

21.12 LOCAL AREAS

19/04/2018
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This clause focuses on local area implementation to support Clause 11 of the State Planning Policy Framework. In particular this clause identifies specific objectives and strategies for the Shire's local areas based on the hierarchy identified in Clause 11.12 (Loddon Mallee South regional growth) and detailed in Clause 21.02 (Vision and Framework Plan) and Clause 21.03 (Settlement). Each section relates to a particular township or precinct and should be read in conjunction with the overall structure and vision for the Shire as set out in Clauses 21.01 to 21.11 of the Municipal Strategic Statement.

The sections are ordered under the following Local Area headings:

- Castlemaine
- Castlemaine Commercial Centre
- Diamond Gully
- Maldon
- Newstead
- Harcourt
- Taradale
- Elphinstone
- Guildford

21.12-1 Castlemaine

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Castlemaine (including Campbell's Creek) is the main population centre in Mount Alexander Shire with an estimated 2011 population of 8742 persons, which accounts for about 50 percent of the Shire's total population. It is the key administrative and commercial centre for the Shire.

Objectives and strategies

Objective 1

To facilitate residential development in appropriate locations.

Strategies

- 1.1 Encourage residential expansion to the west and south of Castlemaine in the McKenzie Hill, Diamond Gully and Campbells Creek areas.
- 1.2 Support opportunities for low density housing in Happy Valley/Moonlight Flat area and serviced residential development at the southern end of Happy Valley Road consistent with the Happy Valley/Moonlight Flat Structure Plan, 2004.

Local area implementation

- Ensuring that any proposed use or development in Castlemaine is generally consistent with the Castlemaine Land Use Framework Plan in Figure 7.

Further strategic work

- Preparing incorporated plans or development plans for proposed new residential areas.
- Updating the Castlemaine Residential Strategy.
- Preparing a structure plan for Campbell's Creek and its urban expansion area.
- Investigating the preferred location and extent of commercial uses as part of structure planning work for Campbells Creek.

- Investigating the potential for land zoned Rural Living Zone in Little Bendigo and Froomes Road, Castlemaine, to be rezoned for low density residential development.
- Investigating the housing potential of crown land situated south of Forest Creek and north of Duke Street.

Reference documents

Castlemaine Land Use Strategy, 2004

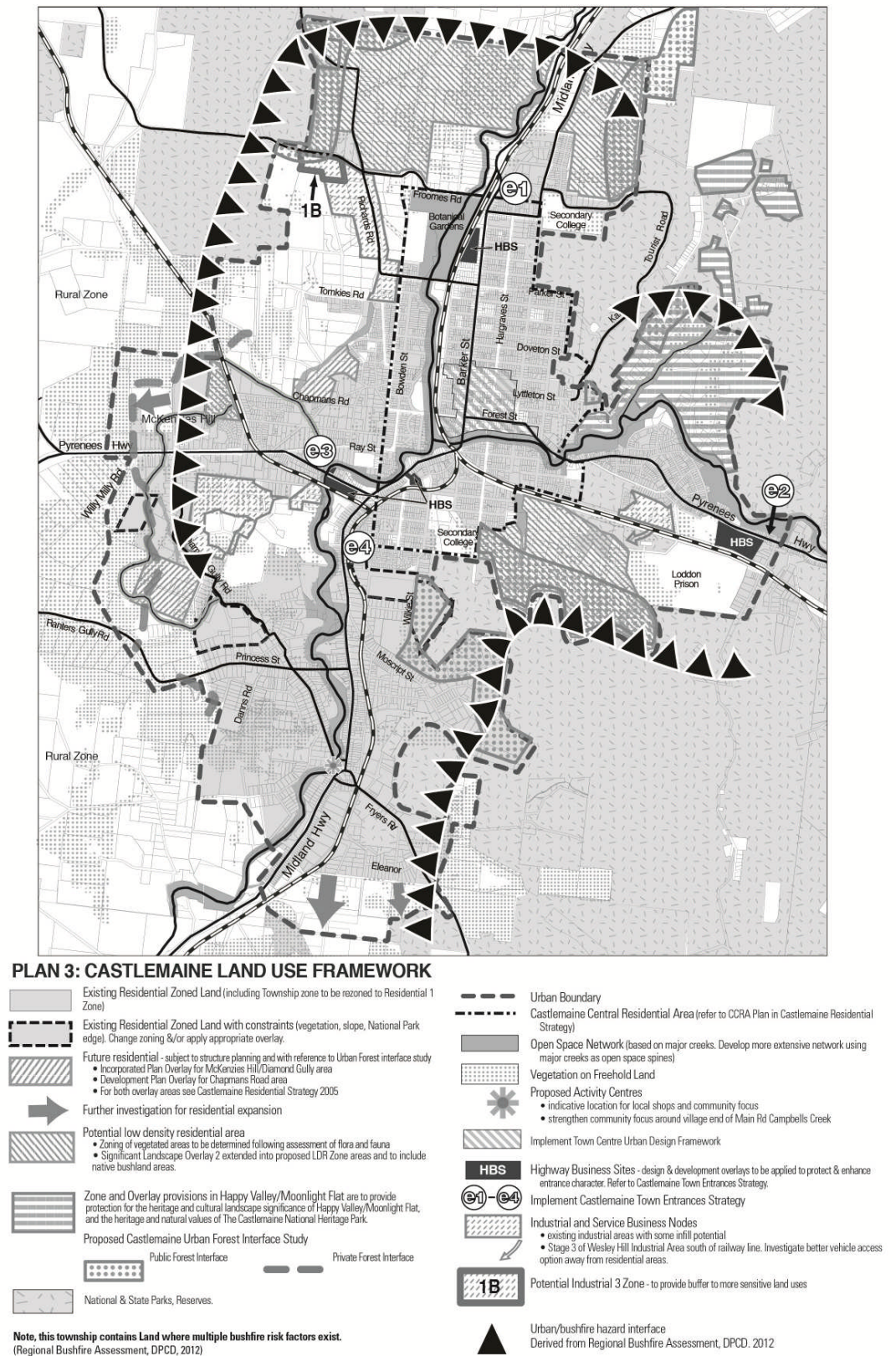
Castlemaine Residential Strategy, 2004

Happy Valley/Moonlight Flat Strategic Plan: Stage One - Site Analysis, 2003

Happy Valley/Moonlight Flat Strategic Plan: Stage Two - Planning and Design Response Report, 2005.

