

**15.03**

31/07/2018  
VC148

**HERITAGE**

**15.03-1S**

26/10/2018  
VC155

**Heritage conservation**

**Objective**

To ensure the conservation of places of heritage significance.

**Strategies**

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

**Policy guidelines**

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

**15.03-1L****Heritage general**

20/05/2024 --/--/----

G95max Proposed C96max

**Policy application**

This policy applies to all land within a Heritage Overlay.

**Demolition strategies**

Retain individually significant heritage places and elements that contribute to the significance of the heritage place.

Discourage the demolition of significant and contributory heritage buildings unless:

- The building is structurally unsound.
- The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable.

Allow the partial demolition of significant and contributory heritage buildings where the fabric to be demolished is of no significance or where the demolition helps to reveal the original fabric of the building.

Allow the partial demolition of significant and contributory heritage buildings for the purpose of additions, only if the additions will not affect the heritage significance of the building and the proposed addition is sympathetic to its scale and form.

Allow the demolition of non-contributory buildings in heritage precincts.

**Original location strategies**

Encourage the retention of a heritage place or a contributory element to a heritage place in its original location unless either:

- The location is not an important component of the cultural significance of the heritage place.
- The relocation is the only reasonable means of ensuring the survival of the heritage place.

**Reconstruction and restoration strategies**

Retain original fabric.

Encourage the reconstruction of a building or works that previously existed in a heritage place if either:

- The reconstruction will enhance the heritage significance of the heritage place.
- Evidence exists to support the accuracy of the reconstruction.

Encourage restoration of a heritage place or contributory element if evidence exists to support its accuracy.

Encourage the reconstruction of original or contributory elements where they have been removed.

**Painting and surface treatment strategies**

Encourage the removal of paint from originally unpainted masonry surfaces.

Encourage the retention of historic painted signs.

Discourage the sand blasting of render, masonry or timber surfaces and the painting of unpainted surfaces.

Encourage paint colours to be consistent with the period of the heritage place.

Discourage the use of bright or clashing colours that will draw particular attention to a building.

**Significant trees strategies**

Encourage the retention of significant trees in a heritage place unless either:

- The trees are to be removed as part of a maintenance program to manage loss of trees due to deterioration caused by old age or disease.
- The trees are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) cannot be implemented.

Support additions and new works that respect culturally significant trees (and where possible, significant garden layouts) by siting proposed new development at a distance that ensures the ongoing health of the tree.

Encourage replacement trees of the same species when significant trees are removed.

Protect exotic vegetation if it is of heritage, cultural or economic value, or contributes to the character of an area.

**Subdivision strategies**

Support subdivision of heritage places where the subdivision and any resulting development does not adversely affect the heritage significance of the place.

Design and layout the subdivision of heritage places so that it retains and extends the existing built form pattern where such pattern contributes to the significance of the heritage place.

Encourage subdivision that complements and is consistent with the rhythm and pattern of buildings in heritage precincts.

Avoid subdivision where it will adversely affect the important views of, and the interrelationship between, groups of significant or contributory heritage buildings.

Ensure that the location of boundaries and building envelopes in new subdivisions do not threaten significant vegetation.

Avoid new lot boundaries that would bisect the root or canopy zone of significant vegetation.

Retain gardens and established trees that contribute to the setting of a significant or contributory heritage building or precinct in the same allotment as the building.

**New development, alterations or additions strategies**

Encourage the design of development and alterations and additions to a heritage place or a contributory element to a heritage place to:

- Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.
- Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.
- Be visually recessive and not dominate the heritage place.
- Be distinguishable from the original historic fabric.
- Not remove, cover, damage or change original historic fabric.
- Not obscure views of principle facades.
- Be consistent with the architectural integrity and context of the heritage place or contributory element.

Discourage elements that detract from the heritage fabric or are not contemporary with the era of the building, such as unroofed or open upper level decks or balconies, reflective glass, glass balustrades and pedestrian entrance canopies.

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Encourage new buildings and additions on sites with frontages to two streets, being either a corner site or a site with dual street frontages, to respect the built form and character of the heritage place and adjoining or adjacent contributory elements to the heritage place.

Encourage new buildings on corner sites to reflect the setbacks of buildings that occupy other corners of the intersection.

Encourage new upper storey additions to heritage places or contributory elements to heritage places to:

- Preserve the existing roof line, chimney(s) and contributory architectural features that are essential components of the architectural character of the heritage place or contributory elements to the heritage place.
- Respect the scale and form of the heritage place or contributory elements in the heritage place by stepping down in height and setting back from the lower built forms.

