



## **Planning Scheme Amendment C74**

# **Land rezoning to General Residential Zone Parker St, Castlemaine**

**August 2014**

**Prepared for Mr Ewen MacDonald**

**By TOMKINSON Group**

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## 1. Introduction

This report has been prepared for Mr Ewen MacDonald in support of a planning scheme amendment (C74) to rezone 6000m<sup>2</sup> of land in the Mount Alexander Shire to General Residential Zone and apply a Development Plan Overlay (Schedule 8), a Design and Development Plan Overlay (Schedule 13), and an Environmental Audit Overlay to provide parameters for any future development.

The report provides a comprehensive assessment of the suitability of the site for proposed rezoning for residential development against the requirements of Ministerial Directions No. 1 Potentially Contaminated Land, State and Local planning policies and provisions of the Mount Alexander Planning Scheme (the Scheme). The report contains a number of sections:

- Section 2 sets out the background to this proposal
- Section 3 summarises the proposal
- Section 4 provides an analysis of the site and the surrounding area
- Section 5 presents a discussion on the strategic basis for the amendment
- Section 6 addresses the Victorian Planning Provisions and other relevant provisions
- Section 7 provides a summary of changes required to the Planning Scheme
- Section 8 provides a conclusion to the report

This report and attached documentation support the process to make the necessary changes to the planning scheme and establish appropriate mechanisms to facilitate future development and provide efficient, sustainable and appropriate housing outcomes.

## 2. Background

Mr Ewen MacDonald purchased the subject site in 2013 from Flowserve (manufacturers of pumps and pumping equipment), and spent some months considering the options available for the site under its current Industrial Zone.

Uses permitted under the current zoning were given consideration, and on balance it was determined that a more acceptable land use outcome for the site, in keeping with the surrounding land use pattern, would be achieved through residential rezoning.

Our client therefore seeks to rezone the site to the General Residential Zone, which will bring it in line with the residential land surrounding to the south and east. Parker Street physically separates the subject site from the main Flowserve business to the north, and both a road and the railway line abut the subject site to the west.

The site has been used by Flowserve as a storage facility and car park, but with change of ownership there is potential for its industrial use to be intensified under current zoning regulations. It is considered that rezoning

for residential purposes will ensure best outcomes for the surrounding residential areas, and will facilitate a positive contribution to housing in Castlemaine.

A preliminary Environmental Site Assessment was undertaken for the site, by Environmental Strategies Global Pty Ltd (April 2012, Appendix B). The findings of this assessment support rezoning of the site for residential purposes, stating that 'the likelihood of significant impact at the site from previous site usage is considered to be limited.'

The addition of an Environmental Audit Overlay, Development Plan Overlay and a Design and Development Overlay (Appendices C-E), drafted in consultation with Council, will further provide for clear strategic direction on the use and development of the site once rezoned.

Extensive public consultation will be an important part of the rezoning process, and Councillors' and general public comments have been sought from the outset. An open letter/information pack was prepared for all neighbours and was distributed early in 2014, alerting neighbours to a possible planning scheme amendment application and seeking any comments (Appendix H).

The current proposal to rezone the site to General Residential Zone is consistent with the objectives for planning for residential development and will provide for efficient land use and a sustainable outcome for the site.

### **3. The proposal**

This proposal is for an amendment to the Mount Alexander Shire Planning Scheme to rezone land to General Residential Zone, and apply appropriate overlays to .6ha of land known as 7-9 Parker St, Castlemaine (Appendix A, Site and Context Plan).

The site is bounded by Parker Street to the north, with Flowserve Australia/Thompsons, Kelley and Lewis Pty Ltd on the opposite side of Parker Street. Immediately east and south the site abuts General Residential land (GRZ), to the west is Kennedy Street with the railway line opposite.

This land is owned by Mr Ewen MacDonald, who requests an amendment to the Mount Alexander Shire Planning Scheme to rezone the land from the current Industrial 1 Zone (IN1Z) to the proposed General Residential Zone (GRZ) and apply the Development Plan Overlay Schedule 8 (DPO8), Design and Development Overlay Schedule 13 (DDO13) and the Environmental Audit Overlay (EAO).

A very small section of the site is considered to be an area of Cultural Heritage Sensitivity, however due to the site having previously been subject to significant ground disturbance associated with long term industrial use, a Cultural Heritage Management Plan is not required.

It is intended that if the subject Planning Scheme Amendment is approved, Mr MacDonald will lodge a development plan for Council approval in accordance with DPO8 for the subject site.

## 4. Subject Site

The following assessment of the subject site at Parker, Castlemaine has been carried out against relevant State and Local planning provisions, as well as the provisions of Ministerial Direction 1.

### 4.1 Location and context

The amendment applies land known as 7-9 Parker Street, Castlemaine and formally described as CA 1-5 and CA 20 Section 6, Parish of Castlemaine.

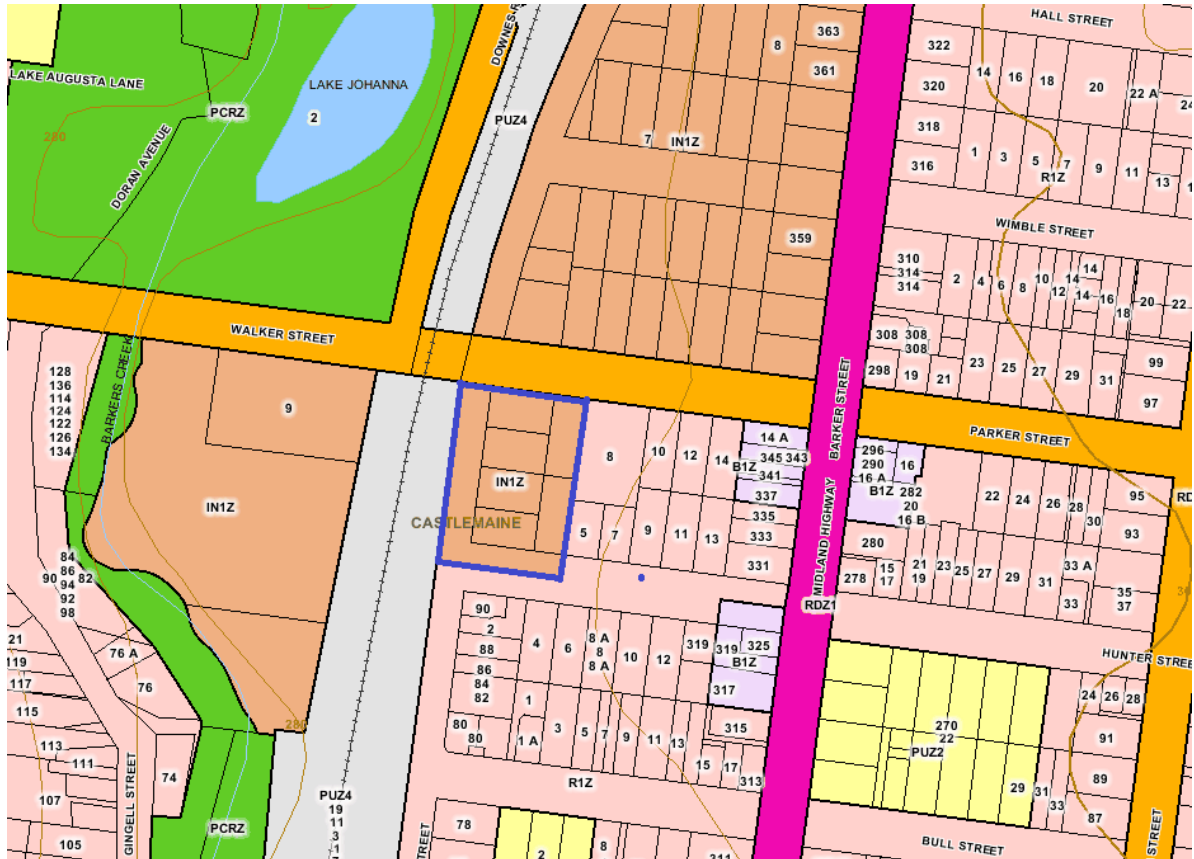


Figure 1: Subject site

The subject site comprises six (6) parcels of land which are currently zoned Industrial 1 Zone (IN1Z) pursuant to the Mount Alexander Planning Scheme (the Scheme). The site is not subject to any existing overlays. The site is bounded by Parker Street to the north, Kennedy Street and the railway line to the west, Hunter Street to the south and GRZ to the south and east.

