinda Darraweit Road, Darraweit Guim

Darraweit Guim General Cemetery, Cemetery, Off Bolinda Darraweit Road, Darraweit Guim

- Gordon Farm, Farm Complex Ruin, Boundary Road, Rochford
- Lancefield General Cemetery, Cemetery, Cemetery Road,
- Christ Church Of England, Church, 031 Chauncey Street, Lancefield
- Christ Church Church Of England Residence, House, 033 Chauncey Street, Lancefield
- Lancefield Park & Sporting Ground, Trees, Avenues, Public Reserve, 057 Chauncey Street, Lancefield
- Kerrie Primary School, Former Railway Steam Sawmills School, School, Shelter, Plantation, Cherokee Road, Kerrie
- Donovans Bridge, Deep Creek, Bridge, Chintin Road,
- Connor's Farm & Stone Stockyard, Farm Complex, Wall, Chintin Road, Chintin
- Ribbon Gum, Tree, Collivers Lane, Hesket
- White Bridge, Bridge, Collivers Road, Rochford
- The Pines, Farm Complex, Collivers Road, Lancefield
- The Grange, Farm Complex, Collivers Road, Lancefield
- Glencoe, Farm Complex, Garden, Duckholes Road, Monegetta
- Farmers Arms Hotel, Former, Hotel, Stable, 012 ? Dunsford Street, Lancefield
- Lancefield National School, Later Wesleyan Church, Church, 033 Dunsford Street, Lancefield
- National School Residence (?), Later Wesleyan Parsonage, House, 035 Dunsford Street, Lancefield
- Log Cottage, House, Eatons Road, Cherokee
- Springbank, Later Debhel Park, Barn, Dairy, House, 180RMB Forbes Road,
- Dromkeen, Monterey Pine, House, Tree, Gisborne Kilmore Road, Riddells Creek
- Riddells Creek Reserve, Garden, Public, Gisborne Kilmore Road, Riddells Creek
- Mill House & Mill Site, Now Falbarrow House, Mill Complex, Gisborne Kilmore Road, Riddells Creek

which are earlier in book out of order

10-13

PA-GES

PLUS



Murphy's Cordial Factory Site, Oak, Ruin, Tree, Gisborne Kilmore Road,
Riddells Creek

Millbrook, Also Smith's Nursery, Nursery, Trees, House, Off Gisborne
Kilmore Road, Riddells Creek

Glenfern Park Stud, Garden, Trees, Glenfern Road,

Lancefield High Street Commercial Precinct, Precinct, High Street, Lancefield

Hay Grain Store, Now Epic Grange Grain Store, Store, High Street, Lancefield

Lancefield Commercial Bank, Former, Bank, 001 High Street, Lancefield

Macks, Later Lancefield Hotel, Hotel, 002 High Street, Lancefield

Wiegards Buildings, Shops, Residence, 006-014 High Street, Lancefield

Lancefield Mechanics Institute & Free Library, Hall, 016 High Street,
Lancefield

Lancefield National Bank Of Australasia, Former, Bank, 033 High Street,
Lancefield

State Savings Bank Of Victoria, Now State Bank Of Victoria, Bank, 035 High
Street, Lancefield

Lancefield Post Office, Post Office, 046 High Street, Lancefield

Lancefield Municipal Reserve, Reserve, 074 High Street, Lancefield

Lancefield State School Residence, Now Community House, House, 078 High
Street, Lancefield

Lancefield State School, School, 080 High Street, Lancefield

Summerleigh, Farm Complex, Joyces Road, Monegeeta

Banoon, House, Farm Complex, Joyces Road, Monegeeta

Ruins, House, Kennedys Lane, Chintin N

Koomangoonong, Later Wahpeton, Now Tye Estate, House, Garden, Kerrie
Road, Kerrie

The Gap, Hotel, Kilmore Lancefield Road,

Linwen, Farm Complex, Trees, 1085 Knox Road, Duckholes

Emu Creek Bridge, Bridge, Konagaderra Road,
 House, 085 Lancefield Baynton Road, Lancefield
 House, 104 Lancefield Baynton Road, Lancefield
 Trees, 104 (Opposite) Lancefield Baynton Road, Lancefield
 House And Apostolic Church, House, Church, Garden, 114 Lancefield
 Baynton Road, Lancefield
 High Park, House, Farm Complex, Garden, Lancefield Kilmore Road,
 Springfield
 Mustey's Butcher's Shop, Shop, Residence, Lancefield Tooborac Road,
 Lancefield
 Commercial Hotel, Later Warrawee Now Lancefield Hospital, Hotel, Hospital,
 Lancefield Tooborac Road, Lancefield
 View, View, Lancefield Tooborac Road,
 Romsey Commercial And Civic Precinct, Precinct, Main Street, Romsey
 St. Pauls Anglican Church, Church, Trees, 077 Main Street, Romsey
 Romsey Catholic Church, Church, 085 Main Street, Romsey
 Romsey Post Office, Former, Post Office, 096 Main Street, Romsey
 Romsey Commercial Bank, Now Romsey Shire Chambers, Bank, 098-100 Main
 Street, Romsey
 Romsey National Bank Of Australasia, Former, Bank, Garden, 101-103 Main
 Street, Romsey
 White's General Store & Residence, Former, Shop, Residence, 106-108 Main
 Street, Romsey
 Neal's General Store, Shop, Residence, 111-113 Main Street, Romsey
 Romsey Hotel, Former, Hotel, 119 Main Street, Romsey
 Chemist Shop, Shop, House, 124 Main Street, Romsey
 Barcham's Chemist Shop, Former, Shop, House, 129 Main Street, Romsey

Romsey Road Board, Later Shire Offices, Former, Offices, Hall, 132 Main Street, Romsey

House, Shop, 141 Main Street, Romsey

Union Hotel, Former, Hotel, 143-145 Main Street, Romsey

Mintaro, House, Garden, Trees, Fence, Melbourne Lancefield Road, Monegeeta

Bolinda Vale, Farm Complex, Garden, Melbourne Lancefield Road, Bolinda

Bolinda Creek Bridge, Bridge, Melbourne Lancefield Road, Clarkefield

Duckholes Hotel, Former, Hotel, Melbourne Lancefield Road, Monegeetta

Lausanne, Barn, House, Melbourne Lancefield Road, Romsey

Lancefield Court House, Court House, Melbourne Lancefield Road, Lancefield

Lancefield Railway Station, Part, Railway Station, 042 Melbourne Lancefield Road, Lancefield

Macedonia, Later Railway Hotel, Hotel, Coffee Palace, 072 Melbourne Lancefield Road, Lancefield

Royal Mail Hotel, Also Romsey Shire Offices, Former, Hotel, Stables, 1685RMB Melbourne Lancefield Road, Romsey

Lancefield Presbyterian Manse, Former, House, 230 RMB Melbourne Lancefield Road, Lancefield

Railway Trestle Bridge, Bridge, Railway, Off Melbourne Lancefield Road, Clarkefield

St Johns Anglican Church, Church, Melvins Road, Riddells Creek

Town Reserve, Off Melvins Road, Riddells Creek

Farm Complex, Millers Lane, Lancefield

Lancefield Swamp, Fossil Site, Millers Lane, Lancefield

Cook's Smiddy, Blacksmiths Shop, Monument Road, Rochford

Brock Monument, Landform, Monument Road, Heskett

Grantville, Now Deep Fields, Farm Complex, Trees, Ochiltrees Road,

Spring Grove, Farm Complex, O'Sullivan's Lane,

Barton, Now Seymour Cottage, House, Garden, 020 Palmer Street, Romsey

Romsey Presbyterian Church, Now Uniting Church, Church, 025 Pohlmann Street, Romsey

Monynut, Once Part Greenhills Estate, House, Farm Complex, Portingales Lane, Monegeetta

Holden Bridge At Jacksons Creek, Bridge, Riddell Sunbury Road, Riddells Creek

House, Garden, Sandy Creek Road, Riddells Creek Cleveland, Farm Complex, Shannons Road, Lancefield

McDonald's Farm Or Green Rise (?), Farm Complex, Sheehans Road,

Former Humphries Shop, Residence, Station Street, Riddells Creek

Clarkefield Hotel, Now Coach & Horses Inn, Hotel, Stables, 001? Station Street, Clarkefield

Offices?, House, 007 Station Street, Clarkefield

Romsey Court House & Police Station, Police & Courthouse Complex, 018 Stawell Street, Romsey

Bolinda Park, Farm Complex, Garden, Sutherlands Road, Riddells Creek

Riddells Creek Mechanics Institute Hall, Hall, Sutherlands Road, Riddells Creek

House, Oaks, House, Trees, 011 ? Williams Street,

Wattle Hill, Farm Complex, Woodend Lancefield Road, Rochford

Rochford School, School, Woodend Lancefield Road, Rochford

Clunie, House, Garden, Trees, Woodend Wallan Road, Chintin

The Breen, Farm Complex, Woodend Wallan Road,

Eden Park, Farm Complex, Woodend Wallan Road, Romsey

Daley's Bridge, Bridge, Woodend Wallan Road,

APPENDIX 3B - Potential Planning Scheme Recommendations

Citations Required By Lga/Street Order

Gisborne

Sankey Reserve, Reserve, Aitken Street, Gisborne

Gisborne Masonic Hall, Hall, Aitken Street, Gisborne

House,Garden, 050 Aitken Street, Gisborne

Gisborne Foresters Hall, Hall, 052 Aitken Street, Gisborne

Ritchie's Hotel, Former ?, House, 057 Aitken Street, Gisborne

Five Oaks, House, Fence, 078 Aitken Street, Gisborne

Kirami, Garden, Alton Road, Mount Macedon

Bullengarook North State School Plantation, Trees, Bacchus Marsh
Gisborne Road, Bullengarook North