Castlemaine Industrial Strategy, 2001

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21.12-2 Castlemaine Commercial Centre19/04/2018
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Castlemaine's commercial centre is the main activity centre in the Shire and provides a range of retail, office and government services. The retail core is focused around Mostyn Street and Barker Street.

The centre has approximately 37,800 square metres of floor space of which approximately 40 percent is retail and 20 percent is office, with the rest being community, civic and other uses.

The Planning Scheme seeks to reinforce the centre's role as the Shire's primary local service centre, whilst building on its historic features and improving activity mix, functionality and amenity.

Council's vision is that the Castlemaine Commercial Centre will offer more retail and commercial services, with a focus on food for home, personal services, clothing and household goods, local business services, dining, entertainment, art and cultural activities.

Additional retail and commercial investment will be supported and encouraged in the Commercial Centre boundary, with a focus on major new investment on Forest Street.

The primacy of the Castlemaine Commercial Centre will be protected. The use of land outside the centre for substantial retail activity will be discouraged, although small-scale local commercial centre development outside of the centre will be supported under certain conditions.

Objectives and strategies**Objective 1**

To reinforce the role of the Castlemaine Commercial Centre as the primary centre in the Shire.

Strategies

- 1.1 Encourage and consolidate new commercial development in the Castlemaine Commercial Centre, as defined in Figure 8.
- 1.2 Strongly discourage major retail developments of more than 1,500 square metres in floor area that are outside the Castlemaine Commercial Centre area.
- 1.3 Allow small-scale local convenience centres of between 200 and 1,500 square metres in floor area outside the Castlemaine Commercial Centre area if:
 - the area has a catchment of 1,500 dwellings in which no other centre is located; and
 - the centre is located more than one kilometre from the Castlemaine Commercial Centre boundary.
- 1.4 Discourage major office developments outside the Castlemaine Commercial Centre.
- 1.5 Support the re-development of the former bus depot site on the corner of Barker and Forest Streets for major new commercial development.
- 1.6 Encourage tourism retailing and other tourism related uses in Templeton Street, Castlemaine, and in the vicinity of the Castlemaine Railway Station.

Objective 2

To recognise and strengthen the roles of the highway entrances to Castlemaine.

Strategies

- 2.1 Recognise the Pyrenees Highway (Duke Street) as the major highway entrance used by tourists from Melbourne by encouraging tourist and commercial enterprises on land abutting the Highway.
- 2.2 Protect the residential and heritage character of Midland Highway (Barker Street) by confining new commercial development to existing business and industrial zones abutting the Highway.

- 2.3 Promote Pyrenees Highway (Elizabeth Street) from the Bridge to Johnstone Street as a highway business precinct.
- 2.4 Promote highway business in defined precincts along Midland Highway (Johnstone Street).
- 2.5 Implement the 'Land Use Concepts' in the Castlemaine Town Entrances Land Use Strategy (2002), as modified by the recommendations of the Addendum Report (2007).

Objective 3

To protect the identity and existing character of the Castlemaine Commercial Centre.

Strategies

- 3.1 Discourage development and subdivision within the Castlemaine Commercial Centre for generic chain retail design formats.
- 3.2 Encourage new development within the Castlemaine Commercial Centre to reflect the existing character of the centre in relation to car parking, street furniture, pavements, lighting, tree planting and streetscape aesthetics.

Scheme Implementation

The strategies in relation to commercial development will be implemented through the planning scheme by:

Local area implementation

Ensuring that any proposed use or development in the Castlemaine Commercial Centre is generally consistent with the Castlemaine Commercial Centre Plan in Figure 8.

Policy guidelines

- Applying Council's local heritage policy at Clause 22.01 for all new commercial development in heritage overlays.

Application of zones and overlays

- Applying the Commercial 1 Zone to land for retail, office, business, entertainment and community uses.
- Applying the Commercial 2 Zone to land for offices and appropriate manufacturing and industrial and limited retail uses.
- Applying the Design and Development Overlay to the Castlemaine Commercial Centre.