The site slopes gently east to west, and contains a number of unused storage buildings.

There is one substantial native tree centrally located on the site, and some additional shrubs along boundaries.



*Photo 1: Subject site, west to east, note slope and one substantial native tree.*

There is also a powercor power pole centrally located on site, although no easement exists on title.



*Photo 2: East boundary, power line runs to a pole centrally located on the boundary, but without an easement*

There is a substantial portal frame shed along the west boundary of the site, which has been used by Flowserve most recently for pattern storage.



*Photo 3: Portal frame shed, currently empty, on corner of Parker St and Kennedy St*

Adjacent to the storage facility, a car port runs along the northern boundary, with additional car parking on gravel (west and east) and concrete (site entrance off Parker Street).



*Photo 4: Carport*



In the south east corner of the site is a brick store room with some limited heritage appeal.



*Photo 5: Brick store room at south east corner*

The balance of the site has been used for open storage and for car parking, for employees of Flowserve. To the north of the site, opposite in Parker Street, is Flowserve's industrial facility.



*Photo 6: subject site north to south, area used for car parking*

The subject site is in a block bounded by the Midland Highway to the east, Walker Street to the north, Kennedy Street to the west and Hunter Street to the south.

Opposite the subject site, on Parker Street, is the Flowserve main building, which is subject to Heritage Overlay.



*Photo 7: Flowserve building, opposite the subject site on Parker Street*

Immediately south and east the subject site abuts residential land, zoned GRZ.



*Photo 8: Residential along Hunter Street, opposite subject site*



*Photo 9: residential (with Heritage Overlay) on Parker Street, abutting subject site on the east boundary*



*Photo 10: Subject site west to east, looking towards residential abutting*



*Photo 11: South boundary, east to west, gentle slope, trees on nature strip*

Kennedy Street, on the site's west boundary, runs adjacent to the Castlemaine-Bendigo railway line.



*Photo 12: Kennedy Street and the railway line*

The subject site is approximately 900m north of the centre of Castlemaine and within 100m of the Botanical Gardens.



*Photo 13: Parker St, from subject site, across railway line towards Botanical Gardens*

A Powercor substation is currently located in the south west corner of the subject site. This substation provides additional service to Flowserve. It is not used for the general provision of power to Castlemaine. The substation therefore has potential to be relocated with minimal impact on Flowserve's operations, and improving the surrounding residential character.



*Photo 13: Existing substation which can be relocated*

## **4.2 Integration with existing urban areas**

An Urban Growth Boundary (UGB) has been established for Castlemaine as part of the development of the *Mount Alexander Urban Living Strategy*<sup>1</sup> and the *Castlemaine Residential Strategy*<sup>2</sup>.

The subject site is located inside the designated UGB and the intended proposal promotes infill development within the Castlemaine UGB, as supported by these residential strategies.

The subject site immediately abuts existing developed residential land to the east and south. To the north, Parker Street provides a buffer between the subject site and Industrial zoned land. To the west, the railway line provides a buffer between the subject site and the Woollen Mill facility. Diagonally opposite the north west corner of the subject site is Castlemaine's botanical gardens, zoned Public Parks and Recreation Zone.

It is considered that rezoning the subject site for residential purposes will provide more appropriate integration for the site with the existing land use pattern in this urban area.

## **4.3 Landscape and heritage values**

The subject site is not currently affected by any overlay pertaining to landscape or heritage values (i.e. Heritage Overlay, Significant Landscape Overlay, Vegetation Protection Overlay or Environmental Significance Overlay). The site is considered to have some limited landscape and heritage value.

### *Landscape*

The proximity of the Botanical Gardens, and the site's topography, which will promote views to and from the gardens, can be considered of landscape value.

### *Heritage*

The site is not subject to Heritage Overlay. Heritage Overlay does apply to a residential building abutting the subject site's east boundary, and to the Flowserve Building opposite the subject site – both on Parker Street.

The existing buildings on the subject site are not considered to be of heritage significance. The site's historical use as part of the Flowserve operation, and the presence of a significant heritage value Flowserve building immediately opposite the subject site, in Parker Street, should provide some guidance for future development of the site in terms of considering and addressing those heritage elements.

The dwelling immediately abutting the subject site to the east, on Parker Street, is subject to a Heritage Overlay. In addition, many existing dwellings in the area retain heritage content and/or features. The subject site, therefore, can be considered to retain some heritage value by association.

These elements have been taken into consideration in the preparation of the Development Plan Overlay and Design and Development Overlay. The proposed overlays have been designed to ensure that any future development of the site must have consideration for these features.

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<sup>1</sup> Planit, Stage Two Report, October 2004

<sup>2</sup> Final Report, August 2005

#### **4.4 Provision of social and physical infrastructure and servicing compatibility**

The subject site has excellent access to services in Castlemaine, being only 1km from Castlemaine's central commercial area.

In addition, the site is within easy walking distance of the Botanical Gardens, the railway station, hospital education and medical services.

All servicing requirements for the site could be undertaken through any future subdivision process, based on further consultation with the relevant agencies. Relevant referral authorities have provided initial support for the proposal, see 4.8 below.

A preliminary infrastructure assessment has been undertaken, which indicates that the site can be serviced using existing infrastructure, and that residential development can be supported. (Appendix F, Preliminary Infrastructure Assessment).

Roads, reticulated water supply and gas, sewer and drainage, power and telecommunications have been assessed and all services are considered to be feasible for residential purposes.

A substation is located on the north east corner of the site. Investigations have confirmed that relocation of this substation is feasible. Consideration for relocating the substation would be part of any future development proposal for the site.

##### *Resource efficiency*

Alternative options for water and energy sources and waste management are currently being investigated. Some options to be investigated by the landowner and consultants include:

- Energy efficient lot layouts and building design
- Solar power generation
- Rainwater harvesting
- On site grey water treatment facilities

The proposed overlays will ensure that any future development of the site must have consideration for resource efficiency and energy efficient design.

#### **4.5 Referral authority responses**

All relevant referral authorities have been advised of the proposed rezoning of the subject site. Authorities will be given the opportunity to assess the detailed application and provide formal responses.

Following is a summary of informal responses thus far:

Referral	Contact	Result
Coliban Region Water Corporation	Neil Burns, Jason Crowden <a href="mailto:JasonC@coliban.com.au">JasonC@coliban.com.au</a>	Emailed 10/2/14 – passed on to concept development team 11/2 Resent 5/6, Resent 6/8 <b>No response</b>
Country Fire Authority	John Stark/ Andrew Ganey Rachel Rogers <a href="mailto:r.rogers@cfa.vic.gov.au">r.rogers@cfa.vic.gov.au</a>	Email response from Rachel Rogers, 3/4/14 <b>No objection</b>
Department of Environment and Primary Industry	Amanda Johnson <a href="mailto:amanda.johnson@depi.vic.gov.au">amanda.johnson@depi.vic.gov.au</a>	Emailed 10/2/14 Resent 5/6 <b>11/6 No objection</b>
Environment Protection Authority	Pat Collins <a href="mailto:contact@epa.vic.gov.au">contact@epa.vic.gov.au</a>	Sent 5/6/14 Resent 5/6, Resent 6/8 <b>No response as yet</b>
Council’s Environmental Health Unit	Tracey Watson <a href="mailto:tracey.watson@mountalexander.vic.gov.au">tracey.watson@mountalexander.vic.gov.au</a>	Email response 11/2/14 <b>EAO required</b>
Goulburn-Murray Water	Neil Repacholi <a href="mailto:Neil.Repacholi@gmwater.com.au">Neil.Repacholi@gmwater.com.au</a>	Response received 10/2/14 <b>No objection</b>
Council’s Infrastructure Unit	Buddhima <a href="mailto:b.mapa@mountalexander.vic.gov.au">b.mapa@mountalexander.vic.gov.au</a>	Query resent 5/6/14 Redirected 6/8 <b>Response received</b>
North Central Catchment Management Authority	Nathan Treloar <a href="mailto:nathan.treloar@nccma.vic.gov.au">nathan.treloar@nccma.vic.gov.au</a>	Response 17/2/14 <b>Decision pending flood study</b>
Powercor Australia	Mary, customer projects Bendigo <a href="mailto:customerprojectsbendigo@powercor.com.au">customerprojectsbendigo@powercor.com.au</a>	Emailed 10/2/14 Resent 5/6 <b>No response as yet</b>
Telstra	Nadia Richardson <a href="mailto:Nadia.M.Richardson@team.telstra.com">Nadia.M.Richardson@team.telstra.com</a>	Query resent 5/6/14 <b>No response as yet</b>
Tenix Maintenance Services PL	<a href="mailto:zac.illic@tenix.com">zac.illic@tenix.com</a>	No response Resent 5/6 <b>No response as yet</b>
VicRoads (Northern Region)	Kathy Brown Ravi? <a href="mailto:nr.mailbox@roads.vic.gov.au">nr.mailbox@roads.vic.gov.au</a>	Advice from Kathy Brown 11/2/14 that query had been passed on – no further feedback. Try again 5/6/14 <b>6/6 No objection</b>
VicTrack	Emma Demaine <a href="mailto:Emma.Demaine@VICTRACK.com.au">Emma.Demaine@VICTRACK.com.au</a>	Response 13/2/14 <b>No objection</b>

Responses from referral authorities are included at Appendix G.