House, Farm, Bacchus Marsh Gisborne Road,

View, Bacchus Marsh Gisborne Road, Bullengarook

Trees, 312 Rmb Bacchus Marsh Gisborne Road,

Ruin, 073 Rmb Benson Road, Couangalt Garden, House, Bent Street,
Macedon

Sherford Downs, Garden, 066 Bent Street, Macedon

View, Black Hill Road,

House, Off Black Hill Road, Couangalt

Farm Complex, Brady Road,

Gisborne Primary School, School, Brantome Street, Gisborne

House, 048 Brantome Street, Gisborne

Brantome Waters Cottage, House, 050 Brantome Street, Gisborne

Road & Verges, Bullard Road,
Tree, Farm Complex, Calder Highway,
Ash Avenue, Trees, Calder Highway,
Trees, Calder Highway,
Trees, Calder Highway,
Sawmill Complex (Part), Calder Highway,
Bunya Bunya, Tree, Calder Highway,
House, Christian Street, Mount Macedon
Moora, Farm Complex, 069 Couangalt Road,
House, 086 Couangalt Road,
Penbryn (Or The Chalet), Garden, House?, Devonshire Lane, Mount
Macedon
House, 003 Early Street, New Gisborne
Trees, Ferrier Road, Gisborne
Church Of England Vicarage ?, House, Fisher Street, Gisborne
House, 052 Goode Street, Gisborne
State Nursery Site, Plantation, Governors Drive, Mount Macedon
Trees, - Greene Street, Macedon
Tree, Hamilton Road,
Tree Group, Hamilton Road,
Outbuilding, Hamilton Road,
Tree Group, 002 ? Hamilton Road,
Culvert, Off Hamilton Road,
Trees, Hamilton Street, Gisborne
Gisborne Recreation Reserve Memorial Gates, Memorial Gateway,
Hamilton Street, Gisborne

Dixon's Office/House, Now Middendorp Electrical Co., House,
 Office, 041 Hamilton Street, Gisborne
 House, 050 Hamilton Street, Gisborne
 Kimbolton, Garden, ? Hamilton Street, Gisborne Road & Verges, Haries
 Road,
 Road & Verges, Hobbs Road,
 Poplar, Farm Complex, Hockings Lane,
 Whitelodge, Garden, 071 Honour Avenue, Macedon
 House, Howey Street, Gisborne
 Chessey Park ?, House, ? Lim Court, New Gisborne
 Trees, Margaret Street, Macedon
 Burke & Wills Monument, Camp 4, Site, Monument, Melbourne Lancefield
 Road,
 Trees, Melbourne Lancefield Road, Lancefield
 House, Mount Gisborne Road,
 Caignair, Garden, House (Part), Mount Macedon Road, Mount Macedon
 Chadwell, Gateway, Mount Macedon Road, Mount
 Macedon School Gates, Memorial, Mount Macedon Road, Mount
 Macedon
 Wahbilla, House, Garden, Shearing Shed, 013 Mount Macedon Road,
 Mount Macedon
 Gateway, Gateway, 239 Mount Macedon Road, Mount Macedon
 Carramundi, Garden, 328 Mount Macedon Road, Mount Macedon
 Nandi, Guest House, Garden, 335 Mount Macedon Road, Mount
 Macedon
 Huntly Burn, Trees, Garden, 336 Mount Macedon Road, Mount
 Macedon

Real Estate Agency, Shop, 343 Mount Macedon Road, Mount Macedon

Tieve-Tarah, Trees, Garden, 360 Mount Macedon Road, Mount Macedon

Pinjarra, Garden, House, 367? Mount Macedon Road,

Fairmount, Garden, Trees, 380 Mount Macedon Road, Mount Macedon

Byrne's Store, Former, Shop, Residence?, 382 Mount Macedon Road,
Mount Macedon

Elm Rows, Trees, 382nr. Mount Macedon Road

Ballantrae, Trees, Garden, 385 Mount Macedon Road, Mount Macedon

Darjeeling, Trees, 390 Mount Macedon Road, Mount Macedon

Tanderra, Monkey Puzzle Tree, Trees, Garden, 394 Mount Macedon
Road, Mount Macedon

The Laurels, Trees, Garden, 400 Mount Macedon Road, Mount Macedon

Greystanes, Gates, Gardens, 407 Mount Macedon Road, Mount Macedon

Monkey Puzzle, Larch At Haversham, Trees, 410 Mount Macedon Road,
Mount Macedon

Warwick, Former St.Margarets, Garden, House, 425 Mount Macedon
Road, Mount Macedon

Milford, House, Garden, 491 Mount Macedon Road, Mount Macedon

Farm Complex, 019 McGeorge Road

Macedon Riddells Creek Reservoir, Reservoir, Off Nursery Road,
Macedon

Trees, Old Calder Highway, Gisborne , Trees, Old Calder Highway,
Gisborne

Trees, Off Old Calder Highway, Gisborne

Tree, Payne Road,

Farm Complex, Phalemphin Road, Macedon

Noel, Gates, Trees, Phalemphin Road, Mount Macedon

Kuranda, House, Garden, Pinschoff Lane, Mount Macedon

Outbuilding, Pyalong Lancefield Road,

Sunbury Water Filtration Plant, Industrial Complex, Rosslynne Reservoir Road,

House, Saunders Road, Gisborne

Houses, Saunders Road, Gisborne

House, Saunders Road, New Gisborne

Trees, Saunders Road, New Gisborne

Macedon Primary School 1660, School, Smith Street, Macedon

Old Springfield Road?, Road, Off Springfield Road, Springfield

New Gisborne House Group & Railway Station Precinct, Precinct, Station Road, New Gisborne

Whistle Stop Tavern, The, Hotel, Station Road, New Gisborne

New Gisborne R.S.L. Hall, Hall, 142 Station Road, New Gisborne

House, 143 Station Road, New Gisborne

Ross Watt Children's Hall, Hall, Church ?, 147 Station Road, New Gisborne

House, 154 Station Road, New Gisborne

House, Shop, 157 Station Road, New Gisborne

House, 159 Station Road, New Gisborne

Trees, Station Road, New Gisborne

House, 038 Stephens Street, Gisborne

The Coach House, Stable, 011 Turritable Avenue, Mount Macedon

Tree, 052 ? Victoria Street, Macedon, Farm Complex, Waterloo Flat Road, Road, Waterloo Flat Road,

Trees, Farm Complex, Watterson Road,

House, Watterson Road, Couangalt

Road & Verges, Webb Road,
 Elm Tree Farm, Farm Complex, 760 RMB West Goldie Road,
 Locksley Lodge, Garden, 061 Willowbank Road, Gisborne
 Reservoir, Off Zeal Street, New Gisborne
 Californian Redwood Group, Tree Group, Zig Zag Road,
 Hedge, Mowbrays Road,
Newham & Woodend
 Woodend Residential Precinct, Precinct, 034- Anslow Street, Woodend
 House, Ashbourne Road, Ashbourne
 Ashbourne Catholic Church, Church, Ashbourne Road, Ashbourne
 View, Bolgers Lane,
 Road & Verges, Bolgers Lane, Cobaw
 Road & Verges, Boundary Road,
 Farm Complex, Boundary Road,
 Farm Complex, Bowens Road, Newham House, 020 Brewster Street,
 Woodend
 The Gables, House, 019-021 Brooke Street, Woodend
 Pine Grove, Later Truro, Shearing Shed, Bryces Road, Hedge, House,
 Calder Highway,
 Black Forest Saw Mill, Sawmill Complex/Site, Calder Highway, Woodend
 House Ruin, Calder Highway, Springfield
 Springfield Reservoir, Reservoir, Calder Highway, Springfield
 Hedge, House, Calder Highway, Woodend
 Carlsruhe Cemetery, Cemetery, Carlsruhe Cemetery Road, Carlsruhe
 House, Clancys Lane, Woodend North

House, 014 Collier Street, Woodend

Victorian Railways Departmental Residence, House, Corinella Road,
Woodend

Oak Avenue, Trees, Off Corinella Road, Woodend

Moorlands, House, Hut, Trees, Crows Road,

Gum Grove, Tree, Group, Crows Road

Campaspe River Ford, Ford, Crows Road,

Campaspe River Valley Planting, Tree, Avenue, Off Crows Road,
Trees, Davy Street, Woodend

