

# NEXT STEPS

## HAVE YOUR SAY

The Amendment is on public exhibition from 13 March to 30 April 2025. Submissions can be made during the exhibition period and can be submitted online, by email or by post. View the amendment documents and make a submission here:

**Online**  
haveyoursay.moorabool.vic.gov.au

**Email & Post**  
Email: info@moorabool.vic.gov.au  
Post: Moorabool Shire Council PO BOX 18, Ballan VIC 3342

Submissions must include your name and contact address, clearly stating why the amendment is supported or opposed, and indicating what changes (if any) you wish to be made.

## QUESTIONS?

Council's strategic planning team are available to answer questions about the amendment in person, by email or by phone.

Meetings can be arranged at Council's Darley or Ballan offices at any time during the public exhibition period. Meetings can also be arranged for the following locations and dates:

**Blackwood Town Hall**  
Mechanics Institute Reserve,  
Byres Road, Blackwood  
Tuesday 25 March 2025  
Between 11am and 7pm

**Gordon Public Hall**  
68 Main Street, Gordon  
Thursday 27 March 2025  
Between 11am and 7pm

Contact Council's Strategic Planning team to discuss the amendment further, ask questions, or arrange a time to meet.

## Privacy statement

Any submission and the information contained within it is collected by Council for the purposes of the planning process as set out in the Planning and Environment Act 1987.

Name and contact details of submitters are required for Council to consider submissions and to notify of the opportunity to attend Council meetings or any public hearing held to consider submissions. Council must make a copy of every submission available any person to inspect in accordance with Section 21 of the Act.

## CONTACT COUNCIL

🌐 haveyoursay.moorabool.vic.gov.au  
✉ info@moorabool.vic.gov.au  
☎ 5366 7100  
📮 PO BOX 18, Ballan VIC 3342

## AMENDMENT PROCESS

Draft planning scheme amendment

↓  
Council adopts Stage 2A review and seeks authorisation from the Minister for Planning

↓  
Minister for Planning authorises the amendment

↓  
**CURRENT STAGE:**  
Public exhibition of amendment

↓  
Consideration of submissions and Council meeting to adopt, abandon, or refer amendment to a planning panel.

↓  
Planning Panel hearing (if required)

↓  
Council meeting to consider the Planning Panel (if required)

↓  
Submit for Approval to the Minister for Planning

# AMENDMENT C085MOOR WEST MOORABOOL HERITAGE STUDY

# FACTSHEET



## What is the West Moorabool Heritage Study?

The West Moorabool Heritage Study was prepared in 2010 to identify places of potential heritage significance in the western part of Moorabool Shire. It consists of a Stage 1 and Stage 2A.

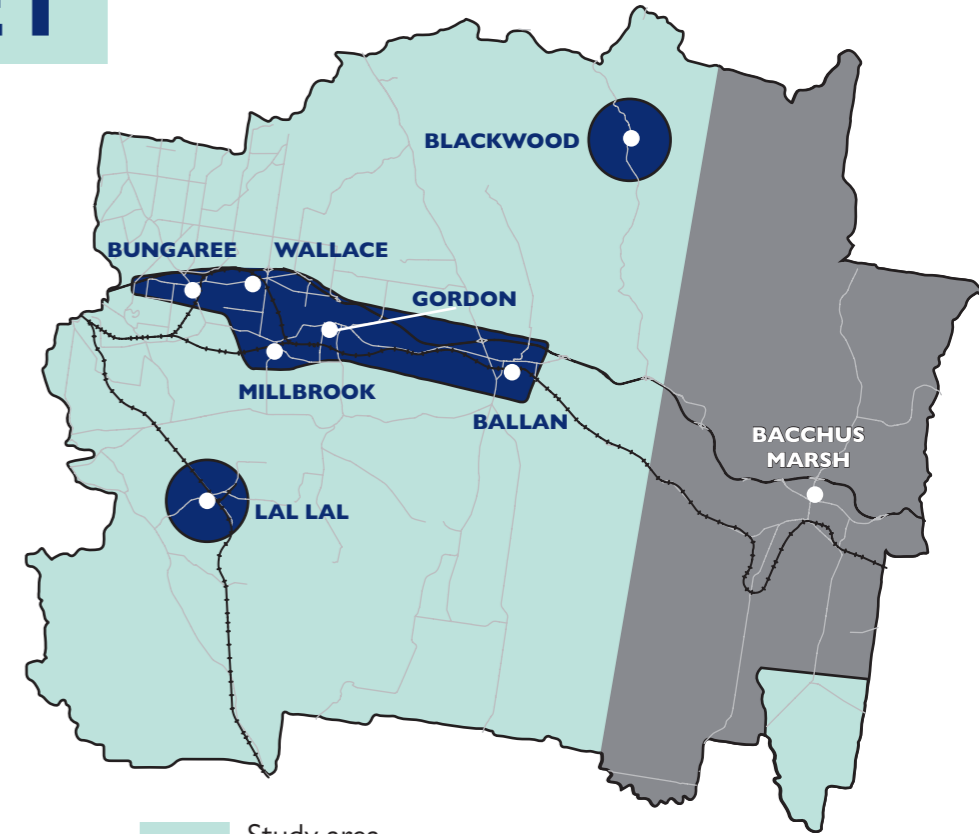
Stage 1 consists of the thematic environmental history and a list of places that have potential heritage significance for further investigation in Stage 2A of the Study. Stage 1 was completed in June 2010.