Design development so that:

- Setbacks from the principal street frontage are similar to those of adjoining contributory buildings; where there are differing adjoining setbacks, the greater setback should be adopted.
- Facade heights are similar to the adjoining contributory elements in the street. Where there are differing facade heights, the design should adopt the lesser height.
- Ground level additions and any higher elements are located towards the rear of the site.
- Ground level additions to contributory buildings are sited within the 'envelope' created by projected sight lines (see Diagram 1).
- Upper level additions to heritage places are sited within the 'envelope' created by projected sight lines (for contributory buildings refer to Diagram 2 and for individually significant buildings refer to Diagram 3).
- Additions to individually significant places are, as far as possible, concealed by existing heritage fabric when viewed from the front street and to read as secondary elements when viewed from any other adjoining street.
- Bright or clashing colours that draw particular attention to a building are not used.

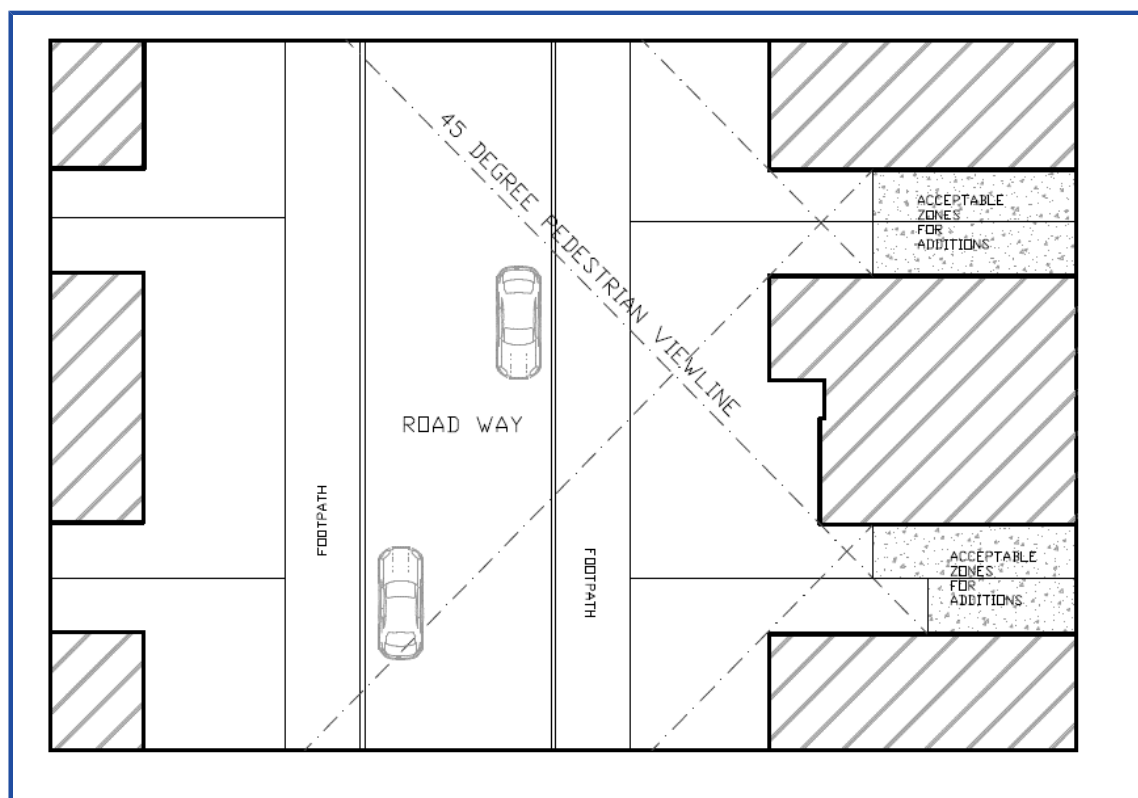


Diagram 1

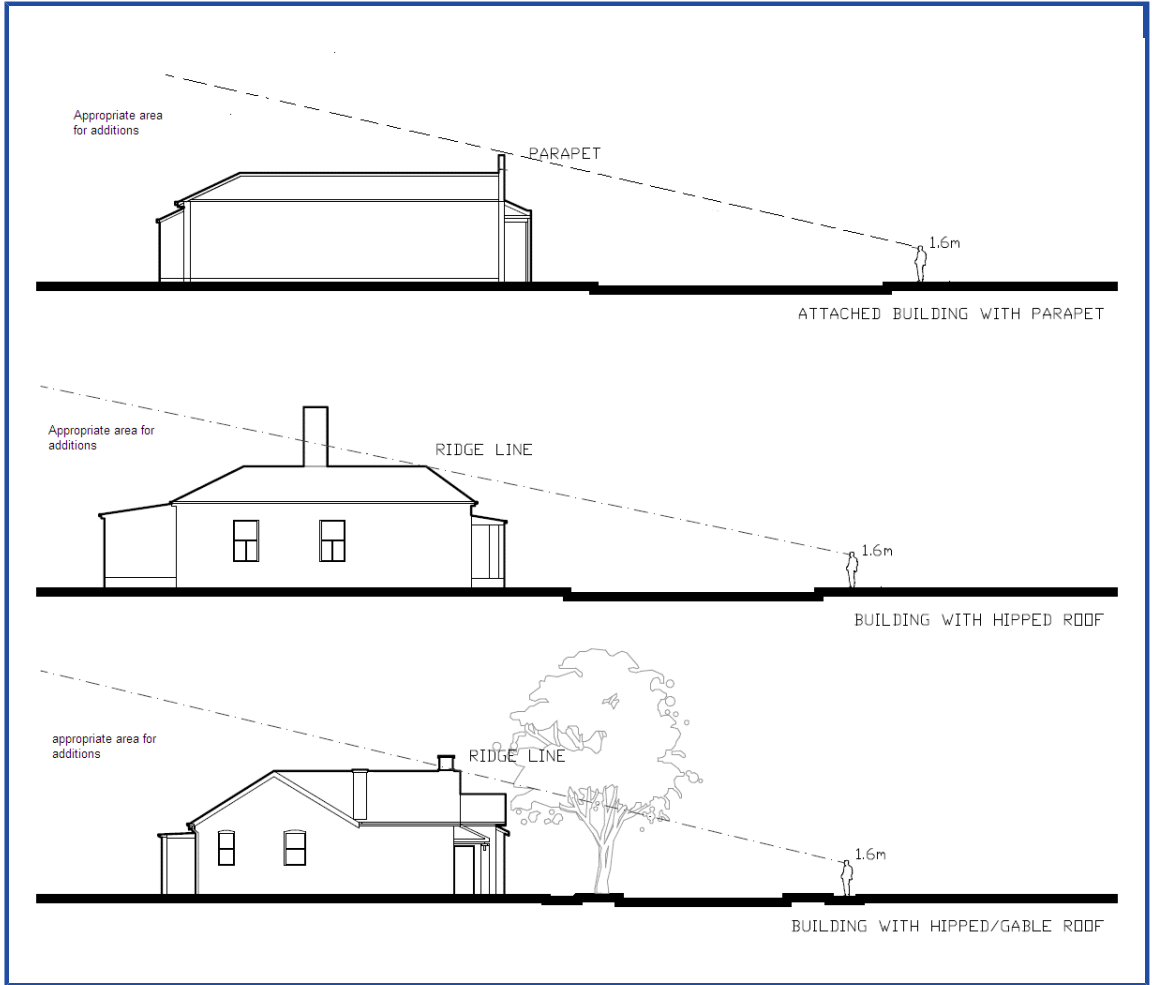
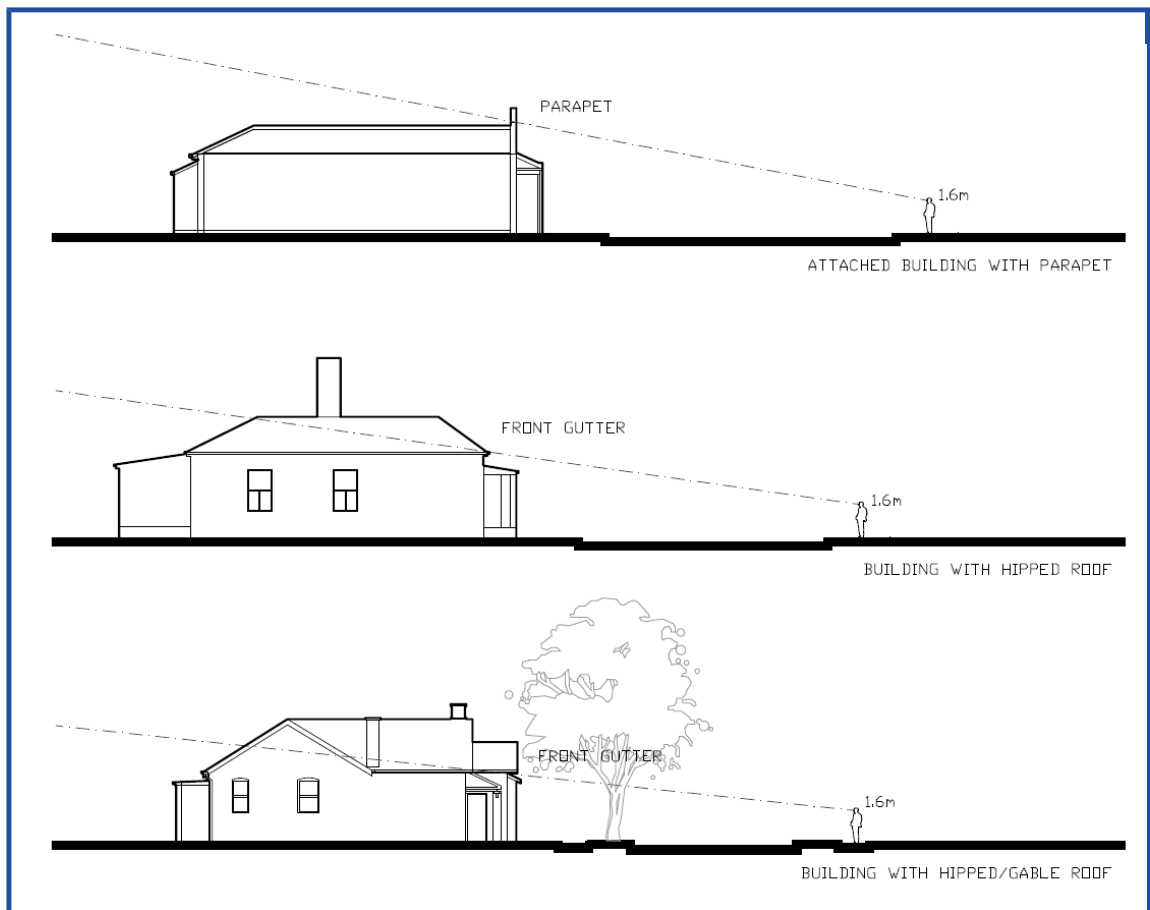