Trees, Off Davy Street, Woodend

Post & Cable Fence, Fence, Dickens Street, Woodend

Stony Rise, Farm Complex, Off Donovans Road,

Macedon Lodge, House, Garden, East Street, Woodend

Eastbrook, House, East Street, Woodend

House, 088 East Street, Woodend

Wirreanda, House, School?, Egan Lane,

Yard Creek/Campaspe River Aqueduct, Aqueduct, Off Falloons Road,
Ashbourne

Tree Group, Falls Road,

Road & Verges, Forest Road,

House, 031 Forest Street, Woodend

Kilgarvan, House, 033 Forest Street, Woodend

Woodend Masonic Centre, Hall, 035 Forest Street, Woodend

House, 047 Forest Street, Woodend

View, View, Garden Hut Creek, Rochford

Hanging Rock Reserve Hall, Hall, Hanging Rock Reserve Road,
Woodend

Gum Groves, Tree Group, Harpers Road,
House, 005 Hendley Street, Woodend

Road & Verges, Hennebergs Road, Cobaw
Farm Complex, Hennebergs Road, Cobaw

Rotherwood, House, 039 High Street, Woodend

Woodend High Street Residential Precinct, Precinct, 039- High Street,
Woodend

House, 043 High Street, Woodend

The Top Shop, Shopfront, 073 High Street, Woodend

Woodend Motors, Garage, 080- High Street, Woodend

Shops, 087-089 High Street, Woodend

Fleicher Memorial Seat, Memorial, Seat, 090 High Street, Woodend

Chemist, Shop, 112-114 High Street, Woodend

Shops, 118-124 High Street, Woodend

Woodend Theatre, Now Johnsons Festival Supermarket,
Theatre, 126-30? High Street, Woodend House, 139 High Street,
Woodend

Ben Werrin, House, 162 High Street, Woodend

Dartmouth, House, 164 High Street, Woodend

Campaspe River Ford, Ford, Hoopells Lane, Carlruhe

Wahroonga, House, 007 Jeffrey Street, Woodend

House, 017 Jeffrey Street, Woodend

Woodend Residential Precinct, Precinct, - Jeffrey Street, Woodend

Road & Verges, Kings Lane, , Road, Lavender Farm Road, Heskett

Trees, 004 Mahoneys Road, Woodend

The Mount Alexander - Murray Valley Railway Line,
 Railway, Melbourne Bendigo Railway,

Haversham, Garden & Trees, House, 410 Mount Macedon Road, Mount
 Macedon

Trees, Off Mowbrays Road,

House, 007 Noonan Grove, Woodend

Woodend State School, School, Owen Street, Woodend

Trees, - Owen Street, Woodend

Romsey Lancefield Water Board Garden Hut Reservoir,
 Reservoir, Pascals Lane,

Oak Group, Trees, Plants Lane, Woodend

Mud Brick Barn, Outbuilding, Porkers Lane,

Coach House, 002 Sangsters Road, Mount Macedon

Road & Verges, Saunders Road, Cobaw

Road & Verges, Saunders Road, Cobaw

Mayfield, House, 019 Savages Lane, Woodend

House, 001 Schaw Street, Woodend

Road & Verges, Sheltons Road,

Holly Hedge, Hedge, Straws Lane,

Roseville, Tree Avenue, Straws Lane,

Village Settlement, Mount Macedon, Estate, Straws Lane, Mount
 Macedon

House, Templeton Street, Woodend

Houses, 037 Urquhart Street, Woodend

Trees, - Urquhart Street, Woodend

Road & Verges, Waterworks Road,
 Road & Verges, White Bridge Road,
 Glen Osmond, Farm Outbuilding, Woodend Lancefield Road, Woodend
 North
 Deep Creek Valley, View, Off Woodend Lancefield Road, Newham
 Avenue Of Honour, Tree Avenue, Woodend Tylden Road, Woodend
 Heskett State School, School, Woodend Wallan Road, Heskett
 Road & Verges, Woodend Wallan Road,
 Oak Avenue, Trees, Woodend Wallan Road,
Romsey
 House, 001 Amess Road, Riddells Creek
 Road & Verges, Ashworths Road,
 Road & Verges, Back Kilmore Road,
 Houston, House, 105 Barry Road, Romsey
 House, Garden, Barry Street, Romsey
 Memorial Gates, Barry Street, Romsey
 Romsey Recreation Reserve, Recreation Reserve, Barry Street, Romsey
 Anglican Residence, Now Brefny, House, 107 Barry Street, Romsey
 McCabe's Bridge, Later Aungier's Bridge, Bridge, Beveridge Road,
 Darraweit Guim
 Kingoonya (Part), House, Stable, Black Range Road,
 Steel Farm, House (Ruin), Bolinda Darraweit Road, Darraweit Guim
 Wall, Bolithos Road, Riddells Creek
 Pine Ridge, House, 034 Bolithos Road, Riddells Creek
 Landform, Buckleys Lane,

Road & Verges, Buckleys Lane,
 Farm Complex, Off Buckleys Lane,
 Gum Tree, Tree, Burke & Wills Track,
 Farm Complex, Cemetery Road,
 Our Lady Of Lourdes Catholic Church & Presbytery, Church Complex,
 027 Chauncey Street, Lancefield
 The Elms, House, 055 Chauncey Street, Lancefield
 House, Stable, 062 Chauncey Street, Lancefield
 View, Chintin Road,
 House, Chintin Road,
 Farm Complex, Clements Road,
 Road & Verges, Collivers Road, Lancefield
 Ballindean, Trees, Garden, Comans Lane,
 Road & Verges, Comans Lane,
 Hawthorn Hedge, Hedge, Couzens Lane, Romsey
 Hawthorn Hedge, Hedge, Crooked Road, Meadowbank, Farm Complex,
 Cullys Lane,
 Mahoney Memorial, Monument, Darraweit Road, Darraweit Guim
 House Group, 028-032 Dundas Street, Lancefield
 House, Garden, 001 Dunsford Street, Lancefield
 House, 052 Dunsford Street, Lancefield
 View, Eatons Road,
 Riddells Creek Station Master's Residence (??), House, - Fitzgerald Street,
 Riddells Creek
 Forbes Bridge, Bridge, Forbes Road, Cherokee
 Trees, House Group, Gap Road, Cherokee

Monterey Pine, Tree, Gap Road, Cherokee

Highton Vale ?, Gateway, Farm Complex, Gisborne Kilmore Road,
Riddells Creek

Oak, Elm & Cypress Street Trees, Trees, Gisborne Kilmore Road, Riddells
Creek

Riddells Creek Recreation Reserve Gateway, Gateway, Gisborne Kilmore
Road, Riddells Creek

Riddells Creek Primary School, School, 055 Gisborne Kilmore Road,
Riddells Creek

Riddells Creek School Residence, Now Community Centre, House, 057
Gisborne Kilmore Road, Riddells Creek

Garden, House, 152 Gisborne Kilmore Road, Riddells Creek

Rock Formation, Landform, Greenways Road,

Tregunna Now Icarus Park, House, Farm Complex, Greenways Road,

Farm Complex, Walls, Hamilton Road, Riddells Creek

House, 010 Hamilton Street, Riddells Creek

Riddells Creek Railway Residence, House, 019 Hamilton Street, Riddells
Creek

House, 021? Hamilton Street, Riddells Creek

Holly Hedge, Trees, Heskett Boundary Road,

Gum, Tree, Heskett Boundary Road,

Trees, Farm Complex, Heskett Boundary Road,

Memorial, High Street, Lancefield

Lancefield Uniting Church, Church, 023 ? High Street, Lancefield

Shop & Residence, 027 High Street, Lancefield House, 028 High Street,
Lancefield

Shop & Residence, 031 High Street, Lancefield

House, 036 High Street, Lancefield

House, 037 High Street, Lancefield

Shamrock Hotel, Former, Hotel, 050 High Street, Lancefield

House, 052 High Street, Lancefield

Glenouchan, House, 055 High Street, Lancefield

House, 069 High Street, Lancefield

First Lancefield Guide Company Hall, Hall, 076 High Street, Lancefield

House, 083 High Street, Lancefield

Hedge, Railway, Off Hutchinsons Lane,

Road & Verges, Hylands Road, Heskett

Tree Group, Hylands Road,

Ribbon Gum, Tree, Hylands Road,

View, Joyces Road,

Ford, Ford, Kennedys Lane, Chintin

Road & Verges, Kent Road,

Kerrie Hall, Hall, Kerrie Road, Kerrie Bridge, Kilmore Road, Riddells
Creek

Ruin, House, Knox Road,

Emu Creek Valley, Landform, Off Konagaderra Road,

Road & Verges, Lancefield Tooborac Road,

House, 101 Lancefield Tooborac Road, Lancefield

Badgers Keep, Farm Complex, Mahers Road,

Road & Verges Planting, Road, Main Street, Romsey

Five Mile Creek Road Bridge, Bridge, Main Street, Romsey

Bills Trough, Horse Trough, Main Street, Romsey

Street Lamp, Main Street, Romsey

House, 068 Main Street, Romsey
Doctor's Residence & Surgery, House, 072-074 Main Street, Romsey
Romsey Masonic Hall, Hall, 073 Main Street, Romsey
House, 078 Main Street, Romsey
House, Now Langers Restaurant, House, 086 Main Street, Romsey
Post Office Hotel, Now Romsey Hotel, Hotel, 092 Main Street, Romsey
Galway Arms Hotel, Hotel, 097 Main Street, Romsey
Middle Garage, Garage, 116 ? Main Street, Romsey
Romsey Mechanics Institute, Hall, 122 Main Street, Romsey
House, 136 Main Street, Romsey
Romsey Commercial Bank, Now Aralden?, Shop, Bank, House, 139 Main Street, Romsey
Aralden Trees, Trees, 139 Rear Main Street, Romsey
Romsey State School SS366, School, 140 Main Street, Romsey
Garden, 147 Main Street, Romsey
Romsey Presbyterian Manse (?), House, 150 Main Street, Romsey
House, Garden, 160 Main Street, Romsey
Bridge, Off Main Street, Romsey
World War One Memorial, Monument, - Main Street, Romsey
Drunkinnon, Tree Avenue, Farm Complex, Maloneys Road,
Lancefield No. 2 Reservoir, Reservoir, Maloneys Road, Lancefield
Clarkefield State School, School, Melbourne Lancefield Road, Clarkefield
Bolinda State School 1070, School, Melbourne Lancefield Road, Bolinda
Houses, Melbourne Lancefield Road, Bolinda
Out Building, Melbourne Lancefield Road, Monegeetta

