

Planning and Environment Act 1987

MOUNT ALEXANDER PLANNING SCHEME

Notice of the preparation of an amendment

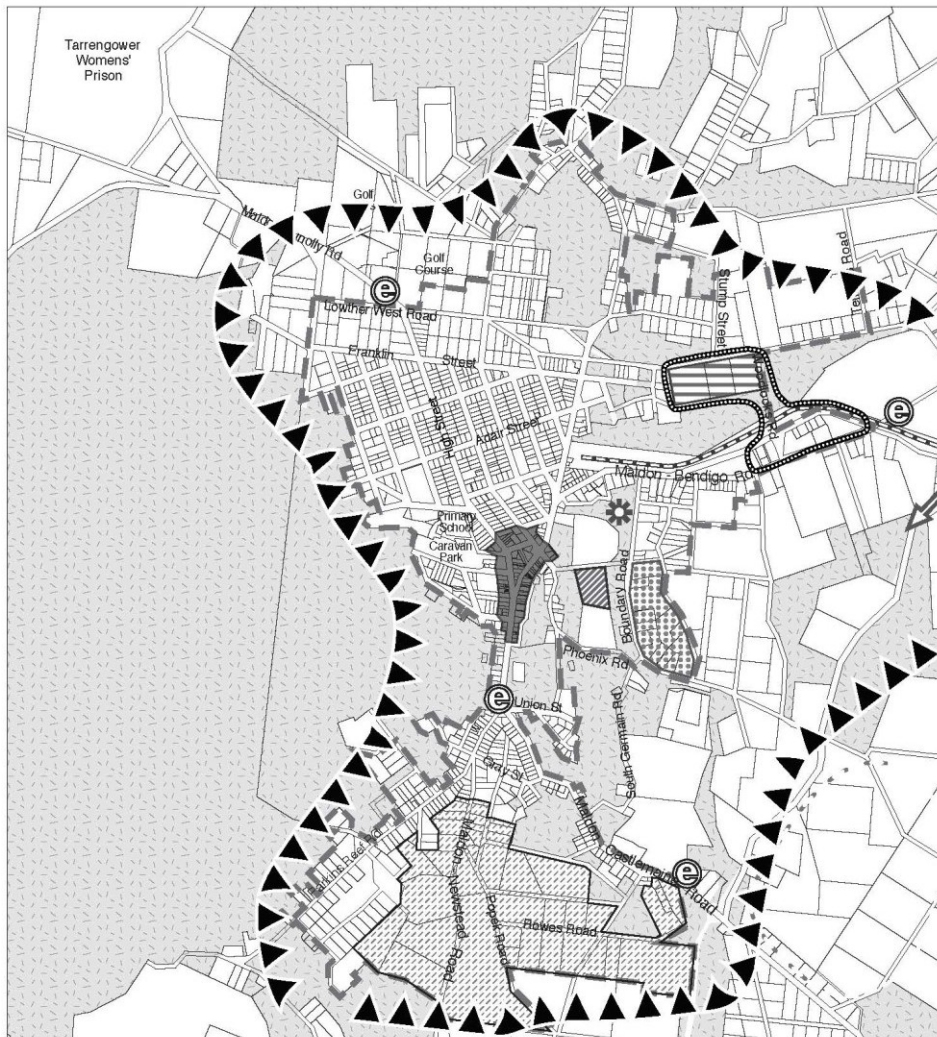
Amendment C96malx

The Mount Alexander Shire Council has prepared Amendment C96malx to the Mount Alexander Planning Scheme.











The land affected by the amendment is all land included within the Maldon township boundary (as identified on Figure 1 Maldon Framework Plan below, and listed at Clause 02.04 Strategic Framework Plans within the Mount Alexander Planning Scheme) which is covered by one of the following:

- Precinct Heritage Overlay (HO) schedules, including:
 - HO443 - Maldon Historic Reserve.
 - HO444 - Maldon Historic Residential Area.
 - HO445 - Maldon Historic Central Area.
- Site-specific Heritage Overlays; and
- Significant Landscape Overlays Schedule 1 (SLO1) and Schedule 3 (SLO3).

These overlays within the context of the Maldon township are identified on Figure 2 below.



PLAN 4: MALDON FRAMEWORK PLAN

- | | | | |
|---|---|---|--|
|  | State Parks, Reserves |  | Future Residential
- Exposed site within view corridor of tourist railway
- Rezoning from Industrial 1 to Residential 1 Zone recommended |
|  | Township Boundary
- Residential expansion to south and infill to north |  | View Corridor |
|  | Future Residential Development
- Connection to town sewerage |  | Town Entrance |
|  | Town Centre |  | Public/Private Forest Interface Areas |
|  | Existing Industrial Area |  | Urban/bushfire hazard interface
Derived from Regional Bushfire Assessment, DPCD, 2012 |

Note, this township contains lots in or close to a bushfire Hazard (Regional Bushfire Assessment, DPCD, 2012)

