Planning and Environment Act 1987

MOUNT ALEXANDER PLANNING SCHEME

Notice of the preparation of an amendment to a planning scheme

Amendment C102malx

Overview

The amendment proposes updates to the Maldon Historic Central Area (HO445) to implement the recommendations of the 2025 precinct review. It revises the precinct boundary, updates the heritage gradings of properties, and modernises the statements of significance so they clearly explain what is important in the area and why. The amendment also corrects mapping errors, consolidates individual heritage overlays into the broader precinct where appropriate, and incorporates updated citations for key sites. These changes ensure the precinct is accurately defined, easier to administer, and aligned with current heritage best practice. The amendment affects all properties within the revised Maldon Historic Central Area boundary.

For further details, refer to the explanatory report about the amendment.

Details of the amendment

The Mount Alexander Shire planning authority has prepared Amendment C102malx to the Mount Alexander Planning Scheme.

The land affected by the amendment is located within the proposed HO445 Maldon Historic Central Area Precinct, as shown on the Map below.



Source: Maldon Historic Central Area, Precinct Review By GML Heritage 2025

The amendment proposes to update and refine the Maldon Historic Central Area precinct so that it accurately reflects the heritage significance of the place and aligns with contemporary heritage planning standards. It will introduce revised property gradings, updated statements of significance, and corrected mapping to ensure the heritage overlay is clear, consistent, and easier to administer. These changes will improve decision-making, provide greater clarity for landowners, and strengthen the protection and understanding of Maldon's historic character.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at:

- the Department of Transport and Planning website www.planning.vic.gov.au/public-inspection or by contacting 1800 789 386 to arrange a time to view the amendment documentation.
- during office hours, at the office of the planning authority, Mount Alexander Shire Council:
    - 27 Lyttleton Street
      Castlemaine, Victoria 3450
      Djaara Country

Any person may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for the planning authority to consider submissions and to notify such persons of the opportunity to attend planning authority meetings and any public hearing held to consider submissions.

The closing date for submissions is Friday 22 May 2026. A submission must be sent to the Mount Alexander Shire:

Attention: Strategic Planning Team
PO Box 185
Castlemaine, Victoria 3450
Djaara Country

The planning authority must make a copy of every submission available at its office and/or on its website for any person to inspect free of charge until the end of the two months after the amendment comes into operation or lapses.



DARREN FUZZARD
Chief Executive Officer

Planning and Environment Act 1987

Mount Alexander Planning Scheme

Amendment C102malx

Explanatory Report

Overview

The proposed amendment seeks to implement the recommendations of the *Maldon Historic Central Area Review* (March 2025) and in so doing:

- Ensure the correct level of significance afforded to each property within the precinct (Significant, Contributory, Non-Contributory), as well as to identify individually significant places, as appropriate.
- Ensure the citations and statements of significance relating to the Maldon Historic Central Area adequately describe what, how and why the precinct and individually significant places are significant and are consistent with Planning Practice Note 1 'Applying the Heritage Overlay'.
- Provide a detailed assessment of the precinct and individually significant places, as required, and make recommendations for future strategic work.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Mount Alexander Shire website at www.mountalexander.vic.gov.au.

And/or

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

27 Lyttleton Street

Castlemaine, Victoria 3450

Djaara Country

The amendment can also be inspected free of charge at the Department of Transport and Planning website at 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.

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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: Monday 14 September 2026
- Panel hearing: Monday 19 October 2026

Details of the amendment

Who is the planning authority?

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

The amendment has been made at the request of Mount Alexander Shire Council.

Land affected by the amendment

The proposed amendment applies to all land included within the Maldon Historic Central Area boundary (as identified on Map 1 below).