Monegeetta Store, Shop, House, 001 (Lot) Melbourne Lancefield Road,
Monegeetta House, 004 ? Melbourne Lancefield Road, Lancefield

House, 079 Melbourne Lancefield Road,

House, Trees, Off Melbourne Lancefield Road, Romsey

Bridge, Off Melbourne Lancefield Road, Lancefield

Riddells Creek Residential, Landscape & Civic Precinct, Precinct, Melvins
Road, Riddells Creek

The Cottage, House, 052 Melvins Road, Riddells Creek

Norfolk Cottage, House, 060 Melvins Road, Riddells Creek Town

Norfolk Cottage, House, 060 Melvins Road, Riddells Creek Town

Trees, Merrifield Street, Riddells Creek

Farm Complex, 017 Merrifield Street, Riddells Creek

Post & Rail Fence, Fence, Moffatts Lane,

Frosts Saw Mill, Timber Mill, Monegeeta Chintin Road, Monegeeta

Road & Verges, Monument Lane

Chenils, House, 007 Moores Road, Riddells Creek

Road, Mount William Road, Roseneath,

Farm Complex, Huts, Stable, Off Mount William Road,

Craigie Lea, 'Araucaria Sp.', Farm Complex, Tree, Mountains Road,
Cherokee

Road & Verges, Mt Charlie Road

House Site, 1295RMB Mt Charlie Road,

Bolinda Hall, Hall, Mullaleys Road, Bolinda

Fence, Off Mullalys Road, Monageeta

Road & Verges, Mumfords Road, School, Mumfords Road,

House, Murphy Street, Romsey

Church, Murphy Street, Romsey View
 View, Landscape, McDonalds Lane, Riddells Creek
 House, McDonalds Lane, Riddells Creek
 View, Landscape, McDonalds Lane, Riddells Creek
 Farm Complex, McNutts Lane, Lancefield
 Railway Line, Disused, Notmans Lane, Lancefield
 Holm Oak ('quercus Ilex'), Tree, Oakleys Lane, Lancefield
 Road & Verges, Oakleys Lane,
 Ochiltree Hill, Farm Complex, Ochiltrees Road, Romsey
 Monument Vale, Later Monument Park, Farm Complex, Ochiltrees Road,
 Tree, Farm Complex, (See Map) Park Lane, Romsey
 House, 053 Park Street, Lancefield
 Parkside, Farm Complex, Parks Road, Rochford
 Farm Complex, 110RMB Parks Road, Rochford
 Springfield School Post & Rail Fence, Fence, Pattersons Road, Springfield
 Bessboro, Farm Complex, Pattersons Road,
 Springfield Hamlet, Town Site, Pattersons Road, Springfield
 House, Plants Lane,
 Oakvale, House Complex, Portingales Lane, Monegetta
 Oxford, Farm Complex, Quirks Lane,
 Dorney's Farm, Farm Complex/Ruin, Off Quirks Lane, Chintin
 Zig-Zag, Road, Off Quirks Road,
 Trees, Racecourse Lane,
 St. Marys Catholic School, School, Raglan Street, Lancefield
 Rankins Crossing, Ford, Rankins Lane,

House, Rogers Street, Romsey

Riddells Creek Cemetery, Cemetery, Trees, Royal Parade, Riddells Creek

Light Hill, Farm Complex, Royal Parade, Riddells Creek

Torwood, Farm Complex, Sandy Creek Road, Riddells Creek High Forest Site, Guest House, Sangsters Road, Mount Macedon

Road & Verges, Shannons Road,

Road & Verges, Sheehans Lane,

Beasley's Farm, Houses, Trees, Sheehans Road,

Shelton Farm, Houses, Sheltons Road, Rochford Bridge, Simon Hill Road,

Road & Verges, Sinclairs Lane,

Edendale, House, 070 Somerville Street, Riddells Creek

Springfield Post Office Site, Former, House, Trees, Springfield Road,

Mount William Archaeological Area, Landform, Staffords Lane,

House, Station Street, Romsey

Riddells Creek Town Centre, Precinct, Station Street, Riddells Creek

Clarkefield Precinct, Precinct, Station Street, Clarkefield

House, -056 Station Street, Romsey

Trees, - Station Street,

Romsey Civic & Residential Precinct, Precinct, Stawell Street, Romsey

Ford, Road Surface, Ford, Road, Stennings Lane, Darraweit Guim

St. Andrews Uniting Church, Church, Sutherlands Road, Riddells Creek

Riddells Creek Catholic Church, Church, Sutherlands Road, Riddells Creek

Flax Mill, Now Hendersons Mattress Factory, Factory, Sutherlands Road, Riddells Creek

Road & Verges, Trees, Tunnel Creek Road,
Road & Verges, Vinnicombe Road,
Currie Farm, House Complex, West Goldie Road, Goldie ?
Conifer Group, Tree, Group, West Goldie Road,
Emu Park, House, Farm, West Goldie Road,
Lancefield Kilmore Railway, Mt William Station & Bridge*, Railway, Off
West Goldie Road, Goldie ?
Harmony Heights, Farm Complex, Wheelwrights Road, Riddells Creek
Trees, 008 Williams Street,
House, 019 Williams Street, Romsey
Country Womens Association Memorial Row, Trees, - Williams Street,
House, Woodend Lancefield Road, Rochford
Lancefield Winery, House, Farm, Woodend Lancefield Road,
Woodlands, Farm Complex, Woodend Wallan Road, Romsey
Glengarry, Former Chintin Run, Farm Complex, Woodend Wallan Road,

APPENDIX 4

National Trust

Australia (Victoria) -

Significant

Tree Register

APPENDIX 4 - National Trust Australia (Victoria) - Significant Tree Register

Extract of Classified and Recorded trees in the Shires of Newham/Woodend, Romsey and Gisborne

Gisborne

SITE: Roadside Reserve, Mt Macedon Road, opposite Avenue of
Honour

BOTANICAL NAME: *Quercus robur* 'Fastigiata'

OWNER/MANAGER: Shire of Gisborne

CLASSIFIED/RECORDED: C

SITE: Calder Highway, roadside park near Dalrymple Road
intersection, Gisborne

BOTANICAL NAME: *Cupressus lusitanica*

OWNER/MANAGER: VicRoads

CLASSIFIED/RECORDED: C

SITE: 'Tanderra', Mt Macedon Rd, Mt Macedon

BOTANICAL NAME: *Tilea x europea*, *Araucaria araucana*

OWNER/MANAGER: D & E Alexandra, Mt Macedon Rd, Mt
Macedon

CLASSIFIED/RECORDED: R, C

SITE: 'Haversham', 410 Mt Macedon Rd, Mt Macedon

BOTANICAL NAME: *Larix x decidua*, *Araucaria araucana*

OWNER/MANAGER: Mr H Malukanas, 410 Mt Macedon Rd,
Mt Macedon

CLASSIFIED/RECORDED: R, R

SITE: Hillside opposite the entrance to Shankey Reserve, Calder
Highway, Gisborne

BOTANICAL NAME: *Pinus contorta* var. *latifolia*

OWNER/MANAGER: Shire of Gisborne

CLASSIFIED/RECORDED: R

SITE: 'Alton', Alton Rd, Mt Macedon

BOTANICAL NAME:

<i>Abies nordmanniana</i>	SE of croquet shelter	C
<i>Picea orientalis</i>	beside croquet shelter	C
<i>Laurus azorica</i>	along main drive near turnaround	C
<i>Cedrus deodara</i>	south of pond in SE corner of garden	C
<i>Fagus sylvatica</i> 'Pendula'	SE corner of tennis court	C
<i>Castanea sativa</i>	SW section of garden	C
<i>Pseudotsuga menziesii</i>	eastern section of garden near pond	C
<i>Magnolia cambellii</i>	south side along drive	C
<i>Fagus sylvatica</i>	NW of croquet court	C

OWNER/MANAGER: Mr B Quinn, Coles-Myer

CLASSIFIED/RECORDED: see above list

SITE: Former Taylor & Sangster Nursery, Sangster's Road

BOTANICAL NAME:

<i>Euonymus lucida</i>	along driveway	C
<i>Abies grandis</i>	along driveway	R
<i>Abies pinsapo</i>	along driveway	R
<i>Castanea sativa</i> 'Aureo-marginata'	near house	R
<i>Chamaecyparis obtusa</i>	east of entrance	R
<i>Quercus leucotrichophora</i>	SE edge of garden	C
<i>Sciadopitys verticillata</i>	east of pond area	R
<i>Telopea oreades</i>	east of pond area	R

OWNER/MANAGER: D & J Ingemann, Sangster's Road, Mt Macedon

CLASSIFIED/RECORDED: see above list

SITE: 'Frencham', 423 Mt Macedon Rd, Mt Macedon (corner Mt Macedon Rd & Sangster's Road)

BOTANICAL NAME: *Luma apiculata*

OWNER/MANAGER: ?