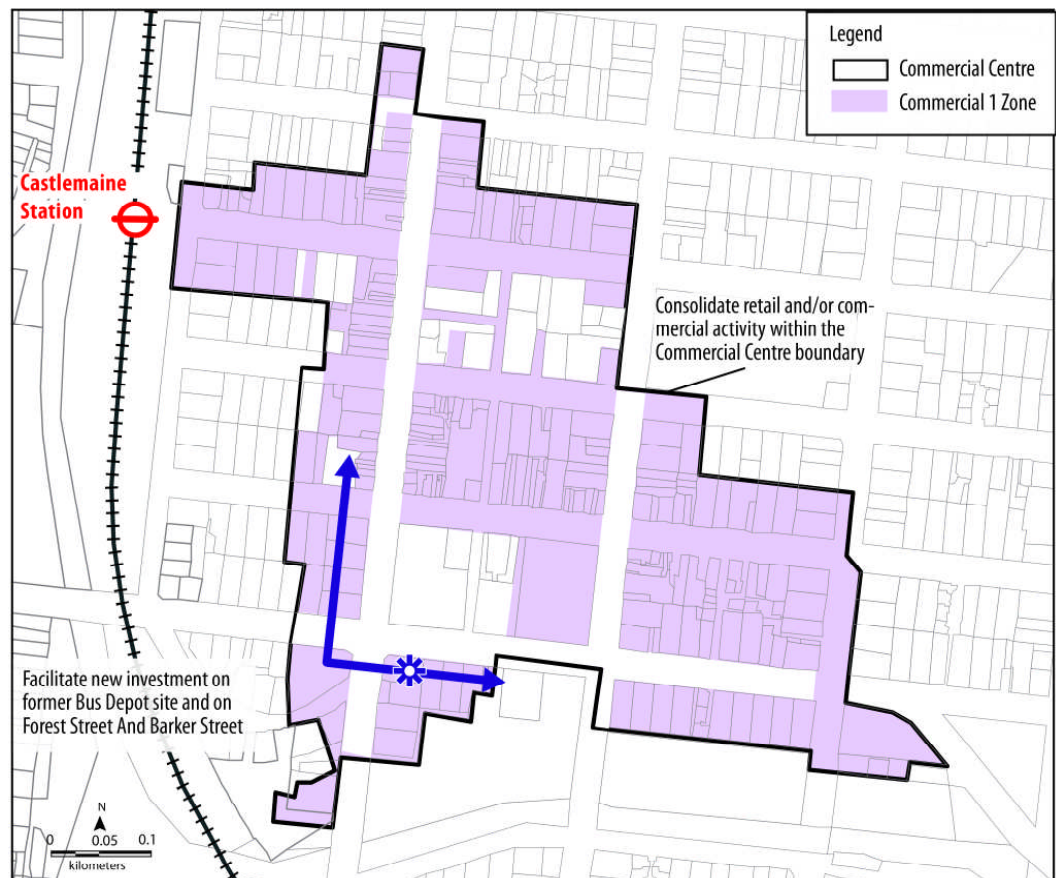
Reference documents

Castlemaine Central Area Urban Design Framework, 2002

Castlemaine Commercial Centre Study, Final Report, October 2012

Castlemaine Town Entrances Land Use Strategy Addendum Report, 2009

Castlemaine Town Entrances Strategy, 2002

Figure 8: Castlemaine Commercial Centre**21.12-3****Diamond Gully**13/07/2017
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Diamond Gully will be Castlemaine's primary urban growth area. Council has adopted the *Diamond Gully Structure Plan, 2016* (DGSP) to guide future development of the area. The DGSP identifies the preferred urban form for the area, and provides for connectivity and linkages within the area and externally to Castlemaine and Campbells Creek.

The DGSP was prepared with regard to the need to promote subdivision and residential development against other considerations including the protection of significant vegetation and the need to prioritise the protection of human life in areas at risk from bushfire.

Objectives and strategies**Objective 1**

To reinforce the vision of the DGSP and recognise Diamond Gully as Castlemaine's primary urban growth area.

Strategies

- 1.1 Provide for good connectivity between the DGSP area and Castlemaine Township centre and Campbells Creek, including vehicle and shared bicycle and pedestrian connections.
- 1.2 Consider opportunities for the provision of commercial facilities including medical centre/child care centre to service the needs of the Diamond Gully community.
- 1.3 Encourage subdivision and development of low density areas.

- 1.4 Support clustering of development in the southern residential greenfield precinct where the opportunity exists to create shared defensible space.

Objective 2

To consider environmental constraints when planning for future residential development, where relevant.

Strategies

- 2.1 Support hard edges for residential development within the DGSP area to respond to threat from bushfire.
- 2.2 Support the application of building envelopes and the preparation of Section 173 Agreements as a condition on planning permits to protect significant vegetation in areas identified for low density development to the west and south of future residential areas.
- 2.3 Consider including a condition for a Section 173 Agreement restricting the keeping of domestic animals on permits for future subdivision.
- 2.4 Encourage water sensitive urban design responses for development across the DGSP area.
- 2.5 Encourage the provision of open space corridors along watercourses, and appropriate setbacks for dwellings and structures along these areas.
- 2.6 Ensure that buffers are provided between landfills and new development.
- 2.7 Observe the five development principles outlined in the DGSP to guide development in appropriate locations.

Local area implementation

- Ensure that any proposed use or development within the DGSP area is generally consistent with the Diamond Gully Structure Plan, 2016.
- Ensure that development is consistent with Schedule 6 to the Environmental Significance Overlay.

Further strategic work

- Explore the suitability of a new schedule to the Rural Living Zone (RLZ) for those areas identified for low density residential development that are currently zoned RLZ and Township Zone to guide appropriate development in those areas.
- Consider consolidation of existing cleared RLZ land to allow some limited residential development while managing an appropriate response to the threat of bushfire.
- Investigate the possibility of extending Lushington Reserve in a southerly direction to include the former landfill cells/council depot.

Reference documents

Diamond Gully Structure Plan, 2016

Castlemaine Landfill Odour and Buffer Assessment, May 2016

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Maldon

Maldon is the second largest township in the Mount Alexander Shire, with an estimated 2011 population of 1432 persons. The town has been recognised for its heritage significance.

The retail centre in High Street, Maldon, is the second largest retail centre in the Shire. It provides local shopping needs for the township and the rural district in the north western part of the Shire and serves an important tourism role. Maintaining the viability of the High

Street and Main Street shops is important for the local and tourist role of the town. A site for a supermarket has been identified in Vincents Road, outside the town centre.

Objectives and strategies

Objective 1

To ensure that the commercial area is attractive and viable.

