

# Maldon Design Guidelines Planning Scheme Amendment Frequently Asked Questions



## What are the Maldon Design Guidelines?

The Mount Maldon Design Guidelines are part of an incorporated document to the Mount Alexander Planning Scheme. The guidelines provide detailed design criteria for new development in Maldon covered by a Heritage Overlay, including the heritage precincts and the areas affected by the Significant Landscape Overlay Schedules 1 and 3.

The guidelines assist permit applicants (including property owners, architects, planners and builders) in preparing designs for new buildings or works or alterations to existing buildings. They also assist Council's Statutory Planners and Heritage and Urban Design Officer/ Heritage Advisor in assessing planning applications in Maldon.

From 2018 to 2020, Council carried out an extensive review of the guidelines in collaboration with urban and heritage advisors, and input from the Maldon Design Guidelines Project Advisory Group. This led to an updated version of the Maldon Design Guidelines.

Mount Alexander Shire Council adopted the final updated Maldon Design Guidelines at the Ordinary Meeting of Council on 15 September 2020.

## What is a Planning scheme amendment?

A Planning Scheme amendment is a change to the Mount Alexander Planning Scheme. Council can undertake a Planning Scheme amendment to:

- Rezone land;
- Apply or remove a planning overlay to land;
- Change or introduce a local policy; and/or
- Make minor changes to a zone or overlay through a schedule to the zone or overlay.

In general a Planning Scheme amendment will take 12-18 months from when Council commences the statutory process, until it comes into effect.

An amendment follows a statutory process which involves a number of steps. We are currently at Step 4 – Public Exhibition. The exhibition period will consist of notices in the newspaper and on Council's website, as well as face-to-face drop-in sessions in Maldon (subject to COVID-19 restrictions). Members of the public and other key stakeholders can make submissions in relation to any part of the amendment during this Step. Council must consider all submissions received.



If matters raised within submissions cannot be resolved, Council must appoint an independent planning panel (through Planning Panels Victoria) to review and consider the outstanding issues. The Planning Panel is to provide recommendations to Council about the amendment, which may lead to changes to the amendment. Council then considers the amendment for adoption and refers it to the Minister for Planning for approval.

### **What is Planning Scheme Amendment C96 – Maldon Design Guidelines?**

Amendment C96 seeks to amend the Planning Policy Framework, the Schedule to 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 Council, 1998)*.

As the updated guidelines have already been adopted by Council (in September 2020), Amendment C96 does not change the content of these guidelines but rather introduces them into the planning scheme.