Diagram 2



**Diagram 3**

**Carports, car spaces, garages and outbuilding strategies**

Encourage carports, car spaces, garages and outbuildings to be set back behind the front building line (excluding verandahs, porches, bay windows or similar projecting features) of the heritage place or contributory element, or to be reasonably obscured. New works should be sited within the ‘envelope’ shown in Diagram 1.

Promote service roads, access from side roads and shared access to highway frontage sites.

Discourage:

- New vehicle crossovers in streets with few or no crossovers.
- High fencing, doors and boundary treatments associated with car parking that are unrelated to the historic character of the area.
- Wide vehicle crossovers in residential streets.

**Front fences and gates strategies**

Retain original and contributory fences and gates.

Support new fences and gates that are sympathetic to and contribute positively to the significance of the heritage place.

Avoid fences and gates that would obscure views to the front facade of significant or contributory heritage places from adjacent streets.

Support materials and scale of new fences and gates that are consistent with the architectural period of the significant or contributory heritage building, or in the case of non-contributory buildings, the precinct.

Avoid high fences and gates unless this is consistent with the architectural period of the heritage place or precinct.

Avoid fences and gates constructed in solid materials unless this is consistent with the architectural period of the heritage place or precinct.

Encourage restoration or reconstruction of original fences and gates where the design details and materials of an original fence or gate are known.

Allow the restoration or reconstruction of original fences and gates where the design details and materials of an original fence or gate are not known to take cues from original fences and gates within the precinct or on properties from heritage places from the same architectural period.

### **Ancillaries and services strategies**

Encourage ancillaries or services such as satellite dishes, shade canopies and sails, access ladders, air conditioning plants, prominent wall and roof top mounted lighting, roof top gardens and their associated planting, water meters, and as far as practical aerials, to contributory or significant buildings, to be concealed when viewed from street frontages.

Allow, where there is no reasonable alternative location, ancillaries and services that will reduce greenhouse gas emissions or reduce water consumption (such as solar panels or water storage tanks) or provide universal access (such as wheel chair ramps) to be visible, but these should be sensitively designed.

Encourage ancillaries or services in new development to be concealed or incorporated into the design of the building.

Encourage ancillaries or services to be installed in a manner whereby they can be removed without damaging heritage fabric.

### **Signs strategies**

Conserve early examples of painted or other types of signage.

Encourage new signs that respect the period and style of the building to which they relate by using appropriate materials, fonts and paint colours.

Encourage signs that are of a size that does not dominate the historic place or precinct.

Discourage signs that dominate a building or obscure its architectural form or features,

Encourage signs to be placed in locations on the building that would have traditionally been used as advertising areas.

Ensure that new signs are capable of being removed without causing damage to the historic fabric of the place.

Avoid signs painted in fluorescent or iridescent paint.

### **Policy guidelines**

Consider as relevant:

- The provision of archival recording of the original building or fabric on the site.
- Designing fences and gates to be no greater than 1.2 metres in height unless this is consistent with the architectural period of the heritage place or precinct.
- Designing new vehicle crossovers to not exceed 3 metres wide in residential streets.

### **Policy document**

Consider as relevant:

- *The Maldon Design Guidelines* (Mount Alexander Shire, 1998 2020)





**15.03-2S**

31/07/2018  
VC148

**Aboriginal cultural heritage**

**Objective**

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

**Strategies**

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

**Policy guidelines**

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

**Policy documents**

Consider as relevant:

- *Aboriginal Heritage Act 2006*

11/02/2021  
C92malx**SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO1.

**MALDON LANDSCAPE AREA****1.0**11/02/2021  
C92malx**Statement of nature and key elements of landscape**

The Maldon landscape is classified by the National Trust as a significant landscape.

The key elements of the Maldon landscape are both natural and man made. They include Mount Tarrengower and its environs along with the significant gold mining landscapes that were created in the 19th century. These elements surround the township and produce a unique gold mining landscape that contributes towards the heritage significance of Maldon.