Strategy

- 1.1 Ensure that commercial land in Vincents Road, Maldon, is developed for a single supermarket business and does not contain separate shops or tenancies that would undermine the retail role of High Street and Main Street, Maldon.

Local area implementation

- Ensuring that any proposed use or development in Maldon is generally consistent with the Maldon Land Use Framework Plan in Figure 9.

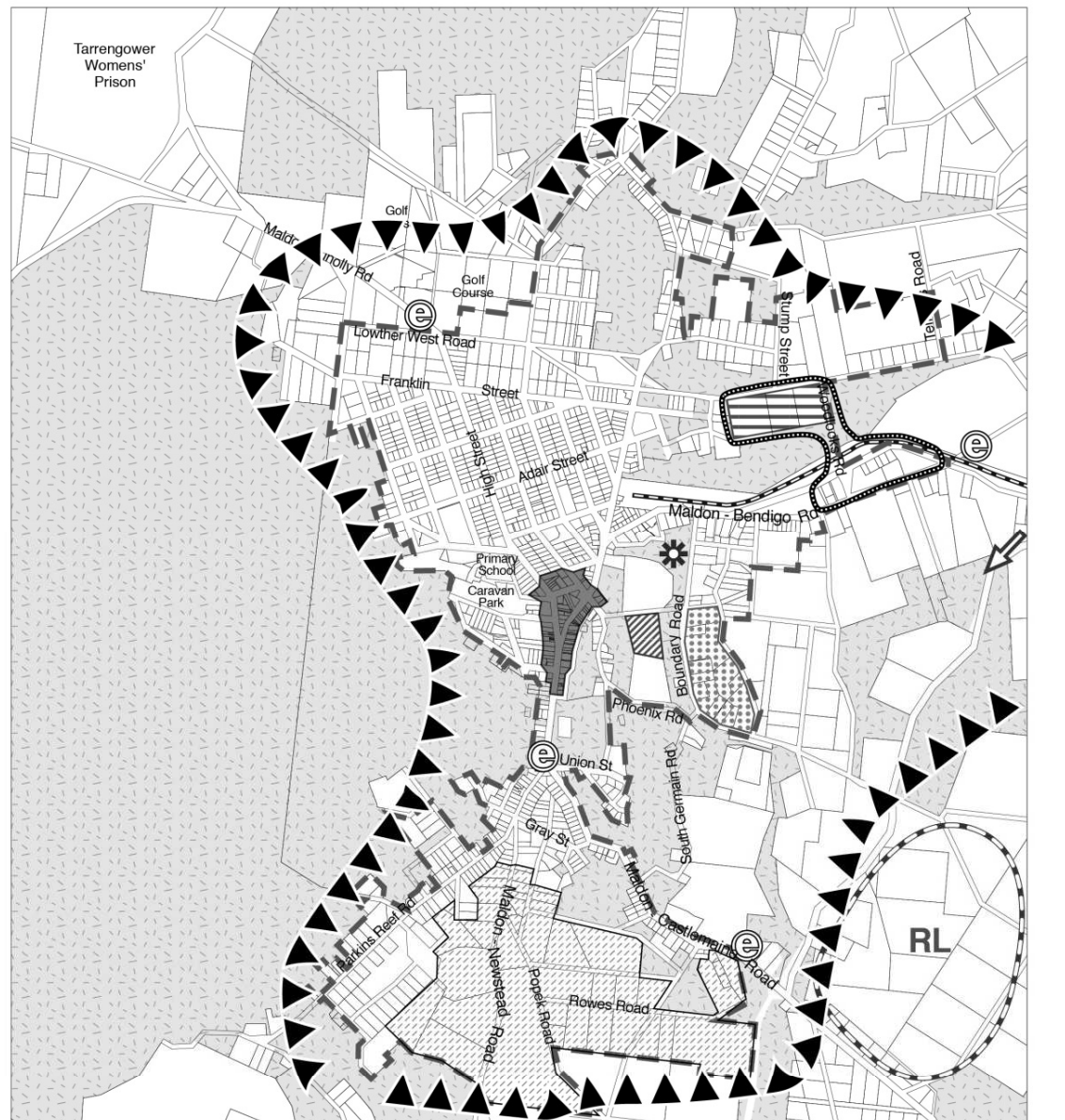
Further strategic work














- Preparing incorporated plans or development plans for proposed new residential areas.

Reference documents

Maldon Economic Design Strategy, 1998

Maldon Economic Futures Project, Final Report, 2008

Figure 9: Maldon Land Use Framework Plan**PLAN 4: MALDON FRAMEWORK PLAN**

- | | | | |
|---|--|---|---|
|  | State Parks, Reserves |  | Investigate Heavy Vehicle By-pass Route |
|  | Township Boundary |  | Site with Residential Opportunities |
| | - Opportunities for residential growth within boundary | | - Exposed site within view corridor of tourist railway |
| | - Potential residential expansion to south and infill to north outside of heritage overlay areas | | - Rezoning from Industrial 1 to Residential 1 Zone recommended |
|  | Proposed Residential Development |  | Protection of View Corridor |
| | - Connection to town sewerage | | - Ensure views from tourist railway are retained and enhanced through siting and design of new development within view corridor |
| | - Future rezoning from Low Density Residential to Residential 1 Zone recommended |  | Town Entrance |
| | - Design and Development Plan Overlay is required to achieve appropriate lot sizes and residential design that integrates with existing urban area | | - Retain and enhance town entrance appearance and character |
|  | Town Centre |  | Preferred Rural Living |
| | - Maintain historic and compact town centre | | - Staging of rural living development recommended |
|  | Review zoning in context of future town centre expansion | | Public/Private Forest Interface Areas |
|  | Site with potential for tourist related facility | | Rezoning and subdivision proposals to assess potential impact |
| | - e.g. accommodation |  | Urban/bushfire hazard interface |
|  | Existing Industrial Area | | Derived from Regional Bushfire Assessment, DPCD. 2012 |
| | - Development opportunities for new industries & service businesses | | |

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

Proposed Reference Document:
Maldon Urban Design Framework

Proposed Studies:
Maldon Town Centre Retail Study

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Newstead

Newstead is a local community centre, on the Loddon River with an estimated population of 669 in 2011. It provides services to residents of the township itself and surrounding rural area.