CLASSIFIED/RECORDED: C

SITE: 'Curramundi', 328 Mt Macedon Rd Mt Macedon

BOTANICAL NAME: *Luma apiculata*

OWNER/MANAGER: Mr K Allen, 328 Mt Macedon Rd, Mt Macedon

SITE: 'Durrol', Mt Macedon Rd, Mt Macedon
 BOTANICAL NAME: *Tilea x europea* (2), *Ilex aquifolium* cv.
 OWNER/MANAGER: Mrs Mackinnon, 30 Huntingower Road,
 Armadale
 CLASSIFIED/RECORDED: C, R

SITE: 'Duneira', Mt Macedon Rd, Mt Macedon
 BOTANICAL NAME:
Ulmus x hollandica (91)avenue forming main drive R
Prunus 'Shirotae' secret garden R
Abies procera below lower path C
Ilex kingiana lower path near boundary C
 OWNER/MANAGER: Mr. S.Stoneman, Mt Macedon Rd, Mt
 Macedon
 CLASSIFIED/RECORDED: see above list

SITE: 'Drusilla', Mt Macedon Road, Mt Macedon
 BOTANICAL NAME: *Quercus robur*, *Afrocarpus falcata*
 OWNER/MANAGER: Marist Brothers, Brougham Road, Mt
 Macedon
 CLASSIFIED/RECORDED: C, R

SITE: 'Hascombe', Alton Road, Mt Macedon
 BOTANICAL NAME: *Abies pindrow*, *Ulmus glabra* 'Pendula'
 OWNER/MANAGER: Mr. L. Fox, Alton Road, Mt Macedon
 CLASSIFIED/RECORDED: C, R

Newham/Woodend

SITE: Nine stands: Woodend Recreation Reserve (East Street &
 Mt Macedon Road); Road Reserve(1 km west of
 PO,Woodend); Woodend Reservoir (4 km WSW of
 Woodend PO); Slatey Creek (1.5km SE of Woodend PO);
 Five Mile Creek (1.4 km NE of Woodend PO); Island Farm
 Road, near corner Slatey Creek Road along track leading
 north to Woodend; Near Woodend Railway Station
 (approx. 0.5km SW of Calder Highway)
 BOTANICAL NAME: *Eucalyptus aggregata* 125
 OWNER/MANAGER: Shire of Newham/Woodend
 CLASSIFIED/RECORDED: C

SITE: Avenue, Calder Highway, north of Woodend township
BOTANICAL NAME: *Quercus robur* (avenue of 224 trees)
OWNER/MANAGER: Shire of Newham/Woodend
CLASSIFIED/RECORDED: C

Romsey

SITE: 'Dromkeen', Lancefield Road, Riddells Creek
BOTANICAL NAME: *Pinus radiata*
OWNER/MANAGER: Ashton Scholastic
CLASSIFIED/RECORDED: R

SITE: Walter J Smith Reserve
BOTANICAL NAME: *Cupressus macnabiana*
OWNER/MANAGER: Shire of Romsey
CLASSIFIED/RECORDED: R

APPENDIX 5

Statement of

Planning Policy No 8 -

Macedon Ranges

APPENDIX 5 - Statement Of Planning Policy No. 8 - Macedon Ranges

Summarised Version

Local Policies

A planning authority preparing amendments to this scheme, or the responsible authority administering this scheme, must consider the following local planning policies.

Macedon Ranges and Surrounds

This Policy applies to the Macedon Ranges and their surrounds as indicated on the plan marked "Macedon Ranges" and referred to in this Policy as the Policy Area. The Policy is directed primarily to the planning and management necessary for the conservation and utilisation of the Policy Area both as a water catchment for urban and local supply and as a location of State, metropolitan and local importance for leisure activities and nature conservation.

It is State Policy that:-

- Protection and utilisation of the resources of the Policy Area for water supply, tourism and recreation, and nature conservation must be the primary concern.
- Where appropriate, due account must be given to the value of the area for forestry and agriculture.
- All development in proclaimed water catchment areas and in elevated areas must be strictly limited and regulated to protect water quality, and maintain or enhance natural systems and landscape character.
- Planning for recreation and leisure must be directed predominantly towards activities which require natural or semi-natural surroundings and must be integrated with

planning water catchment management and nature conservation so as to minimise conflicts.

- There must be no further subdivision for outward urban extension of Mt Macedon settlement or for extension generally northerly of Macedon township.
- Elsewhere in the Policy Area urban development must be provided for only in association with existing township areas and must be co-ordinated on a regional basis.
- Development to be permitted in urban and rural areas must be planned to achieve harmony with the natural environment and to maintain both the generally rural character and high landscape values of the Policy Area.
- All development of an urban character must be connected to or provided with a high grade system for the treatment and disposal of waste materials and effluent.
- Planning and management of the resources of the Policy Area must take into account not only the interests of the Victorian community, but also the needs and views of the local community.

Macedon Ranges Policy Area

The major factors influencing the Policy are:-

- The outstanding quality and range of the natural resources of the Policy Area, having regard particularly to its close proximity to Melbourne and its special value and availability to the people of the northern and western sectors of the metropolis.
- The importance of the water resources of the Policy Area to urban and local water supply systems, together with the sensitive relationship between land use in water catchments and the quality of water produced from them.
- The rare concentration of a wide variety of species and structural forms of vegetation on both public and private land within the relatively small area covered by the policy which provides habitats for the wide variety of native fauna.
- The importance of the area for recreation both for residents and visitors, especially in the context of the increasing need for a balanced distribution of outlets for leisure activities for the metropolitan community.
- The existing and potential conflict between recreation activities and both water catchment management and nature conservation.
- The distinctive character of the Policy Area deriving from its complex geological features of scientific and educational value.
- The high quality of landscapes, both natural and man-made in the Policy Area.
- The physical attractiveness of the Policy Area, which increasingly generates demand for residential development.
- The extensive and indiscriminate past subdivision of the Policy Area.

- The unacceptable detriment to the valuable landscape, recreation, water and nature conservation resources, which would ensue if all subdivided land in the Policy Area were to be developed for residential purposes - and the need to develop equitable policies to avoid that result.
- The extent of demand for and speculation in land in the Policy Area giving rise to escalating land prices which militate against economic farming and result in accelerating pressures for further subdivision.
- The special problems of landscape protection, soil conservation, drainage, access and provision of services which occur when elevated and steeply sloping land is used for residential purposes.
- The fire hazard resulting from the combination of inflammable fuels, buildings and general human activities in forest environments.
- The potential conflicts between the provision of access for effective fire protection and the restriction of public access in the interests of the conservation of flora, fauna and water.
- The important role of existing settlements in relation to the character, functioning and future of the Policy Area.
- The development of satellite towns at Melton and Sunbury which will increase pressures for use of water from and recreation resources in the Policy Area.
- The potential for conflict between the interests of metropolitan and local communities and the importance of adequate recognition of both.

In implementing this Policy every Department, Public Authority, Planning Authority and other Responsible Authority, where appropriate to its function, must pay special attention to the following:-

- The formulation and application of an efficient system of management designed to ensure co-ordination of planning and careful regulation of the use and development of private and public land.
- The preparation of a positive, comprehensive and co-ordinated conservation and recreation strategy for the Policy Area which:-
 - is consistent with long term water catchment management objectives;
 - takes account of the various values of all lands in the Area for nature conservation and for satisfying a broad range of recreational needs;
 - makes provision for the conservation of landscapes, flora and fauna and the protection of natural systems;
 - provides for the location, planning and management of recreation and tourist facilities and associated services;
 - provides for the protection or enhancement of areas and improvements of cultural or historical value; and
 - makes positive proposals for implementation of the strategy.
- The definition and management of a system of areas suitably arrayed to provide adequate variety and extent of habitat to enable the conservation of the diverse wildlife in the Policy Area.