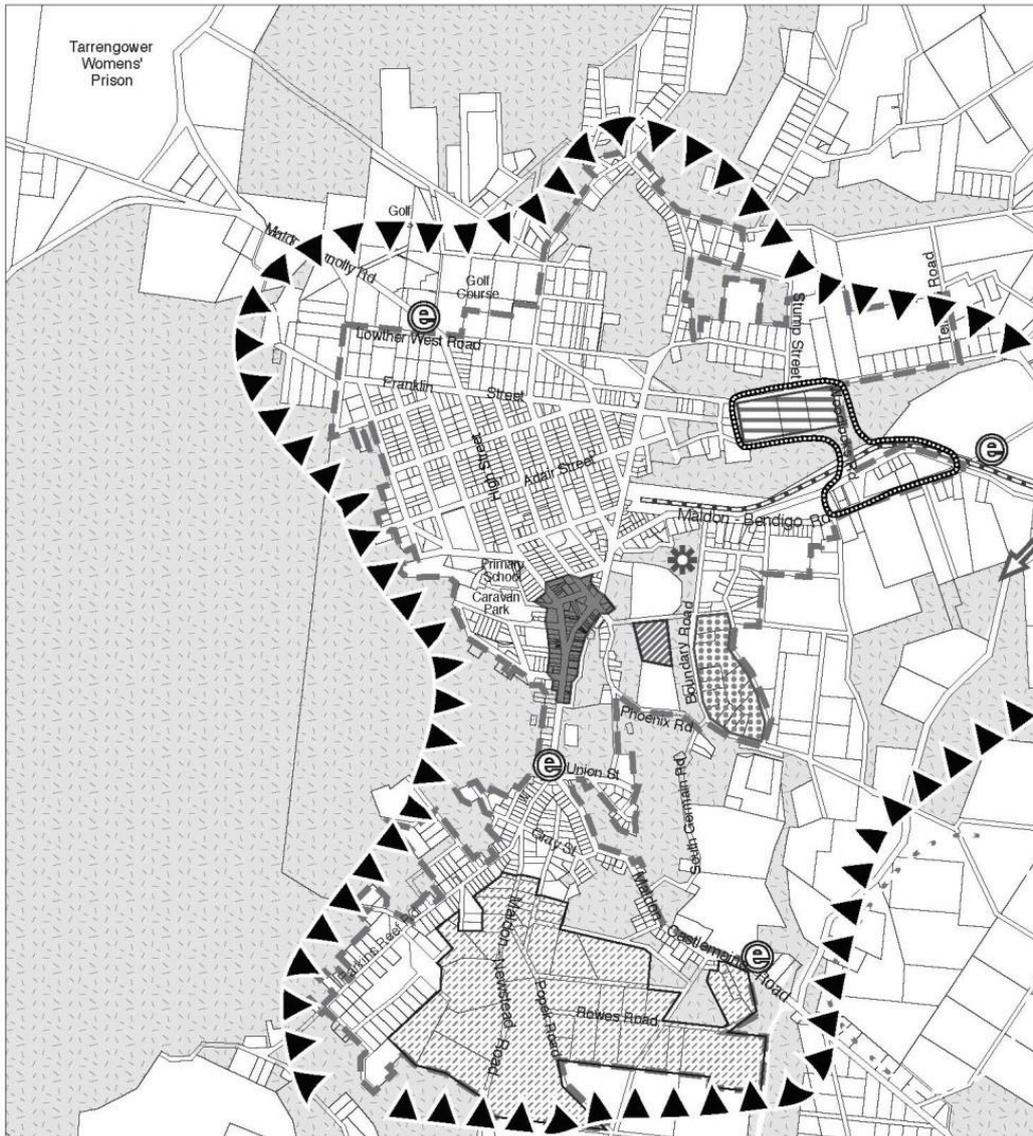
You can view the amendment documentation on Council's website, by visiting <http://www.mountalexander.vic.gov.au/MaldonDesignGuidelines>

### **What Land is affected by the amendment?**

The amendment applies to all land included within the Maldon township boundary 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).

The township boundary is identified on the Maldon Framework Plan below, and listed at Clause 02.04 Strategic Framework Plans within the Mount Alexander Planning Scheme.