Stage 2A is the detailed research of the places identified in Stage 1 and included preparation of a citation and statement of significance where they were deemed to meet the threshold of local significance required to include the site in the Heritage Overlay.

Due to the significant number of potential heritage places identified in Stage 1 (720 heritage places), 92 places (within 7 proposed heritage precincts) and 106 individual places were identified for progression in Stage 2A. The remaining places in the balance of Stage 2A will need to be addressed in a future stage/s.

In 2021, a review of the West Moorabool Heritage Study Stage 2A was undertaken to review and update the findings of the 2010 study and to support implementation of the findings through a Planning Scheme Amendment.

The West Moorabool Heritage Study Stage 2A Review (May 2021, Plan Heritage) was adopted at the December 2023 Ordinary Meeting of Council. Council also resolved to prepare and exhibit a Planning Scheme Amendment to apply the Heritage Overlay to the recommended places and precincts.



- Study area
- Areas in Amendment C085moor
- Areas covered by previous a study

## What is Amendment C085moor?

Amendment C085moor proposes to implement the findings of the West Moorabool Heritage Study (Stage 2A Review) by introducing planning controls in the form of the Heritage Overlay into the Moorabool Planning Scheme.

Specifically, the amendment seeks to:

- Apply the Heritage Overlay to 106 individual places and 7 heritage precincts across Ballan, Blackwood, Bungaree, Gordon, Lal Lal, Millbrook, Mount Egerton and Wallace.
- Remove the Heritage Overlay from 3 individual heritage places that are to be included in new precincts.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to apply permanent controls to the identified places and insert planning permit application requirements.
- Amend the Schedule to Clause 72.04 (Incorporated Documents) to include 113 Statements of Significance and the Moorabool Shire Heritage Precincts and Places Incorporated Plan Permit Exemptions (Plan Heritage, May 2021).
- Amend the Schedule to Clause 72.08 (Background Documents) to insert the West Moorabool Heritage Study Stage 2A Review (Plan Heritage, May 2021).

# FREQUENTLY ASKED QUESTIONS

## What is the Heritage Overlay?

The Heritage Overlay is a planning control within the Moorabool Planning Scheme that applies to places or precincts with heritage significance. These places and precincts are listed in the Schedule to the Heritage Overlay contained at Clause 43.01 of the Moorabool Planning Scheme.

The purpose of the Heritage Overlay is to protect places of aesthetic, historical or social significance. The inclusion of places within the Heritage Overlay helps to make sure that new development does not have a negative impact on the significance of heritage places.

## Why is the amendment needed?

Heritage is important to Moorabool Shire because:

- It sits at the heart of community identity, contributing to a 'sense of place'.
- It provides continuity within our ever-changing built and natural environment.
- Heritage places are tangible reminders of our connection to the past.
- Heritage contributes to tourism, economic prosperity and environmental sustainability.

Heritage places are vital to our understanding and appreciation of the rich culture and history of Moorabool Shire. Council wants to ensure that recognised heritage places within Moorabool are protected into the future.

