

Mount Alexander Planning Scheme

Amendment C101MALX

Explanatory Report

Overview

The proposed amendment seeks to implement recommendations from the *Mount Alexander Planning Scheme Review* (2024). The review was prepared by Mount Alexander Shire Council to meet the requirements of Section 12B of the *Planning and Environment Act 1987* (P&E Act) and forwarded to the Minister for Planning in August 2024.

The review makes recommendations to improve the performance of the Mount Alexander Planning Scheme and the proposed amendment seeks to implement recommendations of the review where the intended effect of the provision is not changed (policy neutral).

Where you may inspect this amendment

The amendment can be inspected free of charge at the Mount Alexander Shire Council website at <https://www.mountalexander.vic.gov.au/Home>.

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

- Mount Alexander Shire Council, 27 Lyttleton Street, Castlemaine VIC 3450, Djaara Country

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 25 September 2025.

A submission must be sent to: strategic.planning@mountalexander.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: 20 April 2025
- Panel hearing: 25 May 2025

Details of the amendment

Who is the planning authority?

The proposed amendment has been prepared by the Mount Alexander Shire Council, which is the planning authority for this amendment.

Land affected by the amendment

The proposed amendment applies to all land within the Mount Alexander Shire.

What the amendment does

The proposed amendment seeks to implement the recommendations of the *Mount Alexander Planning Scheme Review* (2024). The review was completed by the council and forwarded to the Minister for Planning in August 2024 to meet the requirements of Section 12B of the P&E Act.

The proposed amendment:

- Clarifies and improves the style, format, language and grammatical form of local policy to ensure it aligns with the principles set out in *A Practitioner's Guide to Victorian Planning Schemes* where the intended effect of the respective clause is not changed.
- Adjusts the structure of local content to ensure it aligns with the *Ministerial Direction on the Form and Content of Planning Schemes*.
- Updates Department names, terminology and statistical data.
- Removes or updates references to outdated content.
- Updates the Municipal Planning Strategy (MPS) at Clause 02.01 (Context) to include appropriate recognition of the Traditional Owners of the land in which the Mount Alexander Shire Council sits and update demographic information with the latest ABS data.
- Updates the MPS at Clause 02.02 (Vision) and Clause 02.03 (Strategic Directions) to include reference to the most recently adopted Council Plan.
- Updates various Planning Policy Framework clauses.
- Updates various Zone and Overlay schedules.
- Updates various Particular Provisions, General Provisions and Operational Provision schedules.

- Updates Zone maps where necessary and in accordance with the *Ministerial Direction of the Form and Content of Planning Schemes* (see Table 1 at Attachment 1 for mapping details).

Specifically, the amendment proposes to make changes to the following local sections of the Mount Alexander Planning Scheme:

Mount Alexander Planning Scheme	Description of change
Purpose and Vision	
Clause 02.01 (Context)	Amends Clause 02.01 to: • Update the context to appropriately recognise the Traditional Owners of the land in which Mount Alexander Shire sits. • Update the context with the most recent population and demographic data from the Australian Bureau of Statistics. • Update the context to include reference to geographic events.
Clause 02.02 (Vision)	Amends Clause 02.02 to: • Update the vision to reflect the most recently adopted Council Plan.
Clause 02.03 (Strategic Directions)	Amends Clause 02.03 to: • Reference settlement hierarchy at Clause 02.03-1 (Settlement). • Remove progressive verbs in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. • Remove repetitive content and update expression of strategic directions. • Ensure strategic directions align with C94malx. Amends Clause 02.03-2 (Environmental and landscape values) to: • Remove progressive verbs in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. Amends Clause 02.03-3 (Environmental risks and amenity) to: • Remove progressive verbs in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. • Update significant flood events to include 2022 flood event. Amends Clause 02.03-4 (Natural resource management) to: • Remove progressive verbs in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. • Update sentence clarity, structure and/or context. • Insert one strategic direction under 'Water' to support application to the MPS. Amends Clause 02.03-5 (Built environment and heritage) to: • Remove progressive verbs in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. • Update one strategic direction to support application of clause to Aboriginal heritage. • Update sentence clarity, structure and/or context. Amends Clause 02.03-6 (Housing) to: • Update the context with the most recent population and