Land included in this area can be described as:

- 10 Camp Street
- 133 and 11 (part) Church Street
- 3 and 8 Edwards Street
- 1 and 1A Fountain Street
- 234 and 18 (part) Francis Street
- 2350 and 31397 High Street
- 1363 and 2372 Main Street
- 1A Reef Street
- 133 and 236 Spring Street
- 3 and 4314 Templeton Street
- 4 and 32 (part) Tobin Street, Maldon.



Map 1: Proposed HO445 Maldon Historic Central Area Precinct

Source: Maldon Historic Central Area, Precinct Review By GML Heritage 2025

What the amendment does

The proposed amendment seeks to make the following changes to the Mount

Alexander Planning Scheme:

- Retain HO445 Maldon Historic Central Area precinct in the Schedule to Clause 43.01 (Heritage Overlay) of the Mount Alexander Planning Scheme as a heritage precinct, with revisions to:
    - Reflect the revised precinct boundary
    - Reflect the revised level of significance for each place within HO445 based on the precinct grading table.
- Incorporate the revised statement of significance for HO445 in Schedule to Clause 72.04 (Incorporated documents) to the Mount Alexander Planning Scheme.
- Include the citation for HO445 in Schedule to Clause 72.08 (Background documents) of the Mount Alexander Planning Scheme
- The revised citation and statement of significance for the following places be included in the Schedule to Clause 72.08 (Background documents) of the Mount Alexander Planning Scheme:
    - 22-26 High Street
    - 61 – 65 High Street
    - 95 High Street
    - 6 Main Street
    - 19 Main Street; and
    - 32 Main Street.
- Remove the existing individual Heritage Overlays from:
    - All places included in HO445 and incorporated into HO445 (unless they are listed on the VHR); and
    - Places that are confirmed to be excluded from HO445 as they do not meet the local threshold as individual places.
- Incorporate significant gutters and street trees that are currently mapped with separate polygons to the broader mapping extent of HO445.

There are a number of existing unnumbered heritage overlays within or partially within the proposed HO445 extent. Moreover, there are a number of existing numbered heritage overlays within the proposed HO445 that are incorrectly mapped. As part of the proposed amendment, these errors and issues are to be rectified. Further information on each proposed rectification is described in the following Tables found at the end of this report (Attachment X):

- Table 1: Individual Heritage Overlays (HO) proposed to be deleted and incorporated into HO445
- Table 2: Maldon Street trees as extracted from HO schedule
- Table 3: Various HO polygons mapped within the HO445 boundary proposed to be deleted
- Table 4: Various HO polygons mapped outside the HO445 boundary proposed to be deleted, which relate to a property or HO listing within the HO445 boundary.

Strategic assessment of the amendment

Why is the amendment required?

The proposed amendment is required to provide appropriate delineation to the revised HO445 Maldon Historic Central Area precinct boundaries, and associated citations and statements of significance, to accord with *Planning Practice Note 1 'Applying the Heritage Overlay'*. Current best practice according to Heritage Victoria is to create Heritage precincts rather than individual site listings, other than those sites that are of particularly unique significance or listed on the Victorian Heritage Register.

While no additional heritage overlays are proposed to be applied to private properties through this project, the existing heritage overlay HO445 is being better defined through changes proposed in Amendment C102malx.

Similarly, the proposed amendment will ensure the citations and statements of significance relating to the Maldon Historic Central Area adequately describe what, how and why the precinct and individually significant places are significant, bringing documentation for the area up to date with the requirements of *Planning Practice Note 1 'Applying the Heritage Overlay'*.

The proposed amendment will also ensure the correct level of significance afforded to each property within the precinct, through the application of Significant, Contributory, or Non-Contributory value contributions to individual places within the precinct. It is important for statutory decision-making purposes to describe these gradings to make clear what is and is not significant within the precinct. Non-contributory elements can affect precinct legibility when their scale, form, siting, or materials contrast strongly with historic patterns, interrupting the reading of heritage values. While not significant themselves, visible elements can weaken the prominence of contributory buildings, disrupt alignments, or obscure traditional lot and roof patterns. When modest, recessive, or sympathetic in design, their impact is minimal, and the historic character remains clear. Managing these elements ensures they remain contemporary layers without confusing the precinct's historic narrative.