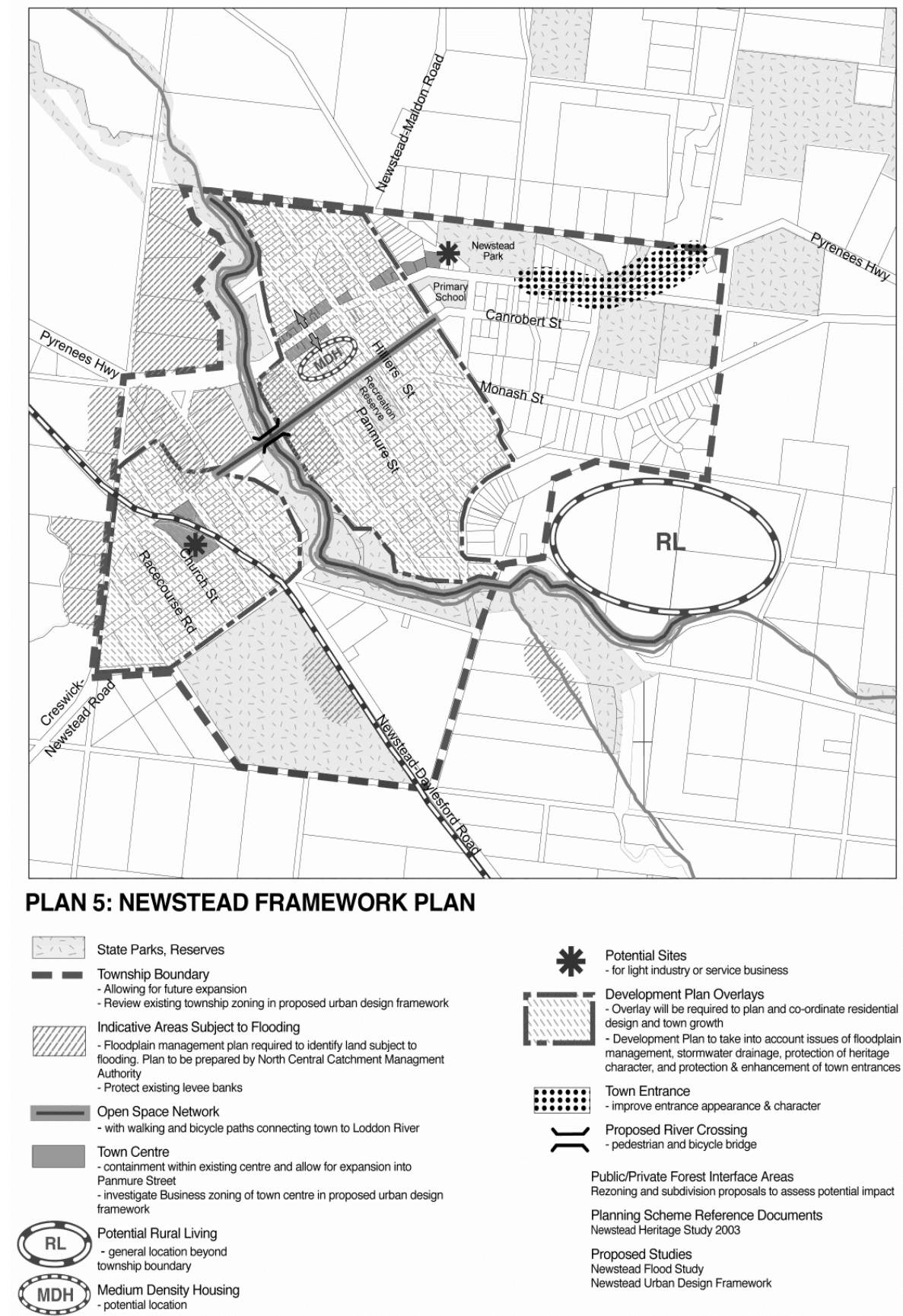
Local area implementation

- Ensuring that any proposed use or development in Newstead is generally consistent with the Newstead Land Use Framework Plan in Figure 10.

Further strategic work

- Preparing incorporated plans or development plans for proposed new residential areas.
- Preparing an urban design framework or structure plan for Newstead.

Figure 10: Newstead Land Use Framework Plan



21.12-6**Harcourt**13/07/2017
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Harcourt is a local community centre with an estimated 2011 population of 479. Harcourt has been identified as a place for population growth in the Loddon Mallee South Regional Growth Plan. Harcourt is located next to Mount Alexander, and is well placed to take advantage of tourism opportunities that Mount Alexander offers. The area is well known for its apple and pear orchards, providing a significant contribution to the State's apple supply.

Objectives and strategies**Objective 1**

To facilitate the establishment and further development of industry in the Shire.

Strategies

- 1.1 Encourage new industrial development in Harcourt to capitalise on good road access to the Calder Freeway.
- 1.2 Rezone and develop industrial land in Harcourt in accordance with the township plan in Clause 21.12.