Mount Alexander Planning Scheme	Description of change
	demographic data from Victoria in Future. - Remove progressive verbs in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. - Update sentence clarity, structure and/or context. Amends Clause 02.03-7 (Economic development) to: - Remove progressive verbs in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. - Update sentence clarity, structure and/or context. Amends Clause 02.03-8 (Transport) to: - Remove progressive verbs in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. - Update sentence clarity, structure and/or context. Amends Clause 02.03-9 (Infrastructure) to: - Remove progressive verbs in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. - Update sentence clarity, structure and/or context.
Clause 02.04 (Strategic Framework Plans)	Amends Clause 02.04 to: - Delete <i>Mount Alexander Shire Strategic Framework Plan</i> and <i>Mount Alexander Urban Living Strategy</i>. - Insert <i>Strategic Framework Plan – Settlement, Transport and Land Use</i> and <i>Strategic Framework Plan – Environmental Hazards and Values</i>. - Relocate Maldon, Newstead, Taradale, Elphinstone and Guildford Framework Plans to Clause 11.01-1L.04 (Settlement – Mount Alexander townships and settlements) in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>.
Planning Policy Framework	
Settlement	
Clause 11.01 (Victoria)	Deletes Clause 11.01-1L-01 (Settlement). Amends Clause 11.01-1L.01 (Castlemaine and Diamond Gully) to: - Change existing clause structure from Clause 11.01-1L.02 to Clause 11.01-1L.01. - Update sentence clarity, structure and/or context of strategies. Amends Clause 11.01-1L.02 (Happy Valley/Moonlight Flat) to: - Change existing clause structure from Clause 11.01-1L.03 to Clause 11.01-1L.02. - Update sentence clarity, structure and/or context of strategies. Amends Clause 11.01-1L.03 (Harcourt) to: - Change existing clause structure from Clause 11.01-1L.04 to Clause 11.01-1L.03. Inserts a new Clause 11.01-1L.04 (Other towns and settlements) to: - Update sentence clarity, structure and/or context. - Inserts strategies verbatim from existing Mount Alexander Strategic Framework Plan. - Inserts strategies to support the MPS.

Mount Alexander Planning Scheme	Description of change
	Inserts Maldon, Newstead, Taradale, Elphinstone and Guildford Framework Plans to Clause 11.01-1L.04 in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>.
Environmental and landscape values	
Clause 12.01 (Biodiversity)	Amends Clause 12.01-1L (Protection of biodiversity) to: Correct spelling.
Environmental risks and amenity	
Clause 13.07 (Amenity, human health and safety)	Amends Clause 13.07-1L.01 (Amenity impacts from industrial uses) to: - Update sentence clarity, structure and/or context. - Update clause title structure in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>.
	Amends Clause 13.07-1L.02 (Spray drift) to: - Update sentence clarity, structure and/or context. - Update clause title structure in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>.
Natural resource management	
Clause 14.01 (Agriculture)	Amends Clause 14.01-1L (Protection of agricultural land) to: - Improve sentence clarity, structure and/or context. - Update reference to Framework Plans now within 11.01-1L. - Update agricultural land quality units map with a clearer map of higher resolution and clearer legend.
	Amends Clause 14.01-2L (Animal husbandry) to: Improve sentence clarity, structure and/or context.
Clause 14.02 (Water)	Inserts Clause 14.02-1L (Catchment and land protection) to: - Insert protections for special water supply catchment areas subject to the Environmental Significance Overlay – Schedule 1 (ESO1) following consultation with Coliban Water. - Insert “Policy application”, objective, strategies and “Policy guidelines”.
	Removes Clause 14.02-2L (Dams) to: Remove duplication of requirements under the <i>Water Act 1989</i>.
Built environment and heritage	
Clause 15.01 (Built environment)	Amends Clause 15.01-6L (Design for rural areas) to: Improve sentence clarity, structure and/or context.
Economic Development	
Clause 17.02 (Commercial)	Amends Clause 17.02-2L (Out of centre development in Castlemaine) to: Improve sentence clarity, structure and/or context.
Zones	