The citations to be incorporated provide a detailed assessment of the proposed precinct (HO445) and some individually significant places. The historical research, site analyses, citations and Statements of Significance provide Council with the background information and justification to incorporate the Bill Woodfull Reserve into the proposed precinct (HO445) and create a well-defined historic central precinct, therefore, maintaining consistency with contemporary application of *Planning Practice Note 1 'Applying the Heritage Overlay'*.

The proposed amendment will improve the HO445 area by making it more serviceable for Council's planners and Maldon residents alike. Currently, the HO445 contains a large number of schedule errors and mapping anomalies that make it difficult to define and match properties, street furniture and trees to the Schedule and/or maps.

Documents and data which informed the development of a Historic Central Area

precinct included:

- *Maldon Conservation Study* 1977
- *Mount Alexander Shire Thematic Heritage Study* 2016
- *Mount Alexander Heritage Strategy* 2012-2016
- Various policies within the Mount Alexander Planning Scheme which influence local and regional land use planning in the Shire (including but not limited to Clauses 21.01, 21.02, 21.03, 21.07-3,21.12-4, 22.02) (or relevant clauses after the Planning Policy Framework translation)
- Planning Practice Notes, including Planning Practice Notes 1, 8 and 13
- *Mount Alexander Planning Scheme Review* (Ethos Urban, 2019)
- Maldon Museum and Archives Association – History Research Centre

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

The *Planning and Environment Act* 1987 (P&E Act) describes the duties and powers of a planning authority (i.e. Council) in Section 12. The clause states that a planning authority must:

- provide sound, strategic and coordinated planning of the use and development of land in its area

Further, Section 12 states that a planning authority may:

- do all things necessary to encourage and promote the orderly and proper use, development and protection of land in the area for which it is a planning authority

The proposed amendment will allow for a sound but streamlined approach to heritage assessment considerations, in accordance with current the best practice standards of Heritage Victoria, by creating a Heritage precinct rather than maintaining individual site listings, other than those sites that are of particularly unique significance or listed on the Victorian Heritage Register. This will ensure that use and development of land within the historically significant town of Maldon is fair and orderly, with a consistent standard applied to all properties within the Maldon Historic Central Area precinct that will protect their high aesthetic, architectural and historical importance.

Section 4(1) of the P&E Act sets out the objectives of planning in Victoria. Relevant objectives include:

- to conserve and enhance those areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

In accordance with current best practice standards of Heritage Victoria, the creation of a precinct in Maldon's Historic Central Area will improve the protection and conservation of properties, buildings and relics they apply to, which are of aesthetic,

architectural and historical interest. Protection via a precinct listing is not lessened when compared to individual listings, as the protection regulations are the same for both precinct and individual sites. This is important given the historical significance of Maldon, as a remarkably intact former mid-19th century gold mining town which was recognised by the National Trust of Australia (Victoria) in 1966. Maldon became the first town in Australia to be declared 'historic' and worthy of preservation, which signifies the need for those properties and relics to be protected in a way that responds to contemporary planning standards.

The people of Maldon regard the Civic Precinct of the Bill Woodfull Reserve as being inadequately protected, including trees, gardens, granite entry markers, the reserve itself, the Reserve pavilion, and the c1890 clubrooms of the Maldon Bowling Club (later occupied by Maldon Croquet Club). The Reserve 'comprises elements of historical and social interest' as well as being 'of high historical and social merit.' The recreation and police reserves were gazetted in 1878. As part of the former Commissioner's camp paddock, the recreation reserve has been central to Maldon's sporting and recreational activities since 1856. The Maldon and Baringhup Agricultural Society held their shows there from 1894 through to the 1980s and was named the Bill Woodfull Recreation Reserve after prominent Australian cricketer and educator William Woodfull, who was born in Maldon in 1897. Inclusion of the Bill Woodfull reserve into the Maldon Historic Central Area precinct will ensure against inappropriate future development in the area.