**2.0**11/02/2021  
C92malx**Landscape character objectives to be achieved**

To prevent the destruction of significant tracts of bushland or trees which would detract from the value of the landscape, or area of significant vegetation.

To preserve and enhance the character of the roadside along major approach roads to towns, the areas of landscape significance as identified by the National Trust and the Department of Environment, Land, Water and Planning, prominent vegetation within the township area, the environs of the Cairn Curran Reservoir and other areas of visual landscape interest.

To minimise the impact that mining activities are able to have on land of landscape significance.

To encourage development of a type which does not detract from the value of the landscape due to its siting, height or general appearance.

**3.0**11/02/2021  
C92malx**Permit requirement**

A permit is required for:

- The removal, destruction or lopping of all trees with a diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

A permit is not required for:

- Routine maintenance works on land managed by the Department of Environment, Land, Water and Planning.

**4.0**11/02/2021  
C92malx**Application requirements**



None specified.

**5.0**11/02/2021  
C92malx**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect on the whole landscape of buildings, works or activities in the specified area, particularly prominent hilltops and visually significant landforms.
- The siting and design of building and works.
- The retention of areas of vegetation or remnant vegetation as a habitat for native animals and birds and as an important visual element of the overall landscape.
- The retention of a buffer strip of vegetation within specified distances of roads, watercourses, property boundaries or in visually prominent areas.

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- The contents and recommendations of any National Trust of Australia (Victoria) Classified or Recorded Landscape.
- The preservation of existing natural vegetation.
- The preservation of natural beauty and prevention of soil erosion.
- The comments of the Department of Environment, Land, Water and Planning.
- The provisions of the Maldon Design Guidelines, ~~1988~~2020 incorporated in this scheme. 
- Maldon Urban Design Framework, 2004.
- Maldon Historic Reserve Management Plan, 1989.
- Trees & Gardens from the Goldmining Era: A Study of the Maldon Landscape, 1981. 

11/02/2021  
C92max**SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO3.

**SCENIC LANDSCAPE AREA (APPROACHES TO MALDON)****1.0**11/02/2021  
C92max**Statement of nature and key elements of landscape**

The key elements of the Maldon landscape are both natural and man made. They include Mount Tarrengower and its environs along with the significant gold mining landscapes that were created last century. These elements surround the township and produce a unique gold mining landscape that contributes towards the heritage significance of Maldon.

**2.0**11/02/2021  
C92max**Landscape character objectives to be achieved**

To recognise, conserve and enhance the character of the approach roads to Maldon, their immediate environments and other prominent scenic areas.

To preserve, maintain and enhance historic items which contribute to the heritage and character of Maldon.

To restrict the impact that mining activities or tailings removal or treatment may have on these important approaches to Maldon, and other scenic areas.

To ensure that any development, excavation or works associated with mining does not adversely affect the appearance and significance of the area.

To encourage development which complements the density, scale and setback of existing development.

To discourage development which is not in harmony with the existing character and appearance of the area.

**3.0**11/02/2021  
C92max**Permit requirement**

A permit is required for:

- Removal, destruction or lopping of all trees with a diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

A permit is not required for:

- Works within an existing building which do not affect its structure or external appearance.
- Routine maintenance works on land managed by Department of Environment, Land, Water and Planning.

**4.0**11/02/2021  
C92max**Application requirements**

None specified.

**5.0**11/02/2021  
C92max**Decision guidelines**

~~Proposed C96max~~ The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The comments of Council's Heritage Adviser.
- The purpose of the zone.
- The provisions of the *Maldon Design Guidelines*, ~~1998~~2020- incorporated in this scheme.
- The design, size, siting, colour and typeface of any sign.

**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0 Incorporated documents**08/07/2024 - / - / - -  
GC161 Proposed C96malx

<b>Name of document</b>	<b>Introduced by:</b>
64 Buntins Road, Elphinstone, December 2012	<b>C80</b>
Former Shire of Newstead Heritage Precinct Exemptions Incorporated Plan, August 2012	<b>C55</b>
Goulburn-Murray Water Native Vegetation Code of Practice, February 2011	<b>C64</b>
Gower Restructure Plan, July 2013	<b>C69</b>
Halford Street Council Offices Development Plan, June 2001	<b>C13</b>
Harcourt Modernisation Project Incorporated Document, July 2012	<b>C52</b>
Loddon Prison Extension, Incorporated Document, December, 2013	<b>GC4</b>
Maldon Design Guidelines, Mount Alexander Shire, 19982020	<b>NPS4C96</b>
Maldon Historic Central Area Heritage Design Guidelines, Mount Alexander Shire Council, 2021	<b>C96</b>
Maldon Historic Reserve Heritage Design Guidelines, Mount Alexander Shire Council, 2021	<b>C96</b>
Maldon North (A) Restructure Plan, July 2013	<b>C63</b>
Maldon North (B) Restructure Plan, July 2013	<b>C63</b>
Maldon Statement of Significance, Mount Alexander Shire Council, 2021	<b>C96</b>
Muckleford South Restructure Plan, July 2013	<b>C63</b>
Newstead Racecourse Planning Permit Exemptions Incorporated Plan, August 2012	<b>C55</b>
Pennyweight Flat Restructure Plan, June 2009	<b>C50</b>
Pollard Restructure Plan, July 2013	<b>C69</b>
Powerline Bushfire Safety Program - Native Vegetation Removal Code of Practice, August 2016	<b>GC57</b>
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002	<b>VC17</b>
Ravenswood South Restructure Plan, July 2013	<b>C63</b>
Tarilta Restructure Plan, July 2013	<b>C69</b>
Walmer Restructure Plan, July 2013	<b>C69</b>
Welshman's Reef Caravan Park Planning Permit Exemptions Incorporated Plan, October 2011	<b>C55</b>