Mount Alexander Planning Scheme	Description of change
Clause 32.03 (Low Density Residential Zone, LDRZ)	Deletes the unnumbered Schedule to Clause 32.03. Inserts Schedule 1 to Clause 32.03 to: Correct clause structure in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>.
Clause 32.05 (Township Zone, TZ)	Deletes the unnumbered Schedule to Clause 32.05. Inserts Schedule 1 (Mount Alexander Townships) to Clause 32.05 to: Correct clause structure in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>.
Clause 35.03 (Rural Living Zone, RLZ)	Deletes the Schedule to Clause 35.03. Inserts Schedules 1, 2 and 3 Clause 35.03 to: - Separate the Schedule into three Schedules for clarity and to be in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. - Update the Subdivision and other requirements table for the four Schedules in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. - Remove associated mapping from existing Schedule that is no longer required to distinguish newly separated Schedules.
Clause 35.06 (Rural Conservation Zone, RCZ)	Deletes the Schedule to Clause 35.06 Inserts Schedules 1 and 2 to Clause 35.06 to: - Separate the Schedule into two Schedules for clarity and to be in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. - Update the Subdivision and other requirements table for the two Schedules in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. - Improve sentence clarity, structure and/or context for the Conservation values in the two new schedules.
Clause 35.07 (Farming Zone, FZ)	Deletes the unnumbered Schedule to Clause 35.07 Inserts Schedule 1 to Clause 35.07 to: - Correct clause structure in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. - Update the Subdivision and other requirements table in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>.
Clause 36.01 (Public Use Zone, PUZ)	Amends the Schedule to Clause 36.01 to: Update the Permit exemptions and conditions table with new Permit exemptions and conditions at the request of Coliban Water.
Overlays	
Clause 42.01 (Environmental Significance Overlay, ESO)	Amends Schedule 1 (Lake Eppalock catchment) to Clause 42.01 to: Update the Statement of environmental significance, Environmental objective to be achieved, Permit requirements, Application requirements and Decision guidelines at the request

Mount Alexander Planning Scheme	Description of change
	of Coliban Water to provide regional consistency amongst planning schemes. - Remove duplicate Permit requirements already required under the Schedule to Clause 66.04. Amends Schedule 2 (Lake Cairn Curran catchment) to Clause 42.01 to: - Remove duplicate Permit requirements already required under Clause 62.02-2 and the Schedule to Clause 66.04. Amends Schedule 3 (Barfold Gorge) to Clause 42.01 to: - Remove duplicate Permit requirements already required under Clause 62.02-2 and the Schedule to Clause 66.04. - Improve sentence clarity, structure and/or context. Amends Schedule 4 (Mount Alexander and surrounds) to Clause 42.01 to: - Remove duplicate Permit requirements already required under Clause 62.02-2 and the Schedule to Clause 66.04. - Improve sentence clarity, structure and/or context. Amends Schedule 5 (Watercourse protection) to Clause 42.01 to: - Remove duplicate Permit requirements already required under Clause 62.02-2 and the Schedule to Clause 66.04. - Update reference to the Department of Energy, Environment and Climate Action. - Improve sentence clarity, structure and/or context. Amends Schedule 6 (Land south of Diamond Gully Road and east of Sluicers Road) to Clause 42.01 to: - Remove duplicate Permit requirements already required under Clause 62.02-2. - Improve sentence clarity, structure and/or context. - Remove reference to Background documents already contained within the Schedule to Clause 72.08 and to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. Amends Schedule 7 (Calder buffer zone, remnant vegetation and wildlife corridor protection) to Clause 42.01 to: - Improve sentence clarity, structure and/or context. - Remove referral requirements already required by the Schedule to Clause 66.04 and to be in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. - Remove reference to Background documents already contained within the Schedule to Clause 72.08 and to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>.
Clause 42.02 (Vegetation Protection Overlay, VPO)	Amends Schedule 1 (Bulkeley's Road, McKenzie Hill) to Clause 42.02 to: - Improve sentence clarity, structure and/or context. - Remove reference to Background documents already contained within the Schedule to Clause 72.08 and to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. Amends Schedule 2 (Captain Day Road significant trees) to Clause 42.02 to: - Improve sentence clarity, structure and/or context.