In summary, preliminary indication is that relevant referral authorities are generally supportive of the proposal to rezone the site to General Residential.

## **5. Victoria Planning Provisions**

The Minister for Planning has established for the assessment of strategic amendments to planning schemes. This includes assessment of any proposed change to a planning scheme against all elements of the planning scheme's current relevant policy, and against ministerial directions.

### **5.1 Ministerial Direction No. 1 – Potentially contaminated land**

Ministerial Direction No. 1 relates to potentially contaminated land. The purpose of this Ministerial Direction is to ensure that an amendment which allows for a more sensitive use of land has regard to the appropriate strategic considerations and the suitability of land for that development.

A preliminary assessment of the site has been undertaken (see Appendix B), which indicates that the subject site is unlikely to be contaminated.

This proposal for residential rezoning responds to Ministerial Direction No. 1 by proposing application of an Environmental Audit Overlay (EAO). The provisions of the EAO would ensure that a full environmental audit would be required as part of any subsequent development of the site.

## **5.2 Mount Alexander Planning Scheme**

### **5.2.1 State Planning Policy Framework**

The State Planning Policy Framework (SPPF) provides the strategic basis for decision making by responsible authorities. The SPPF includes policy in relation to settlement, environment, natural resources, infrastructure, and economic and social well-being. It includes provisions that planning anticipates and responds to the needs of existing and future communities and assists in the conservation and sustainable use of natural resources. Essentially, planning decisions should ensure environmental quality and long term sustainable development.

The following outlines relevant components of the SPPF that relate to the proposal:

#### **Clause 11 – Settlement**

This policy affects metropolitan Melbourne and also regional municipalities. In this case, the clause (11.05) relating to regional planning is relevant:

*11.05-4 Regional planning strategies and principles*

This policy aims to control development in rural areas to protect agriculture and avoid inappropriate rural residential development – ensuring planning for rural living avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities such as agricultural production
- Protecting existing landscape values and environmental quality, including water quality, native vegetation, biodiversity and habitat
- Minimising / avoiding property service costs to local and State governments

This proposed amendment facilitates the above objectives, by providing for infill residential development, utilising existing services.

### **Clause 12 Environment and Landscape Values**

This policy contains planning objectives for the protection of air, land and water quality and the conservation of natural ecosystems, resources, energy and cultural heritage. Relevant clauses include:

#### *12.01 Biodiversity*

The objectives of this clause assist the protection and conservation of biodiversity. The proposed amendment will not have biodiversity impact, as the land is already cleared and used for industrial purposes. In fact, the biodiversity of the site is likely to improve with rezoning and a development plan process that involves residential use and associated landscaping.

### **Clause 13 Environmental Risks**

The objectives of this clause mitigate environmental risks, including climate change, erosion, salinity, noise, air quality and wildfire.

The subject site is not currently affected by any overlays relating to environmental risks. However the industrial use history of the site requires careful consideration of environmental risk in compliance with Ministerial Direction No.1.

An electrical substation is located on the south west corner of the subject site. This substation is used exclusively to provide power to Flowserve's operations, on the north side of Parker Street. Preliminary assessment confirms that the substation can be relocated within Flowserve's current operation site.

Given the previous industrial use of the site, a preliminary *Environmental Site Assessment* (Appendix B) was prepared by Environmental Strategies Global to provide an over-arching assessment of the environmental status of the site. This report found that the site has historically been used for storage, car parking, and for manufacturing steel 'tyres' has part of the Thompsons, Kelly and Lewis engineering company.

The Environmental Site Assessment concludes:

*Based on the results of the preliminary site assessment, the likelihood of significant impact at the site from previous site usage is considered to be limited.<sup>3</sup>*

The application of new overlays to the site, including an Environmental Audit Overlay, will ensure that any proposed future dwellings would be subject to a rigorous planning permit application process.

**Clause 15 Built Environment and Heritage**

The amendment is consistent with the objectives of the SPPF. In particular, the proposed rezoning of this site will contribute positively to local character, will reflect characteristics complimentary to the local community, and will enhance diversity and promote attractiveness of the area and its built environment.

*15.01 Urban Environment*

The objective of this clause is to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

In considering a proposal to rezone land for urban residential use, the following strategies must be considered:

Strategy	Response
Promote good urban design to make the environment more liveable and attractive.	Residential zoning will facilitate good urban design and an improvement in liveability of the area. Proposed overlays are designed to ensure a liveable and attractive outcome for future residential development.
Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.	Redevelopment of the subject site under proposed General Residential Zone will provide Council and the community with an opportunity to implement these strategies.
Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.	Proposed General Residential Zone will provide a more responsive context for the subject site, which will be more clearly reflective of the surrounding land use pattern and character.
Require development to include a site analysis and descriptive statement explaining how the proposed development responds to the site and its context.	Future redevelopment of the subject site will provide an opportunity for detailed site analysis and consideration of the responsiveness of any proposal.
Ensure sensitive landscape areas such as the bays and coastlines are protected and that new development does not detract from their natural quality.	The subject site is not located in a sensitive landscape area, however the proposed rezoning will nonetheless not have a negative impact on the natural qualities of the area.
Ensure transport corridors integrate land use planning, urban design and transport planning and are developed and managed with particular attention to urban design aspects.	The subject site is located in close proximity to the Midland Highway, which is a part of Castlemaine’s central transport corridor. This application will be referred to VicRoads and Council’s infrastructure unit

<sup>3</sup> Initial Phase 1 Environmental Site Assessment, Environmental Strategies Global Pty Ltd (ESG), p.13

	for consideration, meeting the strategic intent of this policy.
Encourage retention of existing vegetation or revegetation as part of subdivision and development proposals.	There is limited existing vegetation on the subject site, none of which is proposed for removal with rezoning. Under the proposed overlays, landscaping is an integral component of any future redevelopment of the site. This will provide opportunity to retain and manage any vegetation on site.

15.01-2 *Urban Design Principles*

*Residential rezoning of the subject site will promote and facilitate implementation of the urban design principles outlined under this clause.*

<b>Strategy</b>	<b>Response</b>
<i>Context</i>	<p>Development will take into account the natural, cultural and strategic context of the location.</p> <p>The proposed DPO and DDO provide the relevant planning authority with the tools to:</p> <ul style="list-style-type: none"> <li>• Require comprehensive site analysis as the starting point of the design process.</li> <li>• emphasise urban design policies and frameworks for this location.</li> <li>• Enable consideration of height, scale and massing of new development.</li> </ul>
<i>The public realm</i>	Rezoning of the subject site to General Residential Zone will contribute to the protection and enhancement of pedestrian spaces, streets, squares, parks and walkways.
<i>Safety</i>	Future residential development will facilitate creation of urban environments that enhance personal safety and property security, where people feel safe to live, work and move in at any time.
<i>Landmark views and vistas</i>	The proposed DDO and DPO will ensure that relevant landmarks, views and vistas will protected and enhanced or, where appropriate, created by new additions to the built environment.
<i>Pedestrian spaces</i>	Rezoning for residential development will promote contemporary design of interfaces between buildings and public spaces, for the purpose of enhancing the visual and social experience of future users.
<i>Heritage</i>	The proposed DDO and DPO provide guidance for any future development to respect, and not simply copy, relevant surrounding heritage values and context.
<i>Consolidation of sites and empty sites</i>	Rezoning to General Residential Zone will provide

	guidance for future development to contribute to the complexity and diversity of the built environment.
<i>Light and shade</i>	Future residential development can provide for enjoyment of the public realm, enhanced by a desirable balance of sunlight and shade.
<i>Energy and resource efficiency</i>	General Residential Zone provisions, along with the proposed DPO and DDO, will ensure all future building, subdivision and engineering works will include consideration of resource and energy efficiency.
<i>Architectural quality</i>	It is expected that the proposed DDO will ensure new development will achieve high standards in architecture and urban design.
<i>Landscape architecture</i>	Under the proposed planning provisions for the rezoned site, recognition will be given to the setting in which buildings are designed and the integrating role of landscape architecture.