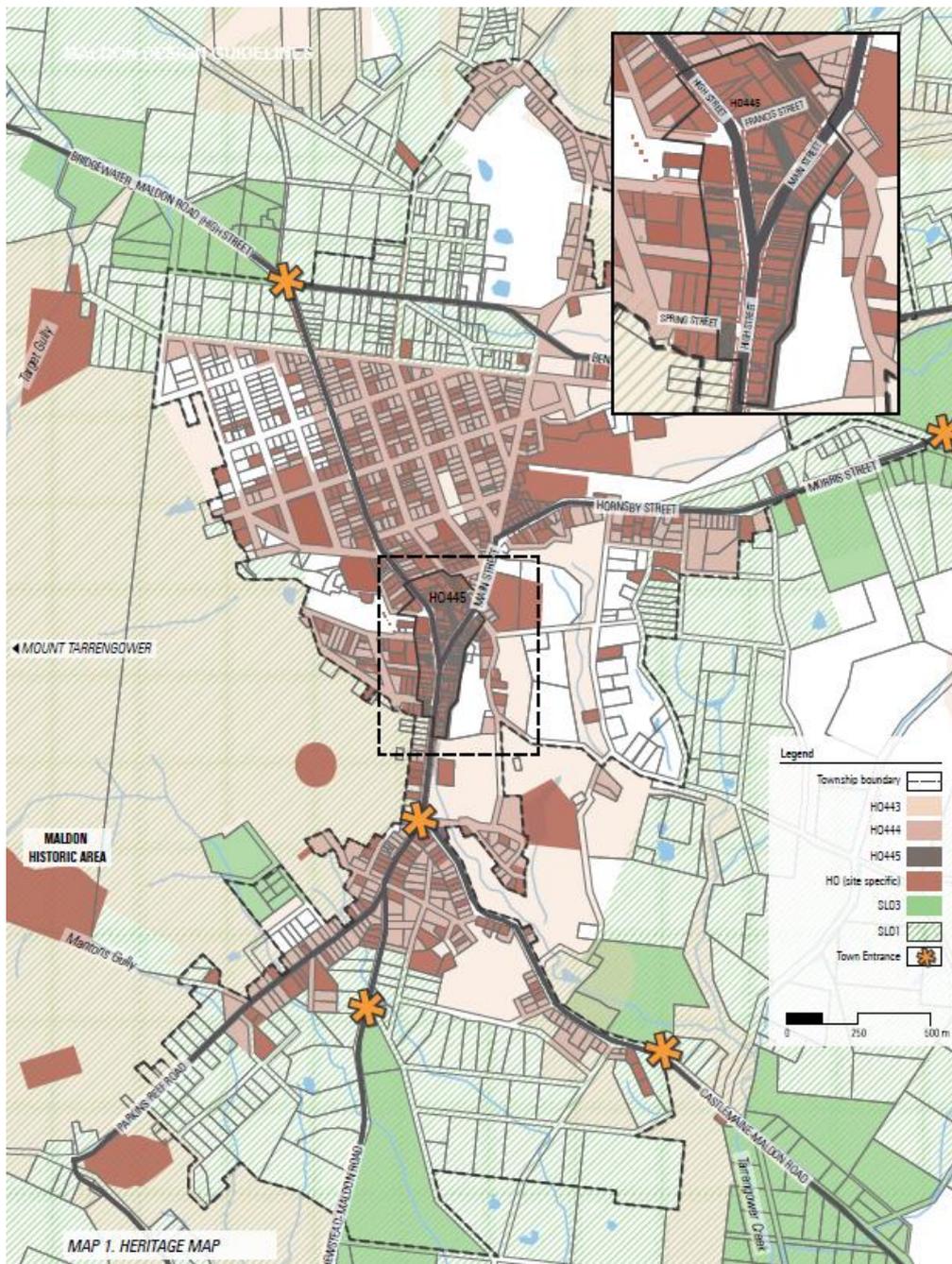
**PLAN 4: MALDON FRAMEWORK PLAN**

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

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

Source: Mount Alexander Planning Scheme

The relevant overlays within the context of the Maldon township are identified on the figure below.



Source: Maldon Design Guidelines, Hansen Partnership 2020

## Why is the amendment required?

Amendment C96 is required to give effect to the updated Maldon Design Guidelines (Mount Alexander Shire Council, 2020), which will replace the existing Maldon Design Guidelines (Mount Alexander Shire, 1998). The Guidelines provide detailed design criteria for new development in Maldon. The updated Guidelines improves their overall usability significantly.

It is important to note that Amendment C96 does not change the content of the updated *Maldon Design Guidelines* (Mount Alexander Shire, 2020), as the guidelines have already been adopted by Council in September last year.

Amendment C96 will assist both permit applicants (including property owners, architects, planners and builders) in preparing designs for new buildings or works or alterations to existing buildings, as well as Council's Statutory Planners and Heritage Officer in assessing planning permit applications in Maldon.

The incorporation of the Guidelines is required to encourage buildings that complement the historic character of Maldon and do not dominate or compete with the cultural significance of the place.

### **What consultation has occurred up until now?**

A draft version of the updated Maldon Design Guidelines was released for public consultation in February 2020, along with a background paper. Over a six week consultation period, Council's Strategic Planning team undertook a range of community activities to inform and engage the Maldon community in discussions about the draft guidelines. This included two drop in sessions in Maldon, a survey, three guided walks through Maldon's town centre with Council's heritage advisor, and meetings and conversations with community groups, government agencies and referral authorities.

In addition to survey responses, Council received a number of written submissions from individuals including Maldon residents, business owners and historians, and design and heritage professionals and the National Trust. Feedback on the updated draft guidelines was also provided by the community at two community drop-in sessions in Maldon.

The Strategic Planning unit considered the details of this feedback and key changes were made to the updated guidelines as a result.

### **When can I have input on the amendment, and how can I do this?**

The formal public exhibition period of the amendment commences on 30 August 2021 for a period of six weeks, closing on 10 October 2021. The exhibition period will consist of notices in the newspaper and on Council's website, as well as face-to-face drop-in sessions in Maldon (subject to COVID-19 restrictions).