Mount Alexander Planning Scheme	Description of change
Clause 42.03 (Significant Landscape Overlay, SLO)	Amends Schedule 1 (Maldon Landscape area) to Clause 42.03 to: - Remove duplicate Permit requirements already required under Clause 62.02-2. - Update reference to the Department of Energy, Environment and Climate Action. - Remove reference to Background documents already contained within the Schedule to Clause 72.08 and to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. Amends Schedule 2 (Castlemaine landscape significance area) to Clause 42.03 to: - Update Landscape character objectives to be achieved to combine six objectives into five to be in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. - Remove duplicate Permit requirements already required under Clause 62.02-2. - Improve sentence clarity, structure and/or context. Amends Schedule 3 (Scenic landscape area (approaches to Maldon)) to Clause 42.03 to: - Update Landscape character objectives to be achieved to combine six objectives into five to be in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. - Remove duplicate Permit requirements already required under Clause 62.02-2. - Update one Decision guidelines to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. - Improve sentence clarity, structure and/or context. Amends Schedule 4 (Vaughn and Glenluce Mineral Springs Reserve) to Clause 42.03 to: - Update reference to the Department of Energy, Environment and Climate Action. - Remove reference to external documents to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>.
Clause 43.02 (Design and Development Overlay, DDO)	Amends Schedule 2 (Hundredweight Hill/Moonlight Flat – low density residential zone) to Clause 43.02 to: - Combine Design objectives to be in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. - Update Buildings and works to insert new permit requirements following council consultation. - Update reference to the Department of Energy, Environment and Climate Action. - Remove reference to external documents to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. - Improve sentence clarity, structure and/or context to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. Amends Schedule 3 (Happy Valley Road (South)) to Clause 43.02 to: - Combine Design objectives to be in accordance with <i>Ministerial</i>

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	<i>Direction on the Form and Content of Planning Schemes.</i> • Update Buildings and works to insert new permit requirements following council consultation. • Remove reference to external documents to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. • Remove referral requirements already required by the Schedule to Clause 66.06 and to be in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. • Improve sentence clarity, structure and/or context to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. Amends Schedule 4 (Pennyweight Flat – rural conservation zone) to Clause 43.02 to: • Update Buildings and works to insert new permit requirements following council consultation. • Update reference to the Department of Energy, Environment and Climate Action. • Improve sentence clarity, structure and/or context to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. Amends Schedule 5 (Lady's Gully – Area 4 - (rural conservation zone)) to Clause 43.02 to: • Update spelling of Clause title • Update Buildings and works to insert new permit requirements following council consultation. • Remove referral requirements already required by the Schedule to Clause 66.06 and to be in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. • Improve sentence clarity, structure and/or context to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. Amends Schedule 6 (Maldon supermarket) to Clause 43.02 to: • Update reference to the Department of Transport and Planning. • Remove reference to external documents to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. • Improve sentence clarity, structure and/or context. Amends Schedule 10 (Wesley Hill Business Park) to Clause 43.02 to: • Combine Design objectives to be in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. • Remove reference to Background documents already contained within the Schedule to Clause 72.08 and to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. • Improve sentence clarity, structure and/or context to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i> and <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. Amends Schedule 13 (Corner of Parker and Kennedy Streets, Castlemaine) to Clause 43.02 to: • Combine Design objectives to be in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. • Improve sentence clarity, structure and/or context to be in

Mount Alexander Planning Scheme	Description of change
	accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i> and <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. Amends Schedule 14 (44-50 Lyttleton Street, Castlemaine) to Clause 43.02 to: • Improve sentence clarity, structure and/or context to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i> and <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. Amends Schedule 15 (Castlemaine Township Gateway) to Clause 43.02 to: • Improve sentence clarity, structure and/or context to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i> and <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. • Revise clause structure to be in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>.
Clause 43.04 (Development Plan Overlay, DPO)	Amends Schedule 1 (General residential zone development plan- McKenzie Hill & West Castlemaine) to Clause 43.04 to: • Update reference to the Department of Energy, Environment and Climate Action. • Update reference document in Requirements for a development plan. • Improve sentence clarity, structure and/or context. Amends Schedule 3 (Rural living zone development plan- McKenzie Hill) to Clause 43.04 to: • Update reference to the Department of Energy, Environment and Climate Action. • Update reference to Framework Plans in 11.01-1L. • Update reference document in Requirements for a development plan. • Improve sentence clarity, structure and/or context. Amends Schedule 5 (Hundredweight Hill (low density residential zone)) to Clause 43.04 to: • Update reference to the Department of Transport and Planning and the Department of Energy, Environment and Climate Action. • Improve sentence clarity, structure and/or context. Amends Schedule 6 (Happy Valley Road (South)) to Clause 43.04 to: • Remove reference to Background documents already contained within the Schedule to Clause 72.08 and to be in accordance with <i>A Practitioner's Guide to Victorian Planning Schemes</i>. • Update reference to the Department of Transport and Planning and the Department of Energy, Environment and Climate Action. Amends Schedule 7 (Martin & Ireland Streets, Castlemaine) to Clause 43.04 to: • Update reference to the Department of Energy, Environment and Climate Action. • Update reference document in Requirements for a development plan.