*15.01-3 Neighbourhood and subdivision design*

Rezoning of the subject site will facilitate implementation of this policy. Outcomes of rezoning will include:

- Reinforcement of Castlemaine's urban and residential structure, with a network of neighbourhoods clustered to support the main town activity centres, within the regional public transport network.
- Creation of a compact neighbourhood, within walkable distances of activity centres, services and facilities.
- Contribution to lot size diversity to suit a variety of dwelling and household types, and responding to the changes needs, aspirations and demographics of Castlemaine's community.
- Additional housing within easy distance of public transport, walking and cycling networks, and a safe road network, thereby reducing car dependency.
- Strengthening of the local sense of place, by reinforcing the residential character of the area, with an opportunity to provide well designed and attractive built form.
- Overlays that promote environmentally friendly development that must include energy efficiency, water management, landscaping and environmentally sensitive urban design.
- Improved accessibility in the area for people with disabilities.

*15.01-5 Cultural identity and neighbourhood character*

The proposed overlays for the subject site will ensure that any future development recognises and protects cultural identity, enhances neighbourhood character and promotes a sense of place.

*15.02 Sustainable Development*

The application of the General Residential Zone in this area of Castlemaine will clearly assist with meeting the objective to encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

The provision of residential use within infill areas, using existing infrastructure and services, is a key strategy to promote sustainable development and restrict urban sprawl.

*15.03 Heritage*

The subject site is not subject to a Heritage Overlay, but does abut Heritage Overlay associated with one dwelling on the north east boundary.

The proposed overlays recognise the presence of this overlay and provide guidance for future development of the site, which will provide for the conservation and continuing recognition of the adjacent and nearby architecture of heritage value.

The site is also partially subject to Aboriginal Cultural Heritage Sensitivity, associated with Barkers Creek environs. There has been, since first settlement of Castlemaine, significant disturbance to this area of Barkers Creek, including:

- Gold mining activity
- The railway line running between the subject site and Barkers Creek
- Local roads running between the subject site and Barkers Creek
- Use of the subject site for industrial purposes

It has therefore been considered that a Cultural Heritage Management Plan will not be required for rezoning, nor for any future development of the site.

**Clause 16 Housing**

This policy contains planning objectives to be achieved for different styles of housing. Rezoning of the site will activate the objectives and strategies outlined, through the development process.

**Clause 17 – Economic Development**

This policy contains planning objective for different forms of economic development. Planning is to contribute to the economic well-being of communities and the State as a whole. The proposed amendment will contribute to the objectives of this Clause as it relates to the Castlemaine area, by the provision of additional dwellings/people within the existing UGB.

The *Mount Alexander Shire Economic Development Strategy and Profile* (August 2013) provides some context for the proposed rezoning to residential use, and embraces concepts of managing growth, stronger communities, improved infrastructure etc<sup>4</sup>. This Strategy further notes that the nature of demand for industrial land and premises in the Shire is changing, with increasing uses that have not been previously considered industrial<sup>5</sup>. This suggests that it is timely to reconsider the current industrial zoning of the subject site.

**Clause 19 Infrastructure**

The amendment is consistent with the objective of the SPPF. It will foster the development of an area which is to be located close to existing transport infrastructure networks such as the Calder corridor.

See Appendix F for a preliminary Infrastructure Report, indicating that all relevant services can be adequately achieved for the site.

**5.2.2 Plan Melbourne and the Loddon Mallee South Regional Growth Plan**

An important focus of both these strategies is on coordination between city and regional planning for growth, with particular emphasis on growth along regional transport corridors.

Both of these state planning policies promote the growth of regional cities and key towns on regional transport corridors as part of a networked cities model (includes the Melbourne-Bendigo corridor with Plan Melbourne noting Castlemaine as a regional centre).

The Loddon Mallee South Regional Growth Plan (LMSRGP) identifies Castlemaine as ‘regional centre/township’ suitable for managed growth, and notes that ‘opportunities for expansion of Castlemaine beyond the existing township boundaries are limited due to bushfire risk’.

*Future planned growth will be focused on existing urban areas...additional growth areas and land supply need to be investigated.*<sup>6</sup>

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<sup>4</sup> Mount Alexander Shire Council, Economic Development Strategy and Profile p.79

<sup>5</sup> Ibid. p.75

<sup>6</sup> Loddon Mallee South Regional Growth Plan, p.49

Future industrial growth area is identified on Map 13 of the LMSRGP, north west of the subject site, on the outskirts of Castlemaine, immediately adjacent to the existing industrial area, and abutting public forested land.

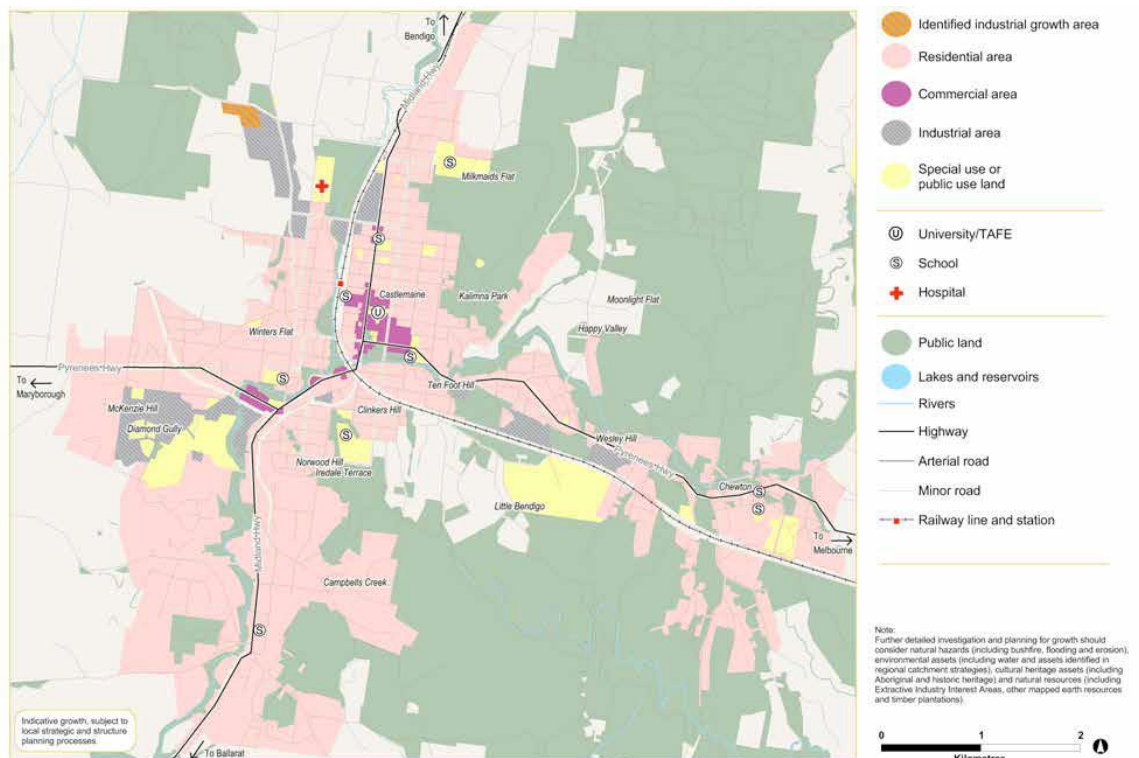


Figure 2: Map 13, p.50, Loddon Mallee South Regional Growth Plan

Rezoning of 6000m<sup>2</sup> of industrial land in the centre of Castlemaine for residential use will result in implementation of the Plan Melbourne and LMSRGP policies and will be a more efficient use of land; moreover, the industrial use can be incorporated in the established future industrial growth area.

The proposed rezoning of this site complies with the above policies, and indeed promotes growth along regional corridors.