- The co-ordination of all activities and policies relating to water conservation and use to ensure:-
 - the integration of those policies and activities with overall planning and land-use policies;
 - efficiency in catchment management and in the conservation, distribution and utilisation of water;
 - prevention of pollution; and
 - proper provision for fire protection.
- The preservation of landforms and geological features of special scientific or educational value.
- Regulation of the use and development of land and where necessary its reservation to minimise fire hazard.
- The design, construction and maintenance of an integrated network of access routes so as to provide for:-
 - minimum interference with the environment of the Policy Area;
 - routes of different standards appropriate to the particular functions for which they are planned;
 - the utilisation, management and fire protection of the areas; and
 - the regulation of usage of routes where necessary for the protection of resource values.
- Control of subdivisions to ensure that the pattern and size is consistent with the policy and to safeguard against subdivision in advance of selection and approval of appropriate future use.

- Review and evaluation of existing subdivisions and their capacity for development without detriment to the area, and formulation of equitable policies and protective measures to avoid such detriment.
- Formulation of restraints and proposals designed to reduce potential intensity of use and development, particularly in areas of strategic importance.
- Preservation and enhancement of landscape by reservation or regulation of the use of land, paying particular attention to:-
 - landscape areas and vantage points of high quality; and
 - visual sequences along access routes.
- Formulation of suggested standards for the siting and appearance of buildings and other developments, particularly in recreation and tourist areas and areas of special landscape value, and provision for consultation thereon.
- Provision of drainage, sewerage, utilities and social services in keeping with the special demands and restraints placed upon the Policy Area.
- The institution of adequate programs to foster public participation in the planning of the area and to enable assessment of the needs and views of the local community and to assist in reconciling State and local interests.

APPENDIX 6

Development Code

APPENDIX 6

**Macedon Ranges &
Surrounding Area**

DEVELOPMENT CODE

Prepared by
TBA Planners
36 Wattle Street
Bendigo 3550

March, 1994

1. Purpose of the Code

The purpose of this Code is to ensure that new developments and land uses contribute to the achievement of the overall goal of the Macedon Ranges Cultural Heritage and Landscape Study:

'to encourage and facilitate the preservation of a unique cultural and historic environment',

Its objectives are:

1. To protect and enhance the area's natural and cultural environment and heritage as important assets for present and future generations.
2. To protect and enhance the Area's unique gardens and heritage buildings which are of national, state and local importance.
3. To protect and enhance the cultural rural landscapes of the Area.
4. To maintain and build the economic viability and social cohesion of the Area's rural and town communities.
5. To maintain the long term viability of the Area's primary economic assets, which include agricultural production, water catchment, tourism and recreation.
6. To provide a consistent and environmentally sustainable basis for the determination of future land uses and for resolving land use conflicts in the Area.
7. To achieve a consistent and coordinated approach between the three municipalities in the Area to the administration and application of planning provisions under the Planning and Environment Act.

The Code is for the guidance of both applicants for planning permits, and responsible authorities (generally Shire Councils) making decisions on planning applications. It forms part of statutory planning scheme controls which are administered by the responsible authorities.

2. Application of the Code

The code applies to parts of the Shires of Gisborne, Newham & Woodend and Romsey. The area is show on the map on page _.

The Code is applicable to all changes of land use and development that require a planning permit. The code has specific application to proposals for developments affecting areas of cultural and aesthetic landscape value or historic significance.

The Areas identifies four policy areas: historic urban settlements, cultural landscape, corridors and Macedon Ranges and township.

2.1 Historic Urban Settlements

- the identified historic urban settlements within the Macedon Ranges and Surrounds Area represent an important example of Victoria's pioneering history, which should be presented for the benefit of future generations
- protection of the historic places and features of the historic urban settlements for tourism and as a place to live must be a primary concern.
- urban development, including rural residential subdivision must be provided for close to existing townships and coordinated on a regional basis.

2.2 Cultural Landscape Areas

- the Macedon Ranges and Surrounds contains a valuable landscape which reflects past agricultural and pastoral practices
- development within the cultural landscape areas must be planned to maintain the special rural character and high landscape values of the Macedon Ranges and Surrounds Area.

2.3 Corridors

- the three major transport corridors of the Macedon Ranges and Surrounds Area, the Calder Highway, the Bendigo-Melbourne railway line and the Melbourne-Lancefield Road are of significant heritage value at a State level.
- preservation of the historical features and setting of the corridors should not be compromised in their upgrading and maintenance as modern transport routes.
- the Black Forest remnant is a landmark historic feature of the Calder Highway which must be preserved
- the Avenue of Honour at Woodend which is the most important and intact example in the state, should be protected from uncontained urban development
- protect the existing rural character and broad rural views from the corridor between Romsey and Lancefield from extended urban development

2.4 Macedon Ranges and Township

- the townships of Macedon and Mt Macedon are unique to Victoria and Australia in providing a rare collection of historic gardens and mansions
- the Macedon Ranges are a significant natural landmark feature of Victoria providing recreation, tourism, forestry and locally, for water catchment purposes
- there must be no further urban extensions of the Mt Macedon township or northerly extensions of the Macedon township
- urban sprawl and uncontained rural residential development should be restricted within the foothills of the Macedon Ranges

3. Process to be followed by application for planning permits

- Contact the officer responsible for planning at the local Shire Council to discuss the proposal and collect an application form.
- Check whether any referral authorities will be involved in assessing the application. Section 55 of the Planning and Environment Act allows applicants to obtain a statement (no more than three months old) from a referral authority indicating that they have no objection to a proposal. This procedure can save time and assists the applicant to assess the acceptability of the proposal at an early stage.
- Lodge a completed application form with the Council (the responsible authority), together with the prescribed fee and supporting information required - see 4, below.
- Provide more information about the proposal, if required by the responsible authority.
- Give notice of application, if required by the responsible authority. This may include, for example, notifying adjoining landowners about the proposal.

4. Information to accompany applications

Planning permit applications should address the matters described below and be accompanied by the following information, and any other information specifically requested by the responsible authority. This will save time for applications. Consideration must be given to the findings of the Macedon Ranges Cultural Landscape and Heritage Study, in particular to the potential implications for the features of the landscape of cultural and aesthetic value and to the implications for historic buildings, sites, or gardens.

4.1 Subdivision of land

4.1.1 Rural Areas

A permit is required for the subdivision of land in rural areas. Subdivision to enlarge farm size, for a single additional farm house, to realign lot boundaries where no new lots are created and to provide for intensive agricultural uses may be permitted.

Site analysis:

Plans submitted with the application should include a site analysis presented on a topographic base map. This should show existing conditions, site constraints (including areas of high erosion hazard, flooding, fire hazard), visual features and views, local climate, existing utility services.

Subdivision layout:

The layout should be site responsive, taking advantage of the assets and avoiding the problems of the site. Roads should follow contours or run gently across slopes. Gullies or streams should not be dammed by roads. Long deadend roads which may become fire traps should be avoided. Lots should be suitable in size and layout to accommodate the proposed use.

Open space:

When the subdivision is considered to be for residential purposes (including rural residential), the Council may require a public open space contribution. Open space reserves should be useable, accessible and attractive; they could include stands of vegetation, ridgelines, an attractive valley or rocky areas, or scenic lookout point. They should provide corridors between open space or natural areas.

Copies of a site plan should be submitted showing:

- direction of north
- scale of plan
- existing landform, watercourses and vegetation
- existing buildings and works
- proposed lot boundaries and road layouts
- revegetation areas
- a potential house site for each lot, and the access track to it
- an effluent field site of at least 1 ha for each lot (if required)

- proposed location of electricity, telecommunication and any other services to and across each lot.
- public open space.

4.1.2 Rural Residential Subdivision

- the location of rural residential development must comply with the Strategic Map.
- rural residential development is not supported adjacent to the highway and rail corridors and in the foothills of Mt Macedon.
- rural residential development must be within designated town boundaries.

4.2 Buildings generally

Plans and elevations of the building and any outbuildings should be submitted, showing the nature and colour of external cladding.

Copies of a site plan should be submitted showing:

- the information listed above for a subdivision
- the location of all proposed buildings or building envelopes
- details of any development affecting any historic buildings (where relevant)
- any native vegetation to be cleared
- proposed access tracks, dams and other works, including control of drainage runoff
- proposed landscaping
- any proposed advertising signs
- dimensions and levels of any excavations or alterations to the natural surface, including details of works to stabilise batters in areas of fill or excavation.
- details of the method to be employed to dispose of all sewage, sullage or effluent.

5. Process to be followed by the responsible authority

5.1 General process

The major steps which will be followed by a responsible authority in deciding on a permit application are outlined below:

- Register the lodged application.
- Check with planning scheme and advise applicant if no permit is required or proposal is prohibited.
- Send copy of application to all referral authorities specified in planning scheme, unless applicant has already satisfied this requirement under Section 55 of the *Planning & Environment Act* (See 3, above).
- Request more information from applicant, if required.
- Decide on persons to be notified of application, and method of notification.
- Consult with adjoining Shire Council/s if the proposal may have an impact on services such as roads in adjoining municipalities.
- Decide on the application, taking into account
 - all objections received
 - any decision or comment of a referral authority
 - any significant effects that the proposal may have on the environment
 - relevant provisions of the planning scheme (including this Code)
 - the following guidelines for permit
- Issue a permit (if no objections received), or notice of decision to grant a permit (with or without conditions), or notice of refusal.

More information on this general process is available from responsible authorities or the Department of Planning and Development.

