

# CONTENTS

22 MAY 2009

SECTION	CLAUSE	
		Objectives of planning in Victoria
		Purposes of this planning scheme
<b>CONTENTS</b>		Contents
<b>USER GUIDE</b>		User guide
<b>STATE PLANNING POLICY FRAMEWORK</b>	<b>10</b>	<b>State planning policy framework</b>
	<b>11</b>	<b>Introduction, goal and principles</b>
	11.01	Introduction
	11.02	Goal
	11.03	Principles of land use and development planning
	<b>12</b>	<b>Metropolitan development</b>
	12.01	A more compact city
	12.02	Better management of metropolitan growth
	12.03	Networks with the regional cities
	12.04	A more prosperous city
	12.05	A great place to be
	12.06	A fairer city
	12.07	A greener city
	12.08	Better transport links
	12.09	Geographic strategies
	<b>13</b>	<b>[no content]</b>
	<b>14</b>	<b>Settlement</b>
	14.01	Planning for urban settlement
	<b>15</b>	<b>Environment</b>
	15.01	Protection of catchments, waterways and groundwater
	15.02	Floodplain management
	15.03	Salinity
	15.04	Air quality
	15.05	Noise abatement
	15.06	Soil contamination
	15.07	Protection from wildfire
	15.08	Coastal areas
	15.09	Conservation of native flora and fauna
	15.10	Open space
	15.11	Heritage

SECTION	CLAUSE
	15.12 Energy efficiency
	15.13 Alpine Areas
	15.14 Renewable energy
<b>16</b>	<b>Housing</b>
	16.01 Residential development for single dwellings
	16.02 Medium density housing
	16.03 Rural living and rural residential development
	16.04 Crisis accommodation and community care units
	16.05 Affordable housing
	16.06 Residential aged care facilities
<b>17</b>	<b>Economic development</b>
	17.01 Activity centres
	17.02 Business
	17.03 Industry
	17.04 Tourism
	17.05 Agriculture
	17.06 Intensive animal industries
	17.07 Forestry and timber production
	17.08 Mineral resources
	17.09 Extractive industry
	17.10 Apiculture
<b>18</b>	<b>Infrastructure</b>
	18.01 Declared highways, railways and tramways
	18.02 Car parking and public transport access to development
	18.03 Bicycle transport
	18.04 Airfields
	18.05 Ports
	18.06 Health facilities
	18.07 Education facilities
	18.08 Survey infrastructure
	18.09 Water supply, sewerage and drainage
	18.10 Waste management
	18.11 High pressure pipelines
	18.12 Developer contributions to infrastructure
	18.13 Telecommunications

SECTION	CLAUSE	
	<b>19</b>	<b>Particular uses and development</b>
	19.01	Subdivision
	19.02	[no content]
	19.03	Design and built form
	19.04	Brothels
<b>LOCAL PLANNING POLICY FRAMEWORK</b>	<b>20</b>	<b>Operation of the Local Planning Policy Framework</b>
	<b>21</b>	<b>Municipal Strategic Statement</b>
	21.01	Overview of Mount Alexander Shire
	21.02	Key issues influencing the Shire's Future Land Use Planning and Development
	21.03	Municipal Vision and Framework Plan
	21.04	Objectives and Strategy
	21.05	Reference Documents
	21.06	Monitoring and Review
	<b>22</b>	<b>Local Planning Policies</b>
		<b>Settlement</b>
	22.01	Castlemaine
	22.02	Maldon
	22.03	Campbells Creek
	22.04	Harcourt
	22.05	Newstead
	22.06	Chewton
	22.07	Guildford
	22.08	Taradale
	22.09	Elphinstone
	22.10	Rural Communities
	22.11	Streetscape
	22.12	Urban Growth Boundaries
		<b>Environment</b>
	22.13	Catchment and Land Protection
	22.14	Wildfire Management
	22.15	Hilltop and Ridgeline Protection
	22.16	Steep Land
	22.17	Pest Plant and Animal Management
	22.18	Spray Drift
	22.19	Roadside Conservation
	22.20	Natural and Cultural Heritage
	22.21	Water Supply Catchment Area
		<b>Housing</b>
	22.22	Excision and Construction of Dwellings in Rural Zones