### 5.3 Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) provides the locally specific policy element of the planning scheme. The following is an outline of the relevant components of the LPPF that relate to the proposed planning scheme amendment.

#### 5.3.1 Municipal Strategic Statement

##### 21.01 Overview of the Mount Alexander Shire

The settlement pattern and Crown Allotment structure of the Shire is diverse, with small townships and farming areas that were developed in response to the demands of the gold rush era. This development



has left a legacy of dispersed small allotments, which have proven popular for hobby farming and rural lifestyle activities.

## **21.02 Key issues influencing the Shire's future land use planning and development**

### *Population Growth*

The *Mount Alexander Urban Living Strategy* estimates that the Shire will grow at an average annual rate of 1.4 % to the year 2021. The Shire's population is estimated to grow at a faster rate than it has in the past, due to factors such as reduced travel times to Melbourne and Bendigo and the increasing appeal of the Shire as a place to live.

### *Ageing community*

An ageing community, heading for 32% over 60 by 2021, will require an increase and/or change in housing choice, and in demand and access for health care. The policy notes that suitable housing will need to be located near commercial and community facilities and near public transport. The proposed rezoning of land in Parker St will address these requirements.

### *Calder Corridor*

The strategic location of Castlemaine along the Calder corridor, and on the railway line, is noted as a substantial advantage for Castlemaine, anticipated to encourage further growth in the Shire's population. The proposed rezoning of land in Parker Street will provide a residential solution to population growth in an efficient and environmentally sensitive manner.

### *Settlement and Infrastructure*

It is noted that Coliban Water has advised the existing water supply infrastructure will be adequate to meet the needs resulting from future population growth. The proposed rezoning of land in Parker St will make efficient use of service infrastructure in general, without great costs to the community.

## **21.03 Municipal vision and framework plan**

Mount Alexander Shire Council seeks to ensure that development is ecologically sustainable, secures an improved economic future, enhances quality of life and maintains the unique heritage character of the area. Consolidation of urban growth, increase in housing choice, protection of agricultural land and maintenance of biodiversity are all important elements of this vision.

## **21.04 Objectives and Strategies**

### *21.04-1 Management of Urban Growth*

A range of objectives and strategies relating to settlement, environment, economic development and infrastructure are included in the planning scheme to ensure sustainable development in the Shire. It is

noted at Clause 21.04-1 that the growth of Castlemaine is a result of residential growth within Castlemaine.

*21.04-2 Strengthening Castlemaine's regional role*

It is noted again at Clause 21.04-2 that:

*In recent years there has been a marked increase in the number of dwelling approvals and level of residential subdivision activity, particularly as infill within the town. Population growth estimates (Mount Alexander Urban Living Strategy, 2004) indicate that Castlemaine's population will grow from 8,000 to 10,500 persons by 2021. Whilst urban consolidation needs to be encouraged, appropriate planning responses are required to protect the heritage character and amenity of residential areas*

The proposed amendment complies with the objectives of this policy, as the subject site is within the urban growth boundary, and presents an opportunity for planned infill development. The proposed overlays furthermore provide careful guidance that will protect the heritage character and amenity of present and future residents.

The rezoning of this land will assist in enabling Council to meet the local demand for residential growth within Castlemaine.

*21.04-3 Industrial Development*

Rezoning of the subject site, whilst removing a small amount of Industrial zoned land, is nevertheless supported under Clause 21.04.3, which clearly directs industrial use and development to alternative locations:

*The Mount Alexander Urban Living Strategy adopts a sub-regional approach to industrial land supply encompassing Castlemaine and towns in the Calder Corridor. Duplication of the Calder Highway and the bypass of highway towns present opportunities for new industrial areas at locations that can utilise the advantages of improved road infrastructure.*

Under Clause 21.04-3 it is policy to 'provide locations for new industrial development adjacent to a highway or major road and away from existing or proposed residential areas.'

*21.04-5 Built and cultural heritage*

This Clause seeks to protect and enhance the built and cultural heritage of Castlemaine. The application of a Development Plan Overlay and a Design and Development Overlay to the subject

site will facilitate meeting the objectives of Clause 21-04.5 and will provide guidance for the sensitive future development of the site.

#### *21.04-8 Sustainable housing*

Clause 21.04-8 notes that:

*Population growth in the Shire will require residential expansion and urban consolidation within each of the Shire's urban centres. Sustainable housing and subdivision of land is a major challenge for the Shire community at a time when new residential areas will become available for development. There are now higher community expectations that residential design and new housing be developed according to sustainable development principles.*

Rezoning of the subject site is complies with the policy objectives. Application of appropriate overlays will facilitate development that is environmentally and site responsive, as supported by sustainable development principles.

## **5.3.2 Local Planning Policies**

### **22.01 Castlemaine**

Residential infill development is clearly encouraged and supported by local planning policies.

*It is policy that:*

- *Opportunities for urban infill within the Castlemaine urban area are provided. Special attention is to be paid to the maintenance of the town character and historic attributes.*
- *Medium density housing is to be encouraged in centrally located areas.*

### **22.11 Streetscape**

The proposed application of a Development Plan Overlay and a Design and Development Overlay will implement the outline strategies for respecting and enhancing streetscape.

### **22.20 Natural and cultural heritage**

The shire exhibits important natural and cultural heritage that is fundamental to the character and attractiveness of the area. These assets include remnants of settlements, mining sites, significant landscapes and cultural features. Objectives include the need to preserve and maintain the Shire's local heritage, which will be achieved through the planning controls proposed for the subject site.

### **22.26 Residential Infrastructure**

Residential development will be the main form of new use and development in the Mount Alexander Shire over the next fifteen years. It is essential that infrastructure services are

provided that contribute to functional and attractive living environments and also ensure environmental quality is maintained.

#### **5.4 Castlemaine Residential Strategy, Planit, November 2004 (revised August 2005)**

The subject site is included in Precinct 1, Original Township, within the *Castlemaine Residential Strategy*, with views across the town to the west, and a diversity of building styles within the precinct.

The *Castlemaine Residential Strategy* notes that the population of Castlemaine is growing, and that population demographics are changing, with an ageing population and an increase in smaller household sizes.

It is noted that the residential supply from rezoning of land in McKenzies Hill and Diamond Gully has been less than anticipated in the Strategy.

It is also noted that the area west of the subject site, and recommended on Map 6 of the Strategy for increased residential density, is no longer considered suitable for rezoning to residential use.

In summary, many recommendations for meeting future residential demand, as arise from the Strategy, have proven to be unviable or not as extensive as expected.

One of the Strategy's recommendations is that '*More housing opportunities close to and within the town centre need to be made available*'. The proposed rezoning of the subject site is one such opportunity. This opportunity has arisen as a result of the sale of the subject site, out of the Flowserve landholding.

The Strategy also recommends efficiency of built form, energy and infrastructure as a primary consideration for provision of residential land:

*A future urban form that is efficient in terms of energy use is one that reduces the need for car travel or minimises travel distances required by car. Future residential areas should as far as is possible be located near to major roads and highways and not at distant locations from shopping, business and community services.*

*Increasing residential densities close to the town centre will also promote greater energy efficiencies.*

The Strategy provides consideration of residential design and makes recommendations for residential subdivision design principles including:

- *Increasing on-site filtration of stormwater and devising ways to use water within the site.*
- *Maximising solar access by orientation of streets and residential lots.*
- *Encouraging housing diversity by providing a range of lot sizes including smaller lots.*
- *Lot sizes and dimensions that respond to landform and environmental characteristics such as vegetation cover, proximity to public land boundary.*
- *Encouraging variety in housing forms – detached and attached housing, group accommodation, etc*
- *Increasing residential densities in order to protect undisturbed or environmentally significant areas.*
- *Creating pedestrian permeability in residential neighborhoods to reduce the need for car travel over short distances and to enhance community well being.*
- *Designing residential areas that encourage cycling and walking.*
- *Siting of buildings to make use of views and avoid visual intrusion.*
- *Integrating new residential neighborhoods into existing urban areas.*
- *Encouraging community safety by orienting residential lots to streets and public open spaces.*

Rezoning of the subject site will provide for precisely this kind of future residential development.

## **5.5 Castlemaine Land Use Strategy, Planit, October 2004**

This document examined and made proposals about future residential land, housing, transport, industrial land, heritage and town centre development.