Mount Alexander Planning Scheme	Description of change
	Amends Schedule 9 (Residential development plan – Bulkeleys Road and Ireland Street, McKenzie Hill) to Clause 43.04 to: • Update reference to the Department of Energy, Environment and Climate Action. • Update reference document in Requirements for a development plan. • Improve sentence clarity, structure and/or context. Amends Schedule 10 (Residential development plans – Captain Day Road) to Clause 43.04 to: • Update reference document in Requirements for a development plan. Amends Schedule 11 (Diamond Gully (southern residential greenfields area)) to Clause 43.04 to: • Improve sentence clarity, structure and/or context.
Clause 44.03 (Floodway Overlay, FO)	Amends Schedule 1 to Clause 44.03 (Floodway Overlay) to: • Correct spelling.
Clause 44.04 (Land Subject to Inundation Overlay, LSIO)	Deletes the Schedule to Clause 44.04 (Land Subject to Inundation Overlay) to: • Remove empty schedule.
Clause 44.06 (Bushfire Management Overlay, BMO)	Amends Schedule 1 (Castlemaine, Campbells Creek, Maldon BAL-12.5 areas) to Clause 44.06 (Bushfire Management Overlay) to: • Removing duplication of Mandatory conditions in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>. • Improve sentence clarity, structure and/or context.
Clause 45.01 (Public Acquisition Overlay, PAO)	Amends the Schedule to Clause 45.01 (Public Acquisition Overlay) to: • Update reference to the Department of Energy, Environment and Climate Action.
Clause 45.05 (Restructure Overlay, RO)	Amends the Schedule to Clause 45.12 (Restructure Overlay) to: • Correct referencing.
Clause 45.12 (Specific Controls Overlay, SCO)	Amends the Schedule to Clause 45.12 (Specific Controls Overlay) to: • Correct referencing.
Particular Provisions	
Clause 51.01 (Specific site and exclusions)	Amends the Schedule to Clause 51.01 (Specific site and exclusions) to: • Remove specific sites and exclusions that are now completed/finalised.
Clause 52.28 (Gaming)	Amends the Schedule to Clause 52.28 (Gaming) to: • Update reference to the Department of Families, Fairness and

Mount Alexander Planning Scheme	Description of change
	Housing. Improve sentence clarity, structure and/or context.
Clause 52.33 (Post boxes and dry-stone walls)	Amends the Schedule to Clause 52.33 (Post boxes and dry-stone walls) to: Correct grammar in accordance with <i>Ministerial Direction on the Form and Content of Planning Schemes</i>.
Clause 53.01 (Public open space contribution and subdivision)	Amends the Schedule to Clause 53.01 (Public open space contribution and subdivision) to: Insert public open space contributions on all residential land, commercial land and industrial land in accordance with the Mount Alexander Shire Council Public Open Space Strategy, Final Report, 2016.
General Provisions	
Clause 66.04 (Referral of permit applications under local provisions)	Amends the Schedule to Clause 66.04 (Referral of permit applications under local provisions) to: Update table containing referral of permit applications under local provisions.
Clause 66.06 (Notice of permit applications under local provisions)	Amends the Schedule to Clause 66.06 (Notice of permit applications under local provisions) to: Update table containing Notice of permit applications under local provisions.
Operational Provisions	
Clause 72.04 (Documents incorporated in this Planning Scheme)	Amends the Schedule to Clause 72.04 (Documents incorporated in this Planning Scheme) to: Update table containing incorporated documents.
Clause 72.08 (Background documents)	Amends the Schedule to Clause 72.08 (Background documents) to: Update table containing background documents.
Clause 74.01 (Application of zones, overlays and provisions)	Amends the Schedule to Clause 74.01 (Application of zones, overlays and provisions) to: Update the application of Municipal Planning Strategy and local objectives and strategies to the zones, overlays and provisions in the Mount Alexander Planning Scheme.
Clause 74.02 (Further strategic work)	Amends the Schedule to Clause 74.02 (Further strategic work) to: Update and rationalise the future strategic work program based on work that has been identified as a priority in the recently adopted Council Plan and Planning Scheme Review.