5.2 Guidelines for permit

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, the responsible authority must consider:

- Whether the proposal is appropriate for the policy area in which it is located.
- The comments of adjoining responsible authorities, if applicable.
- Whether the use or development is in accord with the capability and suitability of the land.
- The impact on waterbodies and water quality, including wetlands, watercourse, ground water and domestic supply sources.
- The impact on vegetation¹, native animal habitats, and the landscape.
- The impact on site/s of natural or cultural significance.
- The impact on adjoining or nearby public land of high conservation significance.
- Whether the advice of the Victoria Archaeological Survey should be sought about the impact on archaeological sites², particularly in the vicinity of watercourses or wetlands, or where the proposal involves extensive disturbance or alteration to the land surface.
- The impact on the maintenance and management of the land, including control of pest plants and animals.

¹ Clearance of native vegetation may require a planning permit. Refer to the State section of the planning scheme for details.

² All aboriginal and historic archaeological sites in Victoria are protected by legislation. Contact the Victoria Archaeological Survey for more information.

- Whether adequate provision has been made for fire protection, including water supplies, routes of egress for residents and visitors, access for fire fighting vehicles and refuge areas.
- The need to avoid or restrict development on land affected by natural hazards such as flooding, erosion or salting.
- The impact on views from major tourist routes ie. Calder Highway, Melbourne-Bendigo Railway line.
- The benefit of a condition requiring:
 - planting with indigenous vegetation or other treatment of any part of the land.
 - the retention of a buffer strip of native vegetation within specified distance of watercourses, roads and property boundaries.
- Whether adequate provision is made for road access, water supply and effluent disposal.

APPENDIX 7

Consolidated
Recommendations
and Actions for
Landscape Units -
Volume Three

NAME: KONAGADERRA (Landscape Unit: R1)

LGA: ROMSEY ESMAP: 598, 599, 621, 622 AMG: 3005 -3145 E,
58455 -5858 N

Recommendations & Actions for Consideration

- Cypress boundary plantings when fully grown will block views of the countryside from road travellers. Discourage cypress boundary plantings adjacent to road sides. Encourage native tree planting on road verges and mixed planting for windbreaks with interest.
- Although visually dramatic the very steep creek banks are devoid of any substantial stabilising vegetation and highly vulnerable to erosion. Stripping of native vegetation has left the area exposed to the full force of winds and natural erosion forces. The area badly requires native tree planting for environmental health and visual and comfort amenity.
- Encourage Landcare programs to redress past landscape management practices.

NAME: DEEP CREEK (Landscape Unit: R2)

LGA: ROMSEY ESMAP: 598,599 AMG: 300-316 E
5854-5867 N

Recommendations & Actions for Consideration

- Encourage revegetation of roadsides and also of watercourses for protection from erosion, and as a seed source for regeneration.
- Consider the important, accessible landscape features, such as Deep Creek and Brock Hill as areas to maintain in intact condition and prevent development in association with these sites and landforms.

NAME: MOUNT WILLIAM RANGE (Landscape Unit: R3)

LGA: ROMSEY ESMAP: 586, 598, 599 AMG: 303-316 E
5863-5879 N

Recommendations & Actions for Consideration

- Encourage limited exotic planting along fence lines, and avenues located only in association with homesteads. Plantings should reflect the style, species and scale of the 19th century. The elevation of this area provides views to Mount William and environs from far roads and highways, and the area has important interpretative requirements as both a presettlement landscape and important Aboriginal cultural and trade site, and as a pastoral area of significance in Romsey history.
- Limit small scale rural residential blocks on the foothills, and encourage regeneration of indigenous vegetation on all roadsides.

NAME: LANCEFIELD FLATS (Landscape Unit: R4)

LGA: ROMSEY ESMAP: 597, 598, 585, 586 AMG: 291-303 E
5863-5879 N

Recommendations & Actions for Consideration

- Encourage regeneration and restoration of existing plantings. Ensure that mature windbreaks are kept intact and in good order.
- Manage roadside verges to include regeneration practices, particularly in hilly country.
- Maintain open and pastoral views across landscape, particularly within view sheds of Brock Monument and Black Range, the Cobaws and to the eastern boundary.

NAME: CHARLIES CREEK (Landscape Unit: R5)

LGA: Romsey ESMAP: 597, 598, 620, 621 AMG: 294 -3036 E
5847 -58643 N

Recommendations & Actions for Consideration

- Encourage local landcare groups to:
- Safeguard the condition of the old eucalypts in the area and make provision for their regeneration by fencing the trees from grazing stock.
- Safeguard the bush verges of minor roads and discourage new cypress boundary plantings alongside roads.
- Protect watercourses from erosion by encouraging revegetation of local indigenous species.
- Clarkefield appears rundown. Encourage restoration of the hamlet, not just of the buildings but also of the roads and fences.

NAME: MACEDON FOOTHILLS (Landscape Unit: R 6)

LGA: GISBORNE AND ROMSEY ESMAP: 619, 620,
AMG: 2 858 - 2 975E, 58 47 - 58 58 N

Recommendations & Actions for Consideration

- Jackson's Creek Bridge is disintegrating. This area could be developed as a picnic, recreation place incorporating the historic bridge and some historic interpretation, as well as including revegetation of local native species.
- Incremental loss of native vegetation, particularly tall forest trees and fern areas which were the setting for the hill-stations will diminish the historic and attractive character of the area. Encourage conservation of native vegetation in the northern section of Riddells Creek to safeguard clean water sources native flora and fauna habitats and aesthetic attributes.
- Conserve areas of native vegetation for natural regeneration as part of a representative system of native vegetation community reserves in the study area. Retain a balance between planted exotic trees, (particularly Pinus windbreaks) and stands of native trees.
- Retain countryside views, and the scattered historic features such as drystone walls and hawthorn hedges.
- Safeguard existing registered heritage features.

NAME: MOUNT GISBORNE (Landscape Unit: R7)

LGA: GISBORNE ESMAP: 619,620, 642 & 643 AMG: 58395 - 58485 N, 284 - 294 E

Recommendations & Actions for Consideration

- Screen sounds and structures of the Calder Highway By-Pass.
- Retain integrity of historic roads such as Benson's Road.
- Define a contour height on the hills which delimits the extent of buildings and exotic tree plantings. Develop a public recreation area on Mount Gisborne with viewing stations.
- Retain the character of historic roads with bush vegetation, and simple drainage. Discourage cypress plantings along road side boundaries. Encourage restoration of native tree planting which provides canopy screening of residences from more distant view points, yet allows for travelling views of the countryside between the clean trunks.
- Retain links with the past by encouraging owners of historic properties to restore, or maintain features such as drystone walls, pine windbreaks, old style gates.
- To safeguard the creek banks and water course quality develop a revegetation policy and plan for creek banks (possibly using Greening of Australia or Landcare grants).

NAME: BULLENGAROOK (Landscape Unit: R8)

LGA: GISBORNE ESMAP: 618 & 619 AMG: 2 753 - 2 852 E,
58 41 - 58 538 N

Recommendations & Actions for Consideration

- Encourage retention of existing historic pastoral features.
- The remnants of the Wombat Forest timber industry are an important link with a past which promoted the Bullengarook community. They require a specialist survey and conservation plan and extant remains may be worthy of preservation and interpretation.
- Encourage retention of the timber town character around Bullengarook with a vernacular character and with native trees on the road verges.
- Retain open viewsheds to the south west. Encourage travellers to enjoy the scenery by providing car pullovers in appropriate locations.

NAME: ROSSLYNNE (Landscape Unit: R9)

LGA: GISBORNE ESMAP: 618 & 619 AMG: 2 753 - 2 852 E,
58 41 - 58 538 N

Recommendations & Actions for Consideration

- Encourage retention of naturally vegetated road verges.
 - Encourage conservation of historic features.
-

NAME: ASHBOURNE (Landscape Unit: R10)

LGA: Newham and Woodend ESMAP: 595 & 596 AMG: 2 73 5 - 283 E
58 56 4 - 58685 N

Recommendations & Actions for Consideration

- Retain the forested verges and remove weeds such as blackberry and gorse.
 - Retain the hamlet character of Ashbourne by encouraging all future developments to respect the style, form and fabric of existing buildings, fences, hedges, and existing road character.
 - Develop a policy and plan for conservation of the Black Forest remnant.
-

NAME: KERRIE (Landscape Unit: R11)

LGA: Romsey and Newham & Woodend ESMAP: 597
 AMG: 2905 - 2945 E 5860 -58638 N

Recommendations & Actions for Consideration

- The area has absorbed change without destruction of its past, although parts of the unit have been badly damaged by fire. The history of this area requires specialised research to establish when the homes were built and landuse changes. The area has potential as a national estate cultural landscape .
- The hamlets of Kerrie and Cherokee require more specific survey to establish the links with history and extant remains. Conserve and retain existing character and historic structures.
- Encourage a landcare program to remove the English and South African Broom from the roadsides.
- Encourage retention of native vegetation and particularly in areas which are the headwaters for the local watercourses

NAME: NEWHAM FLATS (Landscape Unit: R12)

LGA: Newham and Woodend ESMAP: 596, 597, 584 & 585
 AMG: 2795 -293 5 E, 58585 -58732 N

Recommendations & Actions for Consideration

- Conserve native vegetation on verges and encourage regeneration of native species. Discourage cypress plantings along roadsides where they will shade native vegetation.
- Retain historic features of hawthorn hedges and mature tree plantings.