Industrial land available for development was at the time in short supply, and it was recommended that 'alternative locations to the traditional industrial areas need to be found for new industries'. Accordingly, the Strategy recommended new industrial areas in Castlemaine and in the Calder freeway towns of Harcourt and Elphinstone.

This strategy also includes residential development objectives, including:

- *Ensure that urban development occurs within the township boundary*
- *Encourage greater housing mix, variety and affordability*
- *Encourage design of new residential areas that respond to local site and environmental conditions*
- *Ensure that new development respects existing heritage and residential neighbourhood character*

The residential land supply and demand analysis of the strategy proposed that 1,060 new dwellings are required for Castlemaine by 2021. Rezoning of .6ha at this location will contribute to this requirement.

'More housing opportunities within walking distance of the town centre need to be identified'. The subject site is one such opportunity.

Planning scheme overlays were recommended as a tool for coordinated development and to achieve good standards for residential design. Accordingly, a DPO and a DDO are proposed for the subject site.

Recommendation is made for increased housing diversity and affordability, with particular reference to ageing population and smaller household sizes. Munro Court is cited as a leading example of sustainable housing -



*Figure 3: A collaboration between developer, designer and landscaper, this cluster of eight houses (and a communal veggie garden and chook-house) is set in native drought-tolerant gardens by Sam Cox Landscape. The development promotes social sustainability through considered site planning, and values the design of small houses that are light-filled, tightly planned and spacious inside.*

[http://lifehousedesign.com.au/projects/munro-court#/sites/default/files/imagecache/large/Lifehouse\\_Munro\\_Crt\\_16.jpg](http://lifehousedesign.com.au/projects/munro-court#/sites/default/files/imagecache/large/Lifehouse_Munro_Crt_16.jpg)

Energy efficient urban form is also identified as a positive goal for residential development, encouraging reduced car travel, public transport integration, walking and cycling, as well as efficiency of infrastructure use such as water, sewer and rubbish removal.

The protection of heritage and urban character section identifies the need to make provision for new housing in areas where heritage constraints are absent. The use of the subject site of residential purposes will support this.

## **5.6 Residential Land Demand and Supply Analysis, Philip De Araugo September 2010**

A *Residential Land Demand and Supply Analysis* (Philip de Araugo, September 2010) has been undertaken for Castlemaine. The analysis found that:

*Castlemaine is in short supply of readily accessible, unconstrained land for future Greenfield type development...it is estimated that the supply of zoned residential land is somewhere between 7 and 10.5 years depending on the lot yields and dwelling densities that can be achieved'*

Rezoning of the subject site will improve the supply side of this equation, contributing towards meeting residential land demand.

## **6. Population, settlement and housing**

This proposal for residential rezoning is supported with evidence that the proposed land use change and intended use and development responds to housing needs of the Shire. This section provides analysis that is applicable to the subject site in relation to housing needs in Castlemaine and the broader Shire context.

### **6.1 Mount Alexander Shire context**

Figure 4 below illustrates the Castlemaine district and concentration of urban development along the main highways.

Council's strategic reference documents indicate that Castlemaine's residential growth has developed mainly along highways and access routes, and that future residential growth is likely to be focused within the existing Urban Growth Boundary, as set out in the *Castlemaine Land Use Strategy* and the *Castlemaine Residential Strategy*, both of which have been discussed in further detail at Section 5.

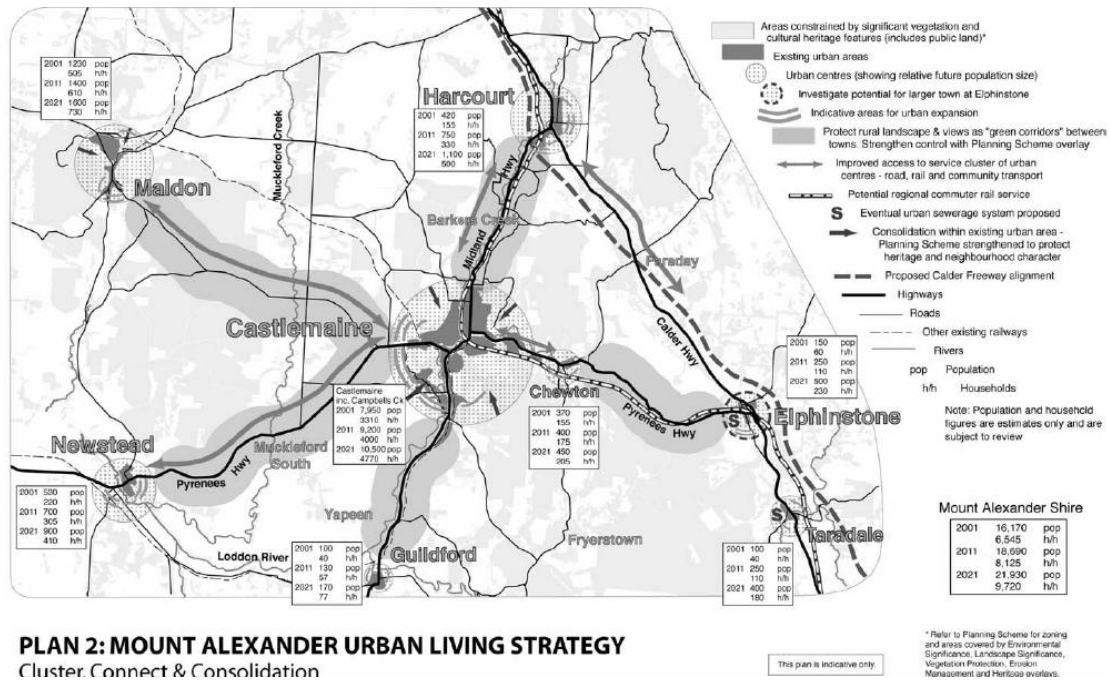


Figure 4: Castlemaine district and concentration of urban development along highways (Source: Mount Alexander Planning Scheme Clause 21.03)

## 6.2 Population

Castlemaine experienced an average annual percentage growth of 0.6% during 2006-2011 according to the Victorian Population Bulletin (Department of Sustainability and Environment). Data indicates that the population of Castlemaine was 8,965 in 2011 (based on ‘place of usual residence’)<sup>7</sup> and has experienced a strong growth rate over the past ten years (2001-2011).

	1981	1986	1991	1996	2001	2006	2011
<b>Castlemaine population</b>	7,689	7,791	8,125	8,092	8,334	8,689	8,965
<b>Population growth</b>	1981-91		1991-2001		2001-06		2006-11
<b>Net change</b>	436		209		355		276
<b>Average annual change</b>	0.6%		0.3%		0.8%		0.6%

Figure 5: Population statistics for Castlemaine 1981-2011 (Source: Australian Bureau of Statistics)

<sup>7</sup> Australian Bureau of Statistics Catalogue 3218.0



Victoria in Future 2014 analysis predicts that Mount Alexander Shire's growth rate will continue, and indeed increase, in the future. Population growth predicted to continue at about 1.0% will drive the continuing need for residential development in Castlemaine. In addition, household size is predicted to decrease over time, with a corresponding increase in single-person households. The data clearly supports a need for residential development, of a more diverse style/size.

The Victorian Population Bulletin 2014 (DPCD) found for the year ending 30 June 2013 the population of regional Victoria grew strongly to 1,455,936; an increase of 13,446, or 0.9% growth, which is consistent with the growth rate of Mount Alexander Shire over the last five years. The population of metropolitan Melbourne also grew strongly at 2.2% according to the Victorian Population Bulletin 2014 (DPCD).

### **6.3 Settlement trends**

Bendigo experienced a 1.7% growth rate in 2012-2013 and is an identified regional city and targeted growth corridor within Plan Melbourne and the Loddon Mallee South Regional Growth Plan. Castlemaine is a regional centre located along this corridor, which is projected to grow due to factors such as improved rail services and connectivity to metropolitan Melbourne.

Approximately 42% of the Shire's population is settled within Castlemaine according to recently released Australian Bureau of Statistics (ABS) Census data. The remaining 58% settled in the smaller townships and rural areas forming the balance of the Shire. Housing demand is expected to continue to grow both in Castlemaine's urban centre and surrounding rural hinterland.

Planning Policy changes such as Bushfire Management Overlay provisions introduced in 2012 are likely to have an impact on settlement trends in regional areas, and will restrict rural development in the Shire, as much of the surrounding area is subject to the BMO. This is likely to lead to an increase in demand for housing within Castlemaine and other urban centres in the region.