Strategic assessment of the amendment

Why is the amendment required?

Section 12B of the Act requires a planning authority to carry out regular reviews of its respective planning scheme to enhance its effectiveness and efficiency in achieving the objectives of planning in Victoria and the objectives of the planning framework established by the Act.

At the request of the council, the Department of Transport and Planning through the Regional Planning Hub program undertook the review of the Mount Alexander Planning Scheme. The Regional Planning Hub program has been funded to assist rural and regional municipalities with surplus planning work.

The resulting review makes recommendations to improve the performance of the Mount Alexander Planning Scheme that are proposed to be implemented via this amendment.

How does the amendment implement the objectives of planning in Victoria?

The proposed amendment seeks to implement the objectives set out in section 4 of the P&E Act. Specifically, it supports the following objectives:

- a) To provide for the fair, orderly, economic and sustainable use, and development of land.
- b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- d) To balance the present and future interests of all Victorians.

The proposed amendment seeks to implement the above objectives to provide certainty to users of the Mount Alexander Planning Scheme by providing clear strategic direction for future land use and development in Mount Alexander Shire. The proposed amendment seeks to ensure that local policy and controls have been drafted appropriately to encourage land use planning and development to occur in a manner that is consistent with the objectives set out in section 4 of the P&E Act.

How does the amendment address any environmental, social and economic effects?

The proposed amendment is expected to deliver positive environmental, social and economic outcomes by updating, simplifying and clarifying local policies and local schedules in the Mount Alexander Planning Scheme. This is expected to provide more certainty to the users of the planning system and ensure that land use and development outcomes are consistent with the environmental, social and economic

land use objectives of planning in Mount Alexander and Victoria.

Specifically, the amendment proposes to:

- Improve the clarity of local policy content in the MPS, PPF and local schedules to the VPPs to result in greater certainty for users of the planning system.
- Reduce unnecessary costs to applicants and councils resulting from unclear planning requirements.
- Improve planning outcomes by removing errors or inconsistencies in local schedules.

Does the amendment address relevant bushfire risk?

The proposed amendment is not expected to result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire.

The amendment does not seek to alter any existing planning controls or policies that relate to the management of bushfire risk and does not seek to introduce any new controls or policies that would pose or create any new bushfire risk.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The proposed amendment considers relevant, and complies with, the following Minister's Directions:

- *Ministerial Direction on the Form and Content of Planning Schemes*

The proposed amendment has been prepared having regard to the *Ministerial Direction on the Form and Content of Planning Schemes* under Section 7(5) of the P&E Act. The proposed ordinance changes will help to ensure that the Mount Alexander Planning Scheme reflects the requirements of this Ministerial Direction.

- *Ministerial Direction No. 11: Strategic Assessment of Amendments*

Ministerial Direction No. 11 will help to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. A strategic assessment of the amendment has been undertaken in accordance with this Ministerial Direction within this Explanatory Report.

- *Ministerial Direction No. 15: The Planning Scheme Amendment Process*

The proposed amendment is consistent with *Ministerial Direction No. 15 The Planning Scheme Amendment Process* under Section 12 of the Act.

No other Ministerial Directions are relevant to this amendment.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The proposed amendment seeks to reinforce the alignment between state and local policy in the Planning Policy Framework by ensuring that the directions for settlement, environmental and landscape values, environmental risks and amenity, natural resource management, built environment and heritage and economic development are consistently written and appropriately placed within the Mount Alexander Planning Scheme.

How does the amendment support or implement the Municipal Planning Strategy?