The most effective way that Council can protect local heritage is through the application of the Heritage Overlay in the Moorabool Planning Scheme. Moorabool Council has a responsibility under the Planning and Environment Act 1987 to identify and protect places of heritage significance through the Moorabool Planning Scheme.

## Will owners be required to restore their property?

No. The Heritage Overlay cannot force an owner to restore their property to a pre-existing state or force an owner to maintain their property to a higher standard than similar properties not within an overlay.

## Is there support for properties in the Heritage Overlay?

Moorabool Shire provides a free heritage advisory service that can be accessed by anyone in the community, including owners or prospective purchasers of a property within an existing or proposed Heritage Overlay.

The service can provide specialist heritage advice and guidance when planning change to a property, as well as advice on the repair, conservation, and maintenance of a heritage place.

### FREE HERITAGE ADVICE

It is highly recommended that you consult with Council's heritage advisory service if you are planning to make any changes to your property. To access this service please call 5366 7100 or email [info@moorabool.vic.gov.au](mailto:info@moorabool.vic.gov.au)

## Will I need a permit?

Not all works require a planning permit under the Heritage Overlay. Council's heritage advisory service can advise whether you will require a planning permit or not.

Clause 43.01 – Heritage Overlay of the Planning Scheme outlines whether a permit is required for certain works. It also outlines works that require a VicSmart permit. VicSmart applications are a quicker permit application process and have a 10 day processing time.

Amendment C085moor includes the Moorabool Shire Heritage Precinct and Places Incorporated Plan Permit Exemptions (May 2021). This document outlines works that are exempt from requiring a planning permit for certain places and precincts. Different exemptions apply to graded buildings in heritage precincts, residential and commercial heritage places, and rural heritage places. These works are generally considered to be minor in nature and do not apply to all places in the Heritage Overlay.

The Permit Exemptions Incorporated Plan does not exempt permit requirements under other parts of the Planning Scheme or the need for a building permit.

## What happens after exhibition?

Officers will consider and seek to resolve all submissions. The amendment will then be presented to a meeting of Council for consideration.

Council may choose to adopt the amendment, abandon the amendment, or refer the amendment to an independent planning panel. Council can only adopt the amendment if all submissions are resolved.

Officers will notify all submitters of any Council meetings relating to the amendment. Submitters are able to request to speak to the item at a Council meeting. If Council resolves to refer the amendment to an independent planning panel, you will be contacted by Planning Panels Victoria and be provided with the opportunity to make a submission to the panel.

## DEFINITIONS



### Heritage Place

A heritage place can include buildings, structures, trees, areas (called precincts), moveable objects, memorials or other sites that hold significant cultural, historic, aesthetic, or social value for past, present, and future generations.



### Heritage Citation

A heritage citation outlines the history, description, condition, and integrity of a heritage place or precinct. It also includes a Statement of Significance, which explains the importance of that place and why it is significant. The citation is used by Council when assessing alterations to a heritage place. A heritage citation has been developed for each individually significant place and heritage precinct in the amendment.



### Heritage Precinct

A heritage precinct is a collection of sites that make up a heritage place and demonstrate specific heritage values. An area may include neighbourhoods, streets or sections of streets within in a heritage precinct.



## Individually significant place

An individually significant place can be a single place, such as a dwelling, or group of features making up a place, such as a church complex or farm complex that has heritage significance but is not located within a heritage precinct. These places usually have a high degree of integrity and are easily identifiable as their 'type' of place.



## Property Grading

There are three levels of significance for heritage places within a precinct known as the property grading. These are Significant, Contributory or Non-contributory. Each property within a precinct has a grading. The heritage citation for each precinct identifies the grading of a property under the heading 'what is significant?' and in the precinct map. The gradings are defined below.

A **Significant** place would warrant inclusion in the Heritage Overlay as an individual place if it were not within a precinct. In a heritage precinct a significant heritage place makes an important contribution to the precinct.



A **Contributory** place contributes to the significance of a heritage precinct but would not be significant on its own.



A **Non-contributory** place does not contribute to the significance of the precinct. Non-contributory properties are included in the Heritage Overlay because any new development may impact on the heritage significance of the precinct as a whole.