**Support Growth** – Over the next 20 years, Castlemaine will play an increased role as a sub-regional employment centre. Shop-top and medium-density housing within the town's boundaries will be required to accommodate growth and ensure new housing is not at risk of bushfire or flooding. Any development will need to respect the historic character of the town<sup>8</sup>.

#### **Projected population & household requirements over next 20 years**

Composition of households in the Shire is predominantly 'family households' which comprise 62.3% of the Shire. Lone person households and group households form the balance of the Shire with 29.7% and 3.0% respectively<sup>9</sup>. The proportion of family households has decreased over time, and the proportion of lone person

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<sup>8</sup> Loddon Mallee South Regional Growth Plan, Summary p.14

<sup>9</sup> Australian Bureau of Statistics, 2006 Census Data Mount Alexander Shire (LGA)

households is increasing. This is relatively consistent with the overall household composition trends in Australia.

The population of Mount Alexander Shire is projected to increase to 21,112 persons by 2031<sup>10</sup>. The Victoria in Future 2004 report projected an increase in population by 434 between the years 2001-2006. However Census Data continues to demonstrate that actual population figures exceed projections (eg. through an increase of 514 persons from 2001 to 2006). It is therefore possible that the continuing growth may exceed VIF's 2014 predictions, and provision for residential development in the Shire needs to bear this in mind.

The total number of households in Mount Alexander is projected to increase from 7,752 households in 2011 to 9,399 households in 2031 according to the Victoria in Future 2014 Summary – Mount Alexander Shire. This represents an increase of 1,647 households over the 20 years from 2011 to 2031, or an average of 82 households per year 2011-2031.

Mount Alexander is projected to have population growth in both the Castlemaine urban centre and in the rural areas of the Shire which is largely attributable to its proximity Melbourne, quality living environments, community services, employment opportunities and affordable property prices (in comparison to metropolitan Melbourne). Improved transport routes (roads and rail) are also an influence on people choosing Castlemaine or nearby towns as a home.

## **6.4 Housing supply**

The Shire's predominant housing form is 'separate houses' both in Castlemaine and the balance of the Shire. According to the ABS 2011 Census 91% of the Shire's population live in separate housing (as opposed to semi-detached, flats or apartments) which is spread throughout Castlemaine, the Shire's small townships and outlying rural areas.

### **Building approvals 2001 – 2008**

Building approvals data for 2012-2013 shows that 133 new dwellings were approved<sup>11</sup> during this time in Mount Alexander Shire. Building approvals in Mount Alexander have fluctuated over the last 10+ years (see Figure 6 below).

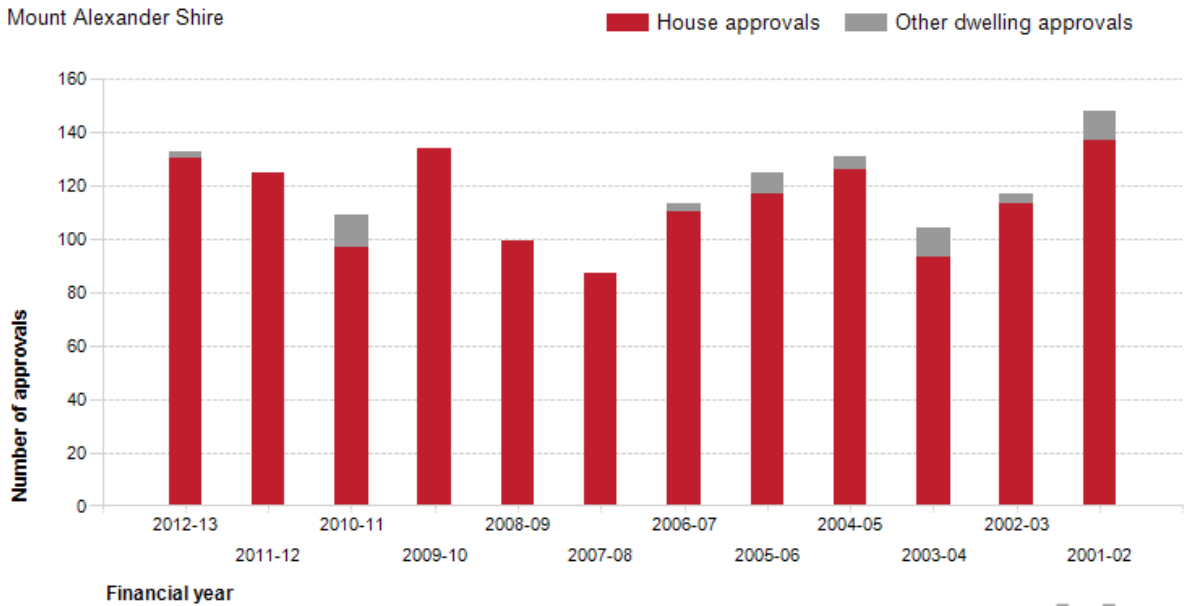
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<sup>10</sup> DPCD, Victoria in Future 2014

<sup>11</sup> profile.id.com.au Mount Alexander

## Residential building approvals

Mount Alexander Shire



Source: Australian Bureau of Statistics, Building Approvals, Australia (8731.0). Compiled and presented by .id, the population experts.



Figure 6 Residential Building approvals in Mount Alexander Shire 2002-2013 (Source: profile.id.com.au)

Analysis of housing approvals through the Bendigo corridor shows that growth rates are significant in the municipalities of Mount Alexander, Greater Bendigo and Macedon Ranges and that “growth is a product of incremental decisions on individual applications, not as the result of a formally planned process, and often contrary to policy intentions”<sup>12</sup>.

With increasing property prices in metropolitan Melbourne, growth of industry in Castlemaine, improved transport connections and the continued trend/desire for rural lifestyle (i.e. the ‘tree change phenomenon’) it is expected that this rate of development will continue and possibly exceed the average rate for the Shire of 116 building approvals per year.

Plan Melbourne and the South Loddon Mallee Regional Growth Plan both provide a coordinated planning framework for planned growth in areas such as Castlemaine.

<sup>12</sup> Buxton et al, 2007, Change and continuity in peri urban Australia, Peri urban case study: Bendigo Corridor

## **7. Proposed planning scheme controls and other mechanisms**

It is recommended that the land be rezoned to General Residential Zone (GRZ) and that the Development Plan Overlay Schedule 8 (Appendix C, DPO8), Design and Development Overlay Schedule 13 (Appendix D, DDO13) and Environmental Audit Overlay (Appendix E, EAO) be applied to the land.

It is intended to develop the subject site for residential development, which is considered to be an appropriate use of the land. This report and attached documentation support the process to make the necessary changes to the planning scheme and establish appropriate mechanisms to facilitate rural residential development and to provide for a sustainable outcome.

Planning Controls as described in Appendices C to E have been carefully designed, in consultation with Council, to achieve appropriate outcomes for the site.

### **7.1 General Residential Zone (GRZ)**

The General Residential Zone is considered the appropriate zone to apply to the land to allow development of the land for residential purposes.

Once rezoned to GRZ, the subject site will be surrounded on three sides (east, west and south) by already residential zoned and developed land.

To the north, Parker Street will provide a buffer between Industrial Zoned land and GRZ.

The purpose of the GRZ includes:

- To encourage development that respects the neighbourhood character of the area.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non- residential uses to serve local community needs in appropriate locations.

Rezoning of the subject site will facilitate GRZ purpose across state and local planning policy.

### **7.2 Environmental Audit Overlay (EAO)**

The application of proposed EAO (Appendix E) complies with Ministerial Direction No. 1.

The subject site has been zoned Industrial 1 Zone, and has been used for industrial purposes by Flowserve.

A preliminary environmental Assessment concludes that the site is unlikely to be contaminated. However, with a proposed change to a more sensitive use, it is appropriate to apply an Environmental Audit Overlay to the site in order to fully comply with Ministerial Direction No.1.

## 7.3 Development Plan Overlay, Schedule 8

The proposed DPO8 (Appendix C), is considered an appropriate provision to apply to the subject site, and will further strengthen the purposes of the GRZ.

The requirements for the development plan in DPO8 are detailed below.

XX/XX/XXXX  
Proposed C74

### **SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**

#### **CORNER OF PARKER AND KENNEDY STREETS, CASTLEMAINE**

This schedule applies to the General Residential Zone land bounded by Parker Street, Kennedy Street and Hunter Street, Castlemaine.