Figure 1 Maldon Framework Plan
Source: Mount Alexander Planning Scheme

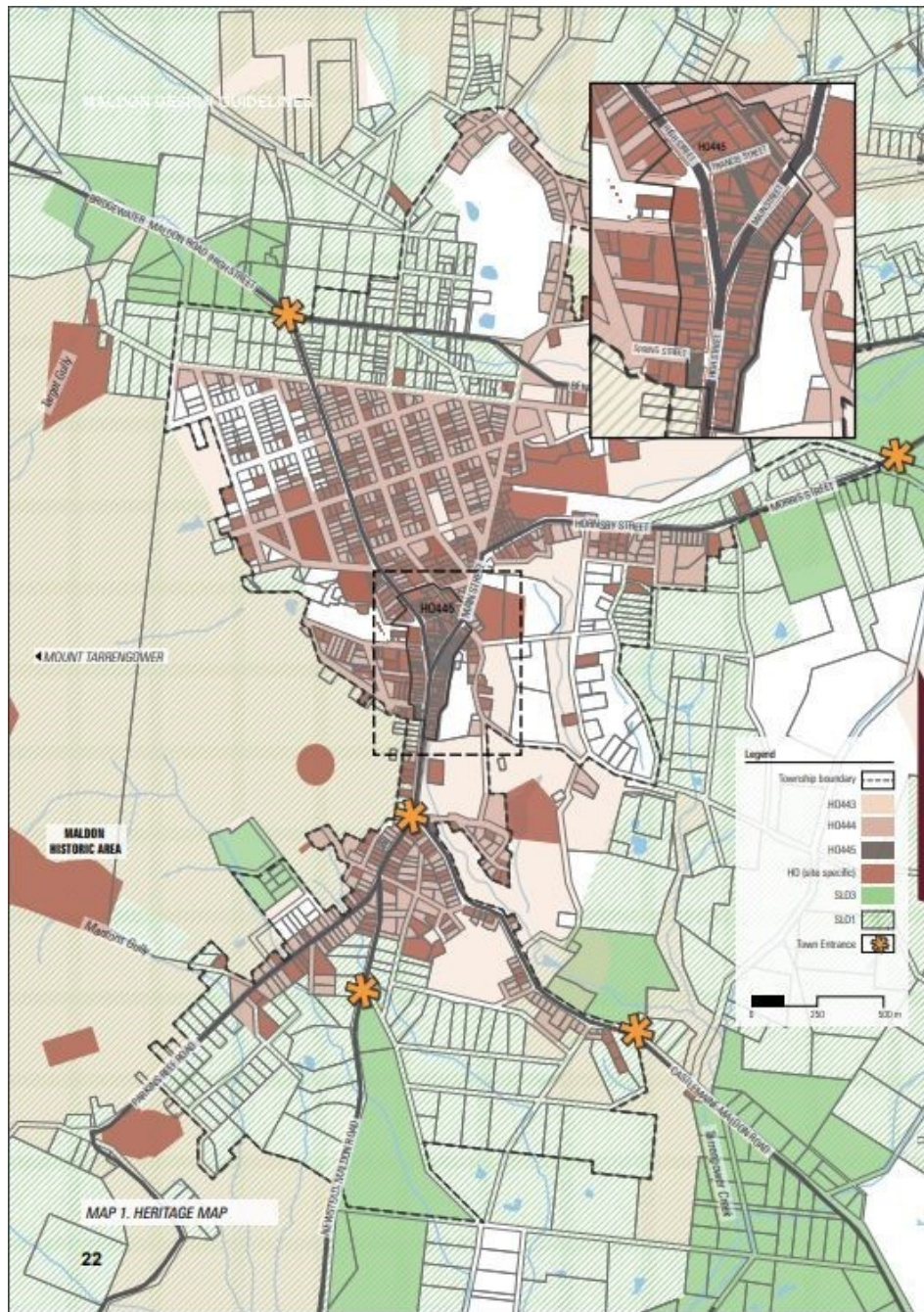


Figure 2 Maldon Design Guidelines map

Source: Maldon Design Guidelines, Hansen Partnership 2020

The amendment proposes to amend the Planning Policy Framework, the Significant Landscape Overlay and the Operational Provisions of the Mount Alexander Planning Scheme to insert the updated Maldon Design Guidelines (Mount Alexander Shire Council, 2020) as an incorporated document, to replace the existing Incorporated Document titled Maldon Design Guidelines (Mount Alexander Shire, 1998).

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at:

- the Mount Alexander Shire Council's website <https://www.mountalexander.vic.gov.au/page/HomePage.aspx>; and/or
- during office hours, at the office of the planning authority, Mount Alexander Shire Council, Corner Lyttleton Street & Lloyd Street Castlemaine VIC 3450.
- at the Department of Environment, Land, Water and Planning website www.delwp.vic.gov.au/public-inspection.

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions. The closing date for submissions is 11 October 2021. A submission must be sent to the Mount Alexander Shire Council (attention: Strategic Planning).

The planning authority must make a copy of every submission available at its office and/or on its website for any person to inspect free of charge for two months after the amendment comes into operation or lapses.



DARREN FUZZARD
Chief Executive Officer