Any person who is affected by the amendment may make a written submission in relation to any part of the proposed amendment. Submissions must be made in writing via email [strategicplanning@mountalexander.vic.gov.au](mailto:strategicplanning@mountalexander.vic.gov.au) or mail Strategic Planning Mount Alexander Shire Council, PO Box 185, Castlemaine VIC 3450. Submissions are due by Monday 11 October 2021. You can make a submission:

- Supporting the amendment;
- Supporting the amendment subject to changes being made;
- Opposing the amendment.

You can view the amendment documentation on Council's website, by visiting <http://www.mountalexander.vic.gov.au/MaldonDesignGuidelines>

### **How is my submission considered?**

After the public exhibition period Council must consider all submissions received. If the matters raised within the submissions cannot be resolved, Council must appoint an independent planning panel to review and consider the outstanding issues.

The Planning Panel is to provide recommendations to Council about the amendment, which may lead to changes to the amendment. Council then considers the amendment for adoption and refers it to the Minister for Planning for approval.

### **What is a planning panel?**

A planning panel is formed by Planning Panels Victoria and independently assess planning proposals by considering submissions, conducting hearings and preparing reports. Planning panels provide advice and make recommendations with the final decision made by appropriate statutory bodies, or the Minister. Planning panels are administered by Planning Panels Victoria, located within the Department of Environment, Land, Water and Planning.

The planning panel process is the final stage for public input. Only submitters are able to participate (although the public may attend and observe) and present to the panel. The panel will also consider all written submissions.

## **Are there any community info sessions coming up?**

### Drop In Sessions (subject to Covid-19 restrictions)

To provide further information to the community, we are hosting two drop-in sessions at the Maldon Community Centre. The Drop-in sessions are on:

- Tuesday 7<sup>th</sup> September between 4pm-7pm
- Tuesday 5<sup>th</sup> October between 4pm – 7pm

To register for the drop-in sessions, please contact the strategic planning team via email at [strategicplanning@mountalexander.vic.gov.au](mailto:strategicplanning@mountalexander.vic.gov.au) or call 03 5471 1700.

### Online Information Sessions (Covid-19 safe)

Should Covid-19 restrictions make the abovementioned drop in sessions impossible, we will facilitate online information sessions.

To register for online information sessions, please contact the Strategic Planning team via email at [strategicplanning@mountalexander.vic.gov.au](mailto:strategicplanning@mountalexander.vic.gov.au) or call 5471 1700.

## **How will the related planning policy clauses change?**

The Amendment will replace the existing Maldon Design Guidelines (Mount Alexander Shire Council, 1998) with the updated Maldon Design Guidelines (Mount Alexander Shire Council, 2020) as an incorporated document in the planning scheme. The related planning policy clauses in the planning scheme will also be changed to reflect this replacement of the old guidelines with the new guidelines as the 'policy document' incorporated into the planning scheme.

In addition, the Amendment proposes to update Maldon's Statement of Significance with the Statement of Significance that is located within the updated Maldon Design Guidelines (Mount Alexander Shire, 2020).

Amendment C96 does not change the content of the updated Maldon Design Guidelines (Mount Alexander Shire Council, 2020), as the guidelines have already been adopted by Council in September last year.

## **Will the areas covered by the Heritage Overlay or Significant Landscape Overlay in Maldon change?**

There are no changes proposed to the areas covered by the Heritage Overlay or Significant Landscape Overlay as part of this planning scheme amendment.

## **How will this impact building or development within the Heritage Overlay or Significant Landscape Overlay?**

The amendment will not result in any changes to the need for a planning permit for development in areas covered by the Heritage Overlay or Significant Landscape Overlay in Maldon. The updated guidelines will provide greater assistance to property owners, architects, planners and buildings in designing new development in these areas.

## **How will these changes affect planning applications?**

The changes will affect planning applications when the amendment is approved and gazetted by the Minister for Planning which will most likely occur between 6 and 12 months from now. The changes will assist Council's Statutory Planners and Heritage and Urban Design Officer/ Heritage Advisor in assessing planning applications in Maldon. You can find more information on the permit application process by visiting Council's [understanding planning permits](#) page.

## **How can I find out if my property is covered by the Heritage Overlay or Significant Landscape Overlay?**

You can visit [planning.vic.gov.au](http://planning.vic.gov.au) and search for a Planning Report. Alternatively, please contact Council's Statutory Planning team on 5471 1700