The development plan is to provide for the integrated and properly coordinated redevelopment of the land for residential purposes.

**1.0**  
XX/XX/XXXX  
Proposed C74

#### **Requirement before a permit is granted**

Where no development plan has been approved, the responsible authority may grant a permit to construct a building or to construct or carry out works, provided it is satisfied that the buildings or works will not prejudice the preparation of the development plan, and the permit is for minor extensions or alterations to existing buildings and works.

**2.0**  
XX/XX/XXXX  
Proposed C74

#### **Conditions and requirements for permits**

- All residential development must be serviced with reticulated water and sewerage, and underground reticulated electricity.
- All subdivision must be serviced with sealed roads and underground stormwater drainage.

**3.0**  
XX/XX/XXXX  
Proposed C74

#### **Requirements for development plan**

The Development Plan must show a proposed urban pattern which:

- Provides lots for diverse housing choices, to suit a range of housing needs;
- Provides convenient and safe pedestrian, cycling and road linkages to surrounding areas;
- Provides for bicycle parking and/or storage on-site;
- Promotes energy efficient design elements to maximize energy efficiency and minimize adverse greenhouse impacts;
- Ensures that any new development is designed to take advantage of the existing road network;
- Provides a complementary residential interface with adjoining residential land;
- Provides a complementary residential interface with industrial buildings immediately north;
- Identifies the location of any major infrastructure easements that exist or are required.

A landscape plan for the site and exterior Council nature strip must be provided showing low maintenance tree planting. The landscape plan must show planting locations and a list of species selected in consultation with and approved by the responsible authority.

**4.0**  
XX/XX/XXXX  
Proposed C74

#### **Subdivision**

Subdivision should have an average lot size range of 100m<sup>2</sup>-500m<sup>2</sup>.

## 7.4 Design and Development Overlay (Schedule 13)

The proposed DDO13 (Appendix D), is considered an appropriate provision to apply to the subject site, and will further strengthen the purposes of the GRZ.

The requirements for design under DDO13 are detailed below.

<p><b>XX/XX</b> <b>/XXXX</b></p>	<p><b>SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY</b></p> <p>Shown on the planning scheme map as <b>DDO13</b>.</p> <p><b>CORNER OF PARKER AND KENNEDY STREETS, CASTLEMAINE</b></p>
<p><b>1.0</b></p>	<p><b>Design objectives</b></p> <p>To design a layout that includes a range of residential lot sizes to encourage diversity of dwellings and site responsive designs.</p> <p>To provide for the development of the site in a manner which contributes to diversity in the development.</p> <p>To provide for a well-designed and attractive interface between the Industrial 1 Zone and the General Residential Zone.</p> <p>To integrate development with the surrounding road network.</p> <p>To minimise adverse amenity impacts on the residential properties surrounding the site.</p> <p>To ensure development that respects the existing built form of the surrounding neighbourhood.</p> <p>To provide a high quality example of the use of energy efficient design and environmentally sustainable development.</p>
<p><b>2.0</b></p>	<p><b>Buildings and works</b></p> <p><i>Design Objectives</i></p> <ul style="list-style-type: none"> <li>• Ensure any development along Parker Street compliments and reflects the industrial heritage of the Thompsons Kelly and Lewis Engineering Works at 5 Parker Street. New development on the northern boundary of the site must not exceed the height of the red brick facade of the Thompsons Foundry or visually dominate the heritage brick facade.</li> <li>• Provide for a high quality architectural outcome with consideration of building materials, articulation and design features.</li> <li>• Provide for development that utilises sustainability opportunities for built form.</li> <li>• Provide a design response that addresses both frontages where a building is located on a corner.</li> <li>• Incorporate sustainable stormwater management and reuse principles into the development.</li> <li>• Design buildings and works to include measures that minimise adverse amenity impacts on adjacent residential areas with respect to visual presentation, noise, external lighting and privacy.</li> <li>• Locate external security lighting, rubbish storage and collection areas, service areas, loading and unloading facilities and the like to minimise potential adverse amenity impacts on adjacent residential areas.</li> </ul> <p><i>Access, Movement and Car parking</i></p> <ul style="list-style-type: none"> <li>• Encourage limited shared single-access points to allow for safe access to and from the site. Avoid one vehicle crossover per dwelling to the existing road network. .</li> <li>• Provide an internal vehicle layout approved by the responsible authority and which ensures the safe movement of vehicles within the development.</li> <li>• Provide vehicle entry to and exit from the site in a forward direction.</li> </ul>
<p><b>XX/XX</b> <b>/XXXX</b></p>	

- Provide for safe pedestrian movements around and through the development.
- Provide for bicycle parking and/or storage on-site;

*Fencing*

- A planning permit is required to construct a fence over 1 metre in height along the external boundaries of the site and on lot frontages.
- A planning permit is not required for fencing between lots.

**3.0 Subdivision**

**XX/XX  
/XXXX**

Subdivision requires a planning permit and should be generally in accordance with a development plan prepared to the satisfaction of the responsible authority.

**4.0 Advertising signs**

**XX/XX  
/XXXX**

- A permit is required to display a sign.
- The display of outdoor advertising signs on buildings or fences facing Parker, Kennedy or Hunter Streets is strongly discouraged.
- Animated and internally illuminated signs are prohibited.

**5.0 Decision guidelines**

**XX/XX  
/XXXX**

Before deciding on an application, in addition to the decision guidelines in Clause 43.02, the responsible authority must consider, as appropriate:

- Whether the proposal positively contributes to the provision of quality housing diversity in Castlemaine.
- Whether the proposal enhances public and private amenity.
- How the proposal responds to the existing industrial and residential character of the neighbourhood.
- Whether the subdivision design, layout, and lot sizes will facilitate development which minimises impacts on adjacent residential areas.
- Whether the proposal demonstrates architectural quality and overall environmental sustainability of the development.
- Whether the proposal is generally in accordance with a development plan prepared to the satisfaction of the responsible authority.

**7.3 Changes to the Mount Alexander Planning Scheme**

The changes to the Mount Alexander Planning Scheme required for this rezoning to take place are:

- Rezone the site to General Residential Zone (GRZ)
- Apply the Development Plan Overlay Schedule 8 (DPO8) to the site (Appendix C)
- Apply the Design and Development Overlay Schedule 13 (DDO13) to the site (Appendix D)
- Apply the Environmental Audit Overlay (EAO)

Proposed changes are detailed at Appendix J, Draft Instruction Sheet.

## 8. Conclusion

The proposed planning scheme amendment for Parker St, Castlemaine may be supported for the following reasons:

1. The proposal is capable of broad strategic support across all relevant policy areas namely Ministerial Direction No. 1, the Loddon Mallee South Regional Growth Plan and the Mount Alexander Planning Scheme.
2. The site has limited capability for industrial use, given its small size and close proximity to more sensitive residential use land immediately abutting.
3. The site is appropriate for residential development as it can be integrated within the surrounding residential context.
4. Residential development on this site will contribute to meeting the housing needs of the municipality through provision of appropriately zoned land in an area with existing full infrastructure services.
5. The proposed suite of planning controls will provide the responsible authority with a clear opportunity to guide future residential development of the site.
6. The proposal is supported by the relevant referral authorities.
7. The proposal represents an overall positive use and development outcome for the site that is in harmony with the surrounding residential context.

It is recommended that the land be rezoned to General Residential Zone (GRZ), with a Development Plan Overlay, Schedule 8 (DPO8, Appendix C), and Design and Development overlay (DDO13, Appendix D) and an Environmental Audit Overlay (EAO, Appendix E) also introduced to the site, resulting in changes to the Mount Alexander Planning Scheme maps and the existing schedules to the relevant overlays as required.



## **Appendix A**

### **Site and context plan**

**Appendix B  
Environmental Site Assessment  
prepared by Environmental Strategies Global Pty Ltd**

**Appendix C**  
**Proposed Development Plan Overlay, Schedule 8**

# **Appendix D**

## **Proposed Design and Development Overlay, Schedule 13**

# **Appendix E**

## **Proposed Environmental Audit Overlay**

# **Appendix F**

## **Infrastructure Assessment**

## **Appendix G**

### **Referral authority responses**

## **Appendix H**

### **Neighbourhood correspondence**



# **Appendix I Mapping Changes**

**Appendix J**  
**Draft instruction sheet**