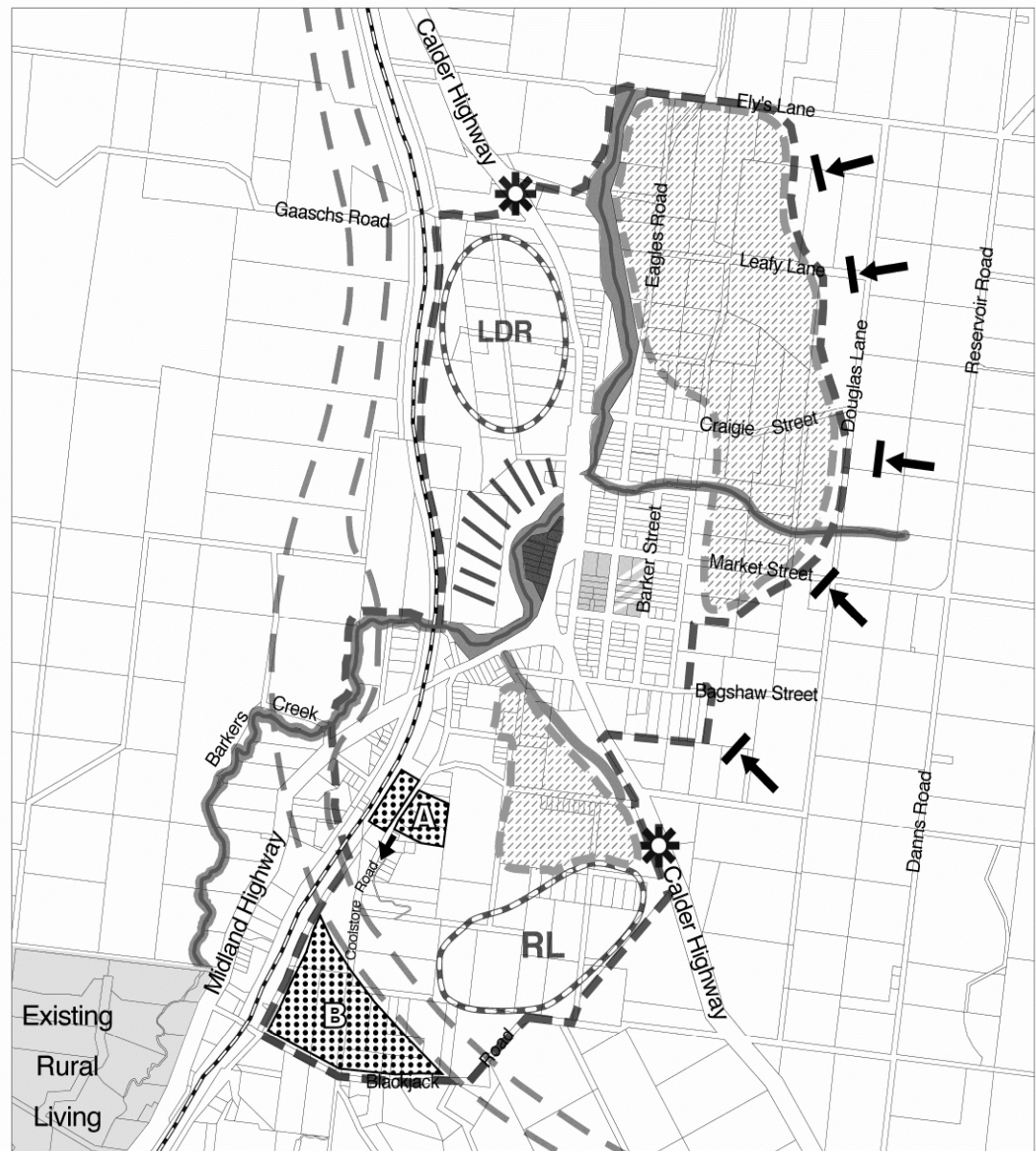
Local area implementation

- Ensuring that any proposed use or development in Harcourt is generally consistent with the Harcourt Land Use Framework Plan in Figure 11.

Further strategic work

- Preparing incorporated plans or development plans for proposed new residential areas.

Figure 11: Harcourt Land Use Framework Plan

**PLAN 6: HARCOURT FRAMEWORK PLAN**

- State Parks, Reserves
- Township Boundary (allowing for future expansions)
- review existing Township Zone in proposed urban design framework
- Residential expansion and infill
- rezoning to Residential 1 Zone recommended
- Development Plan overlays will need to be applied to co-ordinate town growth & design and protect environmental values
- Open Space Network
- develop network based on creek system
- use network in design of new residential areas
- Town Centre
- future rezoning to Business Zone recommended
- Future Expansion of Town Centre
- Retain hillslope and landscape background to town centre.
Discourage any new development
- Site for comprehensive redevelopment.
Suitable for mixed use - residential, business, tourism

- Industrial Areas
Area A - with allowance for expansion to south (rezone to Industrial 3 Zone).
Area B - proposed new industrial area
- Potential Rural Living
- retain native vegetation, vegetation protection overlay will need to be applied
- Potential Low Density Residential
- Prevent conflict between residential and horticultural land use. Buffers to be provided within township boundary.
- Town Entrance -
- establish entrance character
- Proposed Calder Freeway alignment corridor
- Public/Private Forest Interface Areas
Rezoning and subdivision proposals to assess potential impact

Proposed Studies:
Harcourt Urban Design Framework
Planning Scheme Reference Documents:
Metcalfe Heritage Study 1997

21.12-6**Taradale**13/07/2017
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Taradale is a small village at the southern edge of the Shire along the Calder corridor. The estimated population was 464 in 2011. The town is located along Back Creek which feeds into the Coliban River. A significant landmark of the town is the Taradale Viaduct along the Melbourne to Bendigo railway line, which reaches a height of approximately 36 metres.