SECTION	CLAUSE	
		<b>Economic Development</b>
	22.23	Industrial Development
	22.24	Animal Keeping and Greyhound Training
	22.25	Farm Produce Stalls
		<b>Infrastructure</b>
	22.26	Residential Infrastructure
	22.27	Road Construction
	22.28	Highway Development
		<b>Particular Use and Development</b>
	22.29	Sheds and Outbuildings
	22.30	Building Lines and Height
	22.31	Dams
	22.32	Happy Valley/Moonlight Flat Structure Plan
<b>ZONES</b>	<b>30</b>	<b>Zones</b>
	<b>31</b>	<b>Operation of zones</b>
	<b>32</b>	<b>Residential Zones</b>
	32.01	Residential 1 Zone
	32.03	Low Density Residential Zone
	32.05	Township Zone
	<b>33</b>	<b>Industrial Zones</b>
	33.01	Industrial 1 Zone
	33.03	Industrial 3 Zone
	<b>34</b>	<b>Business Zones</b>
	34.01	Business 1 Zone
	34.02	Business 2 Zone
	<b>35</b>	<b>Rural Zones</b>
	35.03	Rural Living Zone
	35.06	Rural Conservation Zone
	35.07	Farming Zone
	<b>36</b>	<b>Public Land Zones</b>
	36.01	Public Use Zone
	36.02	Public Park and Recreation Zone
	36.03	Public Conservation and Resource Zone
	36.04	Road Zone

<b>SECTION</b>	<b>CLAUSE</b>		
<b>OVERLAYS</b>	<b>40</b>	<b>Overlays</b>	
	<b>41</b>	<b>Operation of overlays</b>	
	<b>42</b>	<b>Environment and Landscape Overlays</b>	
	42.01	Environmental Significance Overlay	
	42.03	Significant Landscape Overlay	
	<b>43</b>	<b>Heritage and Built Form Overlays</b>	
	43.01	Heritage Overlay	
	43.02	Design and Development Overlay	
	43.04	Development Plan Overlay	
	<b>44</b>	<b>Land Management Overlays</b>	
	44.01	Erosion Management Overlay	
	44.04	Land Subject to Inundation Overlay	
	44.06	Wildfire Management Overlay	
	<b>45</b>	<b>Other Overlays</b>	
	45.01	Public Acquisition Overlay	
	45.05	Restructure Overlay	
	<b>PARTICULAR PROVISIONS</b>	<b>50</b>	<b>Particular provisions</b>
		<b>51</b>	<b>Operation of particular provisions</b>
		<b>52</b>	<b>[no content]</b>
52.01		Public open space contribution and subdivision	
52.02		Easements, restrictions and reserves	
52.03		Specific sites and exclusions	
52.04		Satellite dish	
52.05		Advertising signs	
52.06		Car parking	
52.07		Loading and unloading of vehicles	
52.08		Earth resource exploration and development	
52.09		Extractive industry and extractive industry interest areas	
52.10		Uses with adverse amenity potential	
52.11		Home occupation	
52.12		Service station	
52.13		Car wash	
52.14		Motor vehicle, boat or caravan sales	
52.15		Heliport	
52.16		Native vegetation precinct plan	
52.17	Native vegetation		
52.18	Timber production		
52.19	Telecommunications facility		

SECTION	CLAUSE
	52.20 Convenience restaurant and take-away food premises
	52.21 Private tennis court
	52.22 Crisis accommodation
	52.23 Shared housing
	52.24 Community care unit
	52.25 Crematorium
	52.26 Cattle feedlot
	52.27 Licensed premises
	52.28 Gaming
	52.29 Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 road
	52.30 Freeway service centre
	52.31 Broiler farm
	52.32 Wind energy facility
	52.33 Shipping container storage
	52.34 Bicycle facilities
	52.35 Urban context report and design response for residential development of four or more storeys
	52.36 Integrated public transport planning
	52.37 Post boxes and dry stone walls
	52.38 2009 Bushfire recovery
	52.39 2009 Bushfire – replacement buildings
	52.40 Government funded education facilities
	52.41 Government funded social housing
<b>54</b>	<b>One dwelling on a lot</b>
	54.01 Neighbourhood and site description and design response
	54.02 Neighbourhood character
	54.03 Site layout and building massing
	54.04 Amenity impacts
	54.05 On-site amenity and facilities
	54.06 Detailed design
<b>55</b>	<b>Two or more dwellings on a lot and residential buildings</b>
	55.01 Neighbourhood and site description and design response
	55.02 Neighbourhood character and infrastructure
	55.03 Site layout and building massing
	55.04 Amenity impacts
	55.05 On-site amenity and facilities
	55.06 Detailed design
<b>56</b>	<b>Residential subdivision</b>
	56.01 Subdivision site and context description and design response