- To secure a pleasant, efficient and safe working, living and recreational environment;

Making sure that alterations to existing buildings, street furniture, trees and guttering, or the design of new buildings, street furniture, trees and guttering within Maldon Historic Central Area, have a consistent, standard approach and respect for the historical significance of the precinct, will provide a pleasant, efficient and safe working, living and recreational environment.

- To balance the present and future interests of all Victorians.

The implementation of the Maldon Historic Central Area precinct, and the inclusion of the Bill Woodfull Reserve within the precinct, will assist property owners, business owners, designers, residents, Council and the community to continue to conserve and respect the commercial and civic heritage character of Maldon. This ensures that both present and future interests of all Victorians are balanced and valued.

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

The proposed amendment is expected to have positive environmental, economic and social effects, and provide a net community benefit overall, through the improvement of the conservation and enhancement of the heritage context of Maldon. The significant heritage character, which helps to define Maldon, contributes

to the amenity and identity of the town and its community, and enhances its appeal as a place to live, work and visit. The proposed amendment supports the vision of Council to 'create a flourishing environment for nature and people while maintaining, improving and celebrating our places and spaces'.

Economic

The proposed amendment will underpin business growth and local employment by maintaining economic opportunities through tourism, retail and hospitality, which are the main economic drivers within the historic central area. Maintaining the high level of heritage character and fabric within the HO445 will, similarly, maintain the economic effect of tourism, which the town's historical character attracts. As part of Council's vision, this amendment will serve to enhance and develop tourism products that champion the cultural, environmental and social values of the community. The proposed amendment will not result in any significant adverse economic impacts.

Social

Additional positive social effects include the improvement of community awareness about the importance and value of heritage character. The proposed amendment will continue to protect and celebrate the architectural beauty, history, urban and settlement landscape character that the Maldon community values.

Environment

To support the protection and appropriate management of heritage values within the HO445 precinct, planning controls are recommended to be incorporated into the Planning Scheme that address paint controls, signage, tree removal or lopping, solar energy systems, outbuildings and fences. In terms of environmental effects, these planning controls enable sustainable development that is sympathetic to Heritage controls, by considering design responses that positively contribute to climate change mitigation, for example, the maintenance of the historic green canopy in an urban township precinct.

Does the amendment address climate change?

The subject amendment is not required to consider Ministerial Direction 22 – Climate Change Consideration under section 12A of the Act. The amendment does not:

- Rezone land from a non-urban zone to an urban zone; or
- Enable a significant change to, or intensification of the use and development of urban land; or a new use and development of land which may be exposed to a natural hazard that arises from or is likely to arise from the impacts of climate change.

Does the amendment address relevant bushfire risk?

The proposed amendment is not considered to impact bushfire risk. The proposed

amendment meets bushfire policy in Clause 13.02 (Bushfire) of the planning scheme because changes will not result in any increase to the risk to life, property, community infrastructure, or the natural environment from bushfire.

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

The proposed amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the *Planning and Environment Act 1987.* The proposed amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. The proposed amendment is considered to be accompanied by all of the information required by the relevant Minister's Directions.

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

State policy:

The proposed amendment supports and gives effect to the following relevant objectives and strategies below:

- Clause 11.01-1S (Settlement):
  - Strategy: Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.
- Clause 15.01-1S (Urban design):
  - Objective: To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
  - Strategy: Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
  - Strategy: Ensure development supports public realm amenity and safe access to walking, cycling environments and public transport.
  - Strategy: Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.
  - Strategy: Promote good urban design along and abutting transport corridors.
- Clause 15.01-2S (Building design):
  - Objective: To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
  - Strategy: Ensure development responds and contributes to the strategic and cultural context of its location.
  - Strategy: Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
  - Strategy: Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