Objectives and strategies**Objective 1**

To facilitate urban development in small towns.

Strategy

- 1.1 Support improvement options for wastewater management in Taradale, Elphinstone and Guildford.

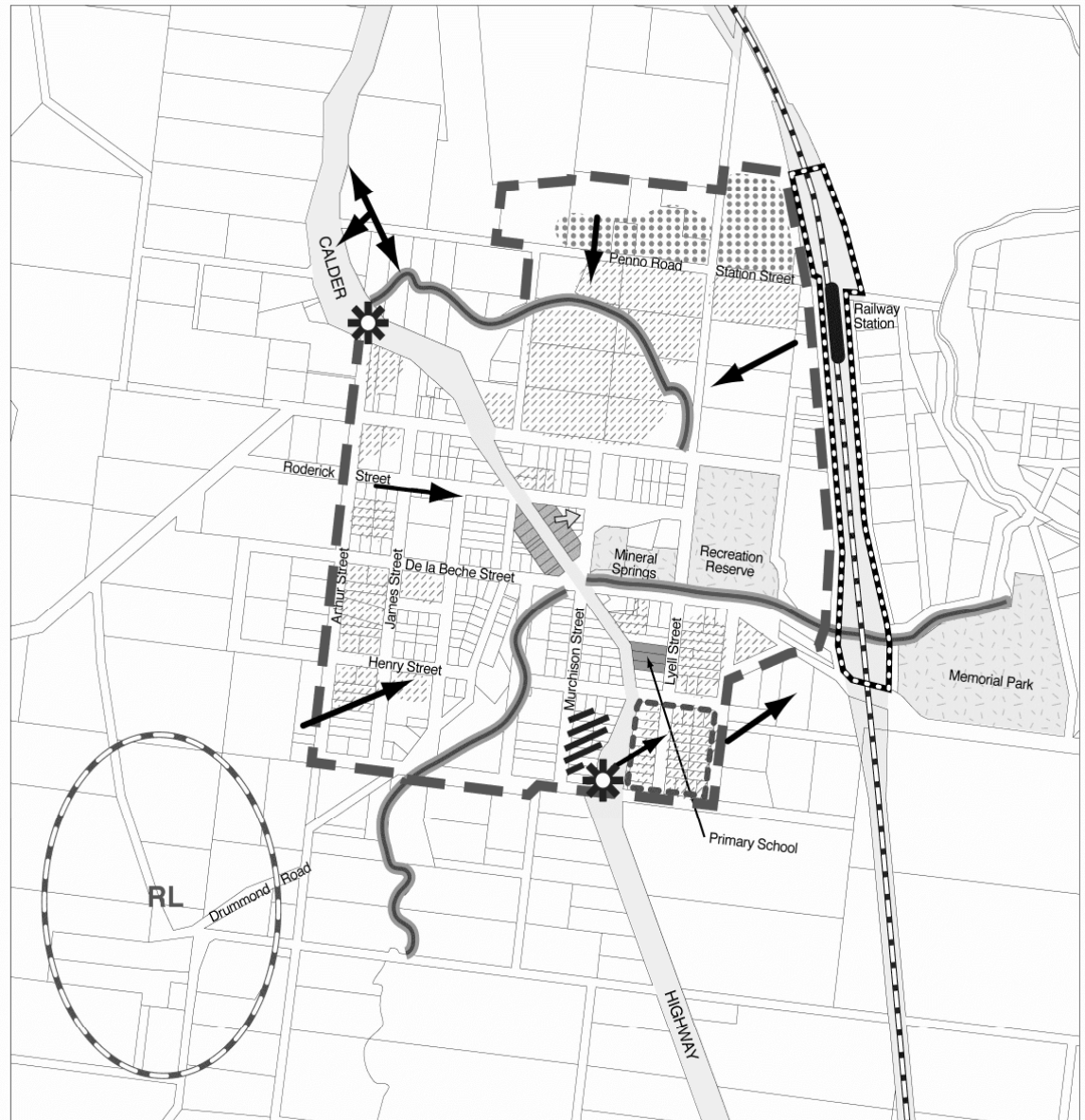
Local area implementation

- Ensuring that any proposed use or development in Taradale is generally consistent with the Taradale Land Use Framework Plan in Figure 12.









Further strategic work






- Preparing incorporated plans or development plans for proposed new residential areas.

Figure 12: Taradale Land Use Framework Plan



PLAN 7: TARADALE FRAMEWORK PLAN

-  Township Boundary - (allowing for future expansion)
Encourage more compact urban form to achieve village character and facilitate efficient land use for town sewerage
-  Residential expansion and infill within township zone
Development Plan overlays will need to be applied to co-ordinate town growth & design and protect environmental values
-  Ensure new dwellings do not obstruct or detract from view of rail bridge
Apply Design and Development overlay specifying siting, height and design requirements
-  Future residential
Northerly expansion of township area. Township rezoning recommended.
-  Open Space Network - develop network based on creek system. Use network in design of new residential areas
-  Town Centre - both sides of Calder Highway to capture advantages of tourist road to Castlemaine. Encourage compact centre.
-  Town Centre Expansion - develop east to provide community focus and links to mineral springs reserve
-  Major viewlines to be protected

-  Potential Rural Living
-  Establish town entrance character
-  Retain open entrance landscape
-  Protect views to railway viaduct and station precinct
-  Parks, Reserves

Public/Private Forest Interface Areas
Rezoning and subdivision proposals to assess potential impact

Planning Scheme Reference Documents:
Historic Mining Sites in Castlemaine/Fryers Creek Mining Divisions
- D. Banneer 1993

Proposed Studies:
Taradale Urban Design Framework

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Elphinstone is a small village along the Calder Corridor. The estimated population in 2011 was 239. The town has good road transport connections, being located where the Pyrenees Highway intersects with the Calder Highway. The railway line also runs through the centre of the town, creating a physical separation.