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0

## Background documents

20/05/2024  
G95max Proposed C96max

Name of background document	Amendment number - clause reference
<i>Advertising Signs and Signage and Street Furniture for the Shire of Maldon</i> (Andrew Ward, 1994)	NPS1 Clause 02.03
<i>Box-Ironbark Forests &amp; Woodlands Investigation, Final Report</i> (Environment Conservation Council, 2001)	C24 Clause 02.03
<i>Calder Highway Strategy</i> (VicRoads, 1995)	NPS1 Clause 02.03
<i>Car Parking Study</i> (Andrew O'Brien & Associates Pty Ltd, 1997)	NPS1 Clause 02.03
<i>Castlemaine, Campbells Creek and Chewton Flood Management Plan</i> (North Central Catchment Management Authority, 2015)	C82 Clause 02.03
<i>Castlemaine Central Area Urban Design Framework</i> (Planit, 2002)	C24 Clause 11.01-1L-02 Clause 11.03-1L-01
<i>Castlemaine Commercial Centre Study</i> (SGS Economics & Planning, 2012)	C61 Clause 11.01-1L-02 Clause 02.03 Clause 11.03-1L-01
<i>Castlemaine Diggings National Heritage Park Management Plan</i> (Parks Victoria, April 2007)	Clause 11.01-1L-03 Clause 12.01-1L Clause 02.03
<i>Castlemaine Industrial Strategy</i> (Planit, 2001)	C24 Clause 02.03
<i>Castlemaine Landfill Odour and Buffer Assessment</i> (GHD, 2016)	C56 Clause 11.01-1L-02
<i>Castlemaine Land Use Strategy</i> (Planit, 2004)	C24 Clause 02.03 Clause 16.01-3L
<i>Castlemaine Railway Precinct Masterplan</i> (Rushwright Associates, 2004)	C24 Clause 02.03 Clause 11.03-1L-02
<i>Castlemaine Residential Strategy</i> (Planit, 2004)	C24

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Name of background document	Amendment number - clause reference
	Clause 02.03 Clause 11.01-1L-02 Clause 16.01-3L
<i>Castlemaine Town Entrances Land Use Strategy Addendum Report</i> (Conceptz, 2009)	C19 Clause 02.03 Clause 15-03-1L Clause 11.03-1L-02
<i>Castlemaine Town Entrances Land Use Strategy</i> (Planit, 2002)	C24 Clause 02.03 Clause 15-03-1L Clause 11.03-1L-02
<i>Castlemaine Townscape Improvement Plan, Building Guidelines for the Central Business Area</i> (Trevor Westmore, 1990)	NPS1 Clause 02.03 Clause 11.03-1L02 Clause 15-03-1L
<i>Castlemaine Urban Design Strategy</i> (Geoff Sanderson & Associates, 1998)	NPS1 Clause 02.03 Clause 11.03-1L-02 Clause 15.03-1L
<i>City of Castlemaine Architectural &amp; Historical Study</i> (Perrott Lyon Mathieson Pty Ltd, 1979)	NPS1 Clause 02.03 Clause 15-03-1L Clause 11.03-1L-02
<i>Chewton Conservation Study</i> (Loder & Bayly, 1977)	NPS1 Clause 02.03 Clause 15-03-1L
<i>Chewton Urban Design Framework</i> (Michael Smith & Associates,2008)	C53 Clause 02.03 Clause 15-03-1L
<i>Chewton Urban Design Framework Addendum Report</i> (Phillip DeAraugo, 2010)	C53 Clause 02.03 Clause 15-03-1L
<i>Diamond Gully Structure Plan</i> (Beveridge Williams, 2016)	C56 Clause 02.03 Clause 11.01-1L-02