SECTION	CLAUSE	
	56.02	Policy implementation
	56.03	Livable and sustainable communities
	56.04	Lot design
	56.05	Urban landscape
	56.06	Access and mobility management
	56.07	Integrated water management
	56.08	Site management
	56.09	Utilities
	56.10	Transitional arrangements
<b>GENERAL PROVISIONS</b>	<b>60</b>	<b>General provisions</b>
	<b>61</b>	<b>Administration of this scheme</b>
	61.01	Administration and enforcement of this scheme
	61.02	What area is covered by this scheme?
	61.03	What does this scheme consist of?
	61.04	When did this scheme begin?
	61.05	Effect of this scheme
	61.06	Determination of boundaries
	<b>62</b>	<b>Uses, buildings, works, subdivisions and demolition not requiring a permit</b>
	62.01	Uses not requiring a permit
	62.02	Buildings and works
	62.03	Events on public land
	62.04	Subdivisions not requiring a permit
	62.05	Demolition
	<b>63</b>	<b>Existing uses</b>
	63.01	Extent of existing use rights
	63.02	Characterisation of use
	63.03	Effect of definitions on existing use rights
	63.04	Section 1 uses
	63.05	Section 2 and 3 uses
	63.06	Expiration of existing use rights
	63.07	Compliance with codes of practice
	63.08	Alternative use
63.09	Shop conditions	
63.10	Damaged or destroyed buildings or works	
63.11	Proof of continuous use	
63.12	Decision guidelines	
<b>64</b>	<b>General provisions for use of land</b>	
64.01	Land used for more than one use	
64.02	Land used in conjunction with another use	

SECTION	CLAUSE
<b>65</b>	<b>Decision guidelines</b>
65.01	Approval of an application or plan
65.02	Approval of an application to subdivide land
<b>66</b>	<b>Referrals and notice provisions</b>
66.01	Subdivision referrals
66.02	Use and development referrals
66.03	Referral of permit applications under other State standard provisions
66.04	Referral of permit applications under local provisions
66.05	Notice of permit applications under State standard provisions
66.06	Notice of permit applications under local provisions
<b>67</b>	<b>Applications under Section 96 of the Act</b>
67.01	Exemptions from Section 96(1) and 96(2) of the Act
67.02	Notice requirements
67.03	Notice requirements - native vegetation
67.04	Notice exemption

<b>SECTION</b>	<b>CLAUSE</b>	
<b>DEFINITIONS</b>	<b>70</b>	<b>Definitions</b>
	<b>71</b>	<b>Meaning of words</b>
	<b>72</b>	<b>General terms</b>
	<b>73</b>	<b>Outdoor advertising terms</b>
	<b>74</b>	<b>Land use terms</b>
	<b>75</b>	<b>Nesting diagrams</b>
	75.01	Accommodation group
	75.02	Agriculture group
	75.03	Child care centre group
	75.04	Education centre group
	75.05	Industry group
	75.06	Leisure and recreation group
	75.07	Earth resource exploration and development group
	75.08	Office Group
	75.09	Place of assembly group
	75.10	Pleasure boat facility group
	75.11	Retail premises group
75.12	Retail premises group (sub-group of shop)	
75.13	Transport terminal group	
75.14	Utility installation group	
75.15	Warehouse group	
75.16	Land use terms that are not nested	
<b>INCORPORATED DOCUMENTS</b>	<b>80</b>	<b>Incorporated documents</b>
	<b>81</b>	<b>Documents incorporated in this scheme</b>
	81.01	Table of documents incorporated in this scheme
<b>LIST OF AMENDMENTS</b>		<b>List of amendments to this scheme</b>