Objectives and strategies**Objective 1**

To facilitate the establishment and further development of industry in the Shire.

Strategies

- 1.1 Encourage new industrial development in Elphinstone to capitalise on good road access to the Calder Freeway.
- 1.2 Support the provision of sewerage and other infrastructure to Elphinstone to allow for the development of an industrial precinct in the town.

Objective 2

To protect the amenity of residential areas from uses with adverse amenity potential.

Strategies

- 2.1 Provide locations for new industrial development adjacent to a highway or major road and away from existing or proposed residential areas.
- 2.2 Support improvement options for wastewater management in Taradale, Elphinstone and Guildford.

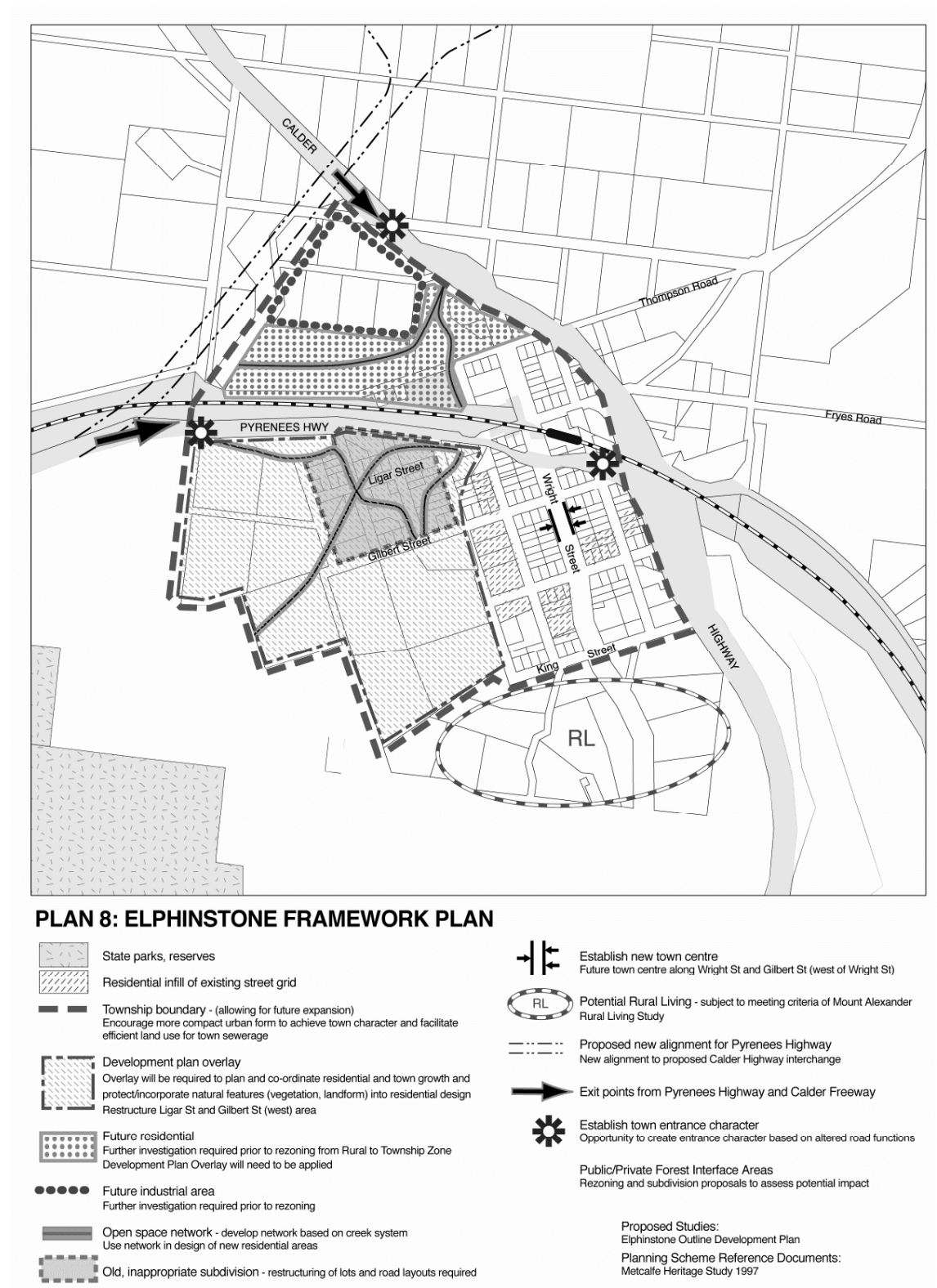
Local area implementation

- Ensuring that any proposed use or development in Elphinstone is generally consistent with the Elphinstone Land Use Framework Plan in Figure 13.

Further strategic work

- Preparing incorporated plans or development plans for proposed new residential areas.

Figure 13: Elphinstone Land Use Framework Plan



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Guildford

Guildford is a small village next to the Loddon River. The community and commercial facilities are centred around the intersection of Templeton Street and Fryers Road.

Objectives and strategies

Objective 1

To facilitate urban development in small towns.

Strategy

- 1.1 Support improvement options for wastewater management in Taradale, Elphinstone and Guildford.

Local area implementation

- Ensuring that any proposed use or development in Guildford is generally consistent with the Guildford Land Use Framework Plan in Figure 14.

Further strategic work

- Preparing incorporated plans or development plans for proposed new residential areas.

Figure 14: Guildford Township Structure Plan