NAME: ROMSEY (Landscape Unit: T1)

LGA: ROMSEY ESMAP: 597,598,911B AMG: 299-301 E
5862-5865 N

Recommendations & Actions for Consideration

- Contain urban development, and consider the established nineteenth century planning and planting structures.
 - The surrounding pastoral areas exhibit structured barrier and axial exotic plantings within a pastoral plains landscape character, and these examples should be considered as transitional models for town and country. Particularly in new commercial, industrial and institutional developments.
-

NAME: LANCEFIELD (Landscape Unit: T2)

LGA: ROMSEY ESMAP: 585, 911A AMG: 298-300 E
5871-5873 N

Recommendations & Actions for Consideration

- Restrain potentially sprawling development outside of planning layouts established in the original town plan. Consider the town/pastoral boundary treatment in line with existing successful cultural plantings as in the recreation area.
 - Maintain perpendicular development from the Melbourne Lancefield Road as originally envisaged.
 - Ensure continuity of existing town treescape through management and replanting regimes.
-

NAME: GISBORNE (Landscape Unit: T5)

LGA: GISBORNE ESMAP: 619, AMG: 286 - 289 E,
5846-5851 N

Recommendations & Actions for Consideration

- The detail and scale of the town centre should be planned to reflect the strong historical nature of the original entry and exit road plantings.
- Contain residential and commercial development to areas within the escarpment, and avoid ridges from where views from all access roads into and overlooking the township can be afforded.
- Ensure the integrity of Gisborne tree avenues is maintained by renovation and replacement where necessary, and retain the planting link between the two towns.

NAME: RIDDELLS CREEK (Landscape Unit: T6)

LGA: ROMSEY ESMAP: 620, 912A AMG: 293-296 E
5851-5853 N

Recommendations & Actions for Consideration

- Contain rural residential development and clearing adjacent the foothills of the Macedon Massif, and provide recommended planting and building detail development guidelines for any newer developments, to reduce the "spottiness" of the built incursions into the pastoral landscape.
- Maintenance and renovation of old tree stands surrounding the historic town areas is essential to retain the character of the nineteenth century in areas of early development only. Ensure indigenous native vegetation is retained in other areas.

NAME: DARRAWEIT GUM (Landscape Unit: T7)

LGA: ROMSEY ESMAP: 599 AMG: 313-314 E
5857-5858 N

Recommendations & Actions for Consideration

- Contain residential and rural residential development within lower lying areas or at distance from distinct ridge lines.
- Encourage planting regimes sensitive to ecological and erosion protection and in harmony with existing cultural plantings in the immediate area surrounding the township. Continue regeneration activities along creek and road edges.

NAME: NEWHAM (Landscape Unit: T8)

LGA: Newham and Woodend ESMAP: 596, 597, 584 & 585 AMG: 286 -287E,
58675 -58682 N

Recommendations & Actions for Consideration

- Newham was a rural hamlet in a pastoral landscape. The integrity of that character is being eroded by sprawling modern large home developments on small subdivisions. A landscape conservation/management plan should be prepared for Newham. The plan should address the following points:
- Options for development should be considered such as an expanded village layout with village sized blocks addressing roads with back laneways, or planned rural subdivision with areas of common land for bush regeneration and screening
- Types of development people want, such as the size of blocks, the size of homes and outbuildings and if they desire a community focus. More sympathetic suggestions for achieving their desires can be designed.
- Conservation of historic features including the smaller elements such as hedgerows and retention of the essential rural character which relies on retaining natural verges and an undeveloped image.
- Sprawling development should be contained and Newham clearly defined as a place. This may be achieved by tree planting on the road verges to create gateways or perhaps avenue trees planted throughout what is considered to be Newham.
- Home developments on the slopes of the Jim Jim should not be allowed.

NAME: BURNT MILL (Landscape Unit: F1)

LGA: Gisborne, Woodend & Newham ESMAP: 595, 596, 618 & 619
AMG: 2 755 - 2 852 E, 58 458 - 58 538 N

Recommendations & Actions for Consideration

- Retain forest character with gravel road access. Opportunity to promote forest interest by providing picnic areas and walking trails. Interpretation could focus on the resource exploitation and how the character of the forest has changed.
- A conservation study of the pioneer timber industry sites should be undertaken which evaluates the sites and can make detailed guidelines for their management and interpretation.

NAME: PYRITES CREEK (Landscape Unit: F2)

LGA: GISBORNE ESMAP: 618, 619 & 642
AMG: 2 775 - 2 845 E, 58 405 - 58 485 N

Recommendations & Actions for Consideration

- Retain the integrity of the forested Hobbs Road. Restrict further subdivision and clearing alongside this road.
- Develop some picnic areas and viewing stations with interpretation, where the public can enjoy the scientific and natural properties of the landform and vegetation.
- Encourage further research on cultural and natural values of the area.

NAME: COBAW (Landscape Unit: M1)

LGA: Newham & Woodend, Romsey ESMAP: 584, 585 AMG: 2855 - 2955 E
58735 - 5879 N

Recommendations & Actions for Consideration

- Conserve forest character.
- The area has potential for passive forest recreation.
- Further survey and research required to established the sites of mills and assess their heritage significance.
- Interpretation of the forest vegetation can illustrate changes in forest structure and how weeds and garden escapes can usurp indigneous species.

NAME: BLACK RANGE (Landscape Unit: M2)

LGA: Romsey ESMAP: 597 AMG: 292 - 2965 E
58598 - 58645 N

Recommendations & Actions for Consideration

- Retain forest cover to ridges. Where forest abuts farm land keep interface line smooth to prevent notched appearance.
- Encourage a study to survey the remains of the timber industry.

NAME: MACEDON MASSIF (Landscape Unit: MG 3)

LGA: GISBORNE, ROMSEY, ESMAP: 596, 597, 619, 620
NEWHAM & WOODEND

AMG: 282-296 E
5851-5863 N

Recommendations & Actions for Consideration

- Preservation of natural environmental values are important in preserving the integrity of the entire landform
 - Management of services and engineering details must be consistent with the desired landscape quality of the area
 - Hillside development controls and guidelines are essential to maintain the quality of long views into the Massif, and the quality of woodland and natural places throughout the unit.
-

NAME: HANGING ROCK (Landscape Unit: M4)

LGA: NEWHAM & WOODEND

ESMAP: 596

AMG: 286 - 2885 E
5864 - 5866 N

Recommendations & Actions for Consideration

- To safeguard the heritage values of the site minimal and very sensitive development in The Rock area must be maintained. Strict development controls with exclusion of subdivision are required of the properties which lie adjacent to the Rock within Coach Road, Colwells Road and South Road.
 - The integrity of the place must be safeguarded from small incremental changes such as the use of log barriers which are out of character with the period of development and the existing historic features. A landscape conservation and management plan of the Reserve is required so that the integrity of the place with its vernacular character is retained and restored.
-

NAME: CALDER HIGHWAY CORRIDOR (Landscape Unit: CHC)

LGA: Romsey, Gisborne, ESMAP: 595, 596, 619, AMG:
Newham & Woodend 620,643

Recommendations & Actions for Consideration

- Further by-pass developments should consider less massive and more sympathetic constructions than what was done for Gisborne.

NAME: MACEDON PLANTATION (Landscape Unit: P)

LGA: GISBORNE, WOODEND & NEWHAM ESMAP: 595, 596, 618, 619
AMG: 2782 - 284 E, 5853 4 - 58596 N

Recommendations & Actions for Consideration

- The nursery and arboretum should be considered for nomination to the Register of the National Estate.
- The nursery and the arboretum plantings require a conservation study and plan to identify key features and direct management for their conservation and interpretation.

NAME: LANCEFIELD PARK RESERVE (Place)

LGA: ROMSEY ESMAP: 911 AMG: 2 982 E, 58 715 N

Recommendations & Actions for Consideration

- Further research on the town recreation grounds to establish eras of development, and the relationship of different features to periods of development and historic themes. This could be carried out as a community project in the Romsey shire which manages all the recreation grounds. It would focus attention on and interest in caring for them.
- Following the research a landscape conservation and management plan is recommended for these places.

NAME: NORTH-SOUTH CORRIDOR (Landscape Unit: NSC)

LGA: ROMSEY, ESMAP: 585, 597, 598, 621, AMG:

Recommendations & Actions for Consideration

- Retain the character of the Romsey to Lancefield route, included the avenue plantings, the curving nature of the road, the historic landuse integrity of the viewsheds from the road.

NAME: NORTHWEST RAIL CORRIDOR (Landscape Unit: NRC)

LGA: ROMSEY, GISBORNE, NEWHAM & WOODEND AMG:
ESMAP: 595,596,619, 620, 621,

Recommendations & Actions for Consideration

- The rail corridor should be registered by the State Heritage authority and the nomination to the Australian Heritage Commission completed.
- A conservation and management plan should be prepared for the entire line.