The proposed amendment will support the Municipal Planning Strategy by ensuring that the narrative for local context is up to date with the latest geographic and demographic information and clearly articulates the council's overarching vision for sustainably managing land use planning and development in the municipality.

Does the amendment make proper use of the Victoria Planning Provisions?

The proposed amendment makes proper use of the VPPs by utilising schedules that are appropriate to local circumstances and updating the content within them to ensure it is consistent with the principles set out in *A Practitioner's Guide to Victorian Planning Schemes* and the requirements of the *Ministerial Direction on the Form and Content of Planning Schemes*.

In particular, the amendment proposes to:

- Update the schedule to Clause 74.02 (Further Strategic Work) to prioritise the work that the council intends to undertake before the next planning scheme review and ensure that the council's Further Strategic Work program is up to date.

The proposed amendment is consistent with the relevant Planning Practice Note (PPN), *PPN32 – Review of Planning Schemes*, that provides guidance for the proper use of the VPP.

How does the amendment address the views of any relevant agency?

The views of relevant agencies will be sought during the amendment exhibition process.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The requirements of the *Transport Integration Act 2010* apply where a planning scheme amendment is likely to have a significant impact on the transport system.

This proposed amendment will not have a significant impact on the transport system

as defined by the *Transport Integration Act 2010*.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed amendment will not result in any significant resource implications or administrative costs to the responsible authority.

The amendment proposes to make improvements to the Mount Alexander Planning Scheme to support the operation of planning processes, policy and provisions. This will ultimately reduce the resource and administrative costs of the responsible authority.

Attachment 1

Table 1 - Mapping reference table

Map number/ reference	Current Zone	Proposed/ New Zone	Reason
Map No. 1	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 2	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 3	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 4	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 5	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 6	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	RLZ	RLZ2	Follows deletion of maps within planning scheme and Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 7	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	FZ	PUZ1	Follows consultation with Coliban Water
Map No. 8	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 9	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 10	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 11	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 12	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 13	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)

Map number/ reference	Current Zone	Proposed/ New Zone	Reason
	LDRZ	LDRZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 14	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 15	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	LDRZ	LDRZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 16	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	LDRZ	LDRZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 17	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	LDRZ	LDRZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 18	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	RLZ	RLZ1, RLZ2, RLZ3	Follows deletion of maps within planning scheme and Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 19	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	LDRZ	LDRZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	RCZ	RCZ1, RCZ2	Ministerial Direction on Form and Content (separating/numbering schedules)
	RLZ	RLZ1, RLZ2, RLZ3	Follows deletion of maps within planning scheme and Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 20	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	RLZ	RLZ1	Follows deletion of maps within planning scheme and Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 21	FZ	FZ1	Ministerial Direction on Form and Content

Map number/ reference	Current Zone	Proposed/ New Zone	Reason
			(separating/numbering schedules)
	LDRZ	LDRZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	RCZ	RCZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	RLZ	RLZ1, RLZ2	Follows deletion of maps within planning scheme and Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 22	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	LDRZ	LDRZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	IN1Z, TZ	PUZ1	Follows consultation with Coliban Water
Map No. 23	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	LDRZ	LDRZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	RCZ	RCZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	RLZ	RLZ1, RLZ2	Follows deletion of maps within planning scheme and Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 24	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 25	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	FZ	PUZ1	Follows consultation with Coliban Water
Map No. 26	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 27	FZ	FZ1	Ministerial Direction on Form and Content

Map number/ reference	Current Zone	Proposed/ New Zone	Reason
			(separating/numbering schedules)
Map No. 28	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 29	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 30	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 31	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	RLZ	RLZ1, RLZ2	Follows deletion of maps within planning scheme and Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 32	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	RLZ	RLZ3	Follows deletion of maps within planning scheme and Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 33	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	FZ	PUZ1	Follows consultation with Coliban Water
Map No. 34	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ, FZ	PUZ1	Follows consultation with Coliban Water
Map No. 35	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content

Map number/ reference	Current Zone	Proposed/ New Zone	Reason
			(separating/numbering schedules)
Map No. 36	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
	TZ	TZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 37	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 38	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 39	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 40	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 41	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)
Map No. 42	FZ	FZ1	Ministerial Direction on Form and Content (separating/numbering schedules)