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Name of background document	Amendment number - clause reference
<i>Draft North Central Regional Waterway Strategy 2014-2022</i> (North Central Catchment Management Authority, 2014)	C61 Clause 02.03
<i>Forest Street to Forest Creek Heritage Assessment Report</i> (Mount Alexander Shire Council, Mandy Jean, David Moloney and Castlemaine Historical Society, May 2016)	C61 Clause 02.03
<i>Former Shire of Newstead Heritage Study</i> (Jacobs, Taylor, Ballinger, Johnson and Rowe, 2004)	C24 Clause 02.03 Clause 15.03-1L
<i>Happy Valley/Moonlight Flat Strategic Plan: Stage One - Site Analysis</i> (Planit & O'Neill Pollock & Associates, 2003)	C25 Clause 11.01-1L-03 Clause 16.01-3L
<i>Happy Valley/Moonlight Flat Strategic Plan: Stage Two - Planning and Design Response Report</i> (Planit & O'Neill Pollock & Associates, 2005)	C25 Clause 11.01-1L-03 Clause 16.01-3L
<i>Harcourt Town Centre Master Plan</i> (SJB Urban, 2011)	C61 Clause 02.03 Clause 16.01-3L
<i>Heritage and Property Valuations in the Shire of Maldon</i> (Countrywide Valuers in association with Trevor Budge & Associates, 1992)	NPS1 Clause 02.03 Clause 15-03-1L
<i>Historic Mining sites in the Castlemaine/Fryers Creek Mining Divisions</i> (David Bannear, 1993)	NPS1 Clause 02.03 Clause 15-03-1L
<i>Historic Mining sites in the Maldon Mining Division</i> (David Bannear, 1993)	NPS1 Clause 02.03 Clause 15-03-1L
<i>Historical Summary of the Happy Valley-Moonlight Flat Study Area</i> (David Norris and Anne Casey, 2003)	C25 Clause 11.01-1L-03 Clause 02.03
<i>Lake Eppalock Catchment and Land Capability Assessment and Planning Project Report 2000, Volume 2.</i> (North Central Catchment Management Authority, 2000)	C24 Clause 02.03
<i>Loddon Mallee Region - Regional Bushfire Planning Assessment</i> (Department of Planning and Community Development, 2012)	C61 Clause 02.03



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Name of background document	Amendment number - clause reference
<i>Loddon Mallee South Regional Growth Plan</i> (Victorian Government, 2014)	VC106 Clause 11.01-1L-01 Clause 11.01-1L-02 Clause 11.01-1L-03
<i>Maldon Conservation Study</i> (Jacobs Lewis Vines Architects, 1977)	NPS1 Clause 02.03 Clause 15-03-1L
<i>Maldon Design Guidelines</i> (Mount Alexander Shire Council, 1998)	NPS1 <del>Clause 15.03-1L</del>
<i>Maldon Economic Design Strategy</i> (Geoff Sanderson & Associates, 1998)	NPS1 Clause 02.03 Clause 11.03-1L-01
<i>Maldon Economic Futures Project, Final Report</i> (Essential Economics, 2008)	C23 Clause 02.03 Clause 11.03-1L-01
<i>Maldon Historic Reserve Management Plan</i> (Department of Conservation, Forests and Lands, 1988)	NPS1 Clause 02.03 Clause 15.03-1L
<i>Maldon Urban Design Framework</i> (Arup, 2004)	C24 Clause 02.03 Clause 16.01-3L
<i>Metcalfe Heritage Study</i> (Karen Twigg & Wendy Jacobs, 1994)	NPS1 Clause 02.03
<i>Mount Alexander Planning Scheme Development Plan Overlay Review</i> (Regional Planning Services, 2009)	C46 Clause 11.01-1L
<i>Mount Alexander Roadside Conservation Management Plan, 2012-2017</i> (Rakali Ecological Consulting, 2012)	C61 Clause 02.03 Clause 12.01-1L
<i>Mount Alexander Rural Living Strategy</i> (Research Planning Design Group, 2006)	C24 Clause 16.01-3L
<i>Mount Alexander Urban Living Strategy –Stage One and Two Reports</i> (Planit, 2003 and 2004)	C24 Clause 11.01-1L-01 Clause 11.01-1L-02 Clause 16.01-3L

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Name of background document	Amendment number - clause reference
<i>Mount Alexander Shire Council Economic Development Strategy 2013-2017</i> (Mount Alexander Shire Council, 2013)	C61 Clause 02.03
<i>Mount Alexander Shire Council Environment Strategy and Action Plan, 2011-2014</i> (Environmental Advisory Committee, 2010)	C61 Clause 02.03 Clause 12.01-1L
<i>Mount Alexander Shire Council Rural Land Study</i> (EnPlan, 2014)	C61 Clause 16.01-3L Clause 14.01-1L
<i>Mount Alexander Shire Council State of the Environment Report, 2010</i> (Environmental Advisory Committee, 2010)	C61 Clause 02.03 Clause 12.01-1L
<i>Mount Alexander Shire Domestic Wastewater Management Plan, 2012-2015</i> (Mount Alexander Shire Council, 2012)	C61 Clause 02.03
<i>Mount Alexander Shire Heritage Strategy, 2012-2016</i> (Mount Alexander Shire Heritage Advisory Committee,2012)	C61 Clause 11.01-1L-03 Clause 15.03-1L
<i>Mount Alexander Shire Municipal Fire Prevention Plan 2012-2014</i> (Mount Alexander Shire Municipal Fire Management Planning Committee, 2012)	C61 Clause 02.03
<i>Mount Alexander Shire Walking and Cycling Strategy, 2010-2020</i> (Mount Alexander Shire Council, 2010)	C61 Clause 02.03
<i>North Central Floodplain Management Plan</i> (North Central Catchment Management Authority, 2018)	Clause 02.03
<i>North Central Regional Catchment Management Strategy 2013-2019</i> (North Central Catchment Management Authority, 2013)	C61 Clause 02.03
<i>Review of Restructure Overlays in the Mount Alexander Planning Scheme</i> (Centrum Town Planning, 2007)	C50 Clause 14.01-1L
<i>Swift Parrot Habitat Management Plan, Threatened Species Network</i> (Department of Primary Industries, Water and Environment, 2001)	C24 Clause 02.03 Clause 12.01-1L
<i>The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance</i> (Australia ICOMOS, 2013)	VC155 Clause 02.03 Clause 15.03-1L

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Name of background document	Amendment number - clause reference
<i>Trees &amp; Gardens from the Goldmining Era: A Study of the Maldon Landscape</i> (Royal Botanic Gardens, Melbourne, Department of Crown Lands and Survey, 1981)	NPS1 Clause 02.03
<i>Urban Development Program 2012 Regional Residential Report - Shire of Mount Alexander</i> (Department of Transport, Planning and Local Infrastructure, 2013)	C61 Clause 11.01-1L-01 Clause 16.01-3L
<i>Victory Market Precinct Castlemaine</i> (Urban Consulting Group, 1997)	NPS1 Claue 11.03-1L-02 Clause 15.03-1L
<i>Victory Park Conservation Management Plan</i> (Allom Lovell & Associates, 1997)	NPS1 Clause 02.03 Clause 15.03-1L
<i>Wesley Hill Business Park Urban Design &amp; Landscape Guidelines</i> (CPG, 2010)	C57 Clause 02.03

## SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

## 1.0

## Further strategic work

20/05/2024 --/--/----  
G95max Proposed C96max

- Investigating the application of the most appropriate residential zone to the urban areas.
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- Reviewing and updating findings of the *Mount Alexander Rural Living Strategy, 2006* as recommended in the *Mount Alexander Rural Land Study, 2014*.
- Introducing a schedule to Clause 53.01 (Public Open Space Contribution and Subdivision).
- Developing criteria and identifying potential areas for the application of the Rural Conservation Zone.
- Updating flooding provisions for Newstead, Harcourt, Sutton Grange, Maldon, Guilford, Taradale and the rural areas between Campbells Creek and Guilford.
- Developing provisions and agreements to assist decision making under the Erosion Management Overlay and Salinity Management Overlay.
- Investigating the application of the Environmental Significance Overlay to the Castlemaine Water Reclamation Plant.
- Developing schedules to the Bushfire Management Overlay to minimise referral requirements.
- Investigating bushfire related issues at a strategic level through a Shire-wide Settlement Strategy.
- Engaging with Goulburn-Murray Water and Coliban Water to investigate extending the Environmental Significance Overlay to include all declared open potable water supply catchments.
- Investigating provisions to identify and protect the Central Victorian Mineral Springs Groundwater Management Area in consultation with Goulburn-Murray Water.
- Updating the Castlemaine Urban Design Framework.
- Preparing a comprehensive heritage conservation strategy including recommendations for planning provisions, conservation management, development guidelines and other actions.
- ~~Updating the Maldon Design Guidelines to improve useability and consistency.~~
- Undertaking strategic research to improve the understanding of the Shire's future housing needs.
- Preparing an industrial strategy for the Shire, with a focus on Castlemaine.
- Engaging with VicRoads to investigate the need to retain the proposed road bypass route of Maldon and identify potential alternative uses of the land.
- Engaging with VicRoads to ensure that the reservation of the Calder Freeway is appropriately zoned.
- Investigating the use of standard development contribution requirements to apply to new urban growth areas.
- Preparing strategic investigations into wastewater issues for the townships of Taradale, Guildford and Elphinstone.
- Preparing incorporated plans or development plans for proposed new residential areas.
- Updating the Castlemaine Residential Strategy.
- Investigate residential expansion in Castlemaine.
- Preparing a structure plan for Campbell's Creek and its urban expansion area.
- Reviewing existing heritage studies and preparing new heritage studies in accordance with the recommendations of the Thematic History for the Shire.

## MOUNT ALEXANDER PLANNING SCHEME

- Undertake a review of the Happy Valley Strategic Plan, and investigate any recommendations which have not yet been implemented.
- Review the *Urban Living Strategy, 2004* and the Framework Plans (Castlemaine and Maldon via C061; Elphinstone, Taradale and Newstead via C024; Guildford via NPS1) to investigate recommendations not yet implemented.