    - Strategy: Ensure development is designed to protect and enhance valued landmarks, views and vistas.
    - Strategy: Encourage development to retain existing vegetation.
    - Strategy: Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.
- Clause 15.01-5S (Neighbourhood character):
    - Objective: To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
    - Strategy: Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:
        - Pattern of local urban structure and subdivision.
        - Underlying natural landscape character and significant vegetation.
        - Neighbourhood character values and built form that reflect community identity.
- Clause 15.03-1S (Heritage conservation):
    - Objective: To ensure the conservation of places of heritage significance.
    - Strategy: Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme
    - Strategy: Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
    - Strategy: Encourage appropriate development that respects places with identified heritage values.
    - Strategy: Retain those elements that contribute to the importance of the heritage place.
    - Strategy: Encourage the conservation and restoration of contributory elements of a heritage place.
    - Strategy: Ensure an appropriate setting and context for heritage places is maintained or enhanced.

The above objectives and strategies at the state policy level are considered relevant to the proposed amendment, as they relate to the built form environment and the protection and enhancement of heritage, in addition to ensuring that development responds to its surrounding character and context.

These objectives and strategies are given effect through the implementation of the revised HO445 precinct boundaries, and the inclusion of the Bill Woodfull Reserve, and will lead to better informed decision-making by applicants, assessment officers and Council. The amendment will support the provision of guidance and direction for all use, development and subdivision in the Maldon Historical Central Area, within the historical context of the Maldon township.

The implementation of proposed Amendment C102malx will allow Council to be in a much stronger position in terms of its ability to make consistent and sound decisions when seeking to conserve and manage heritage values within Maldon.

Local policy:

The proposed amendment supports and gives effect to Clause 15.03-1L (Heritage General). This policy includes objectives and strategies geared towards the orderly conservation and management of locally significant heritage places across the Shire.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

The proposed amendment will not have an adverse impact on the proposed housing targets for Mount Alexander as set out in the Planning Policy Framework.

Consistent with recently introduced housing targets at Clause 16.01-1S and the Victorian Housing Statement, the Municipal Strategic Statement has always and continues to direct housing growth in and around activity centres and locations well serviced by public transport and with good access to jobs and services.

The objective of Clause 16.01-1S is to facilitate well-located, integrated and diverse housing that meets community needs. The heritage overlay allows permit applications for additions, works and demolition through the planning permit process, and does not automatically restrict development or prevent owners from redevelopment in line with other policy ambitions. It simply ensures that heritage significance is taken into consideration.

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

Maldon plays an important role in Mount Alexander Shire, being the second largest township. Clause 2.03-1 (Settlement) identifies Maldon's recognition for its heritage significance. Maldon is important for both the services it provides to its community, and the role in tourism that it plays to visitors.

The proposed amendment to the local planning policy, specifically the Schedule to Clause 43.01 (Heritage Overlay) and Heritage Overlay mapping, seeks to implement the following strategic directions of the Municipal Planning Strategy:

- Clause 2.03-5 (Heritage and character):
    - Protecting and conserving the historic fabric and maintain the integrity of places of heritage and cultural heritage significance
    - Encouraging residential and commercial development that respects the existing form and character of streetscapes and allows for contemporary architectural expression
    - Managing the form and appearance of medium density and infill housing to protect the heritage and residential character of the Shire's towns.
    - Encouraging energy efficiency in the planning and design of urban communities and development to reduce energy use and greenhouse gas emissions

    - Encouraging the adaptation of existing building stock for varying forms of accommodation, including shop top living or warehouse-style living
- Clause 2.03-7 (Economic development) – Tourism: Key drawcards to the Shire include 'village' offerings of Maldon.

The proposed amendment seeks to implement the revised boundaries of the HO445 Maldon Historic Central Area to ensure that the built form and development within the historical township of Maldon responds to its surrounding context. It allows for the town's commercial precinct scale, character and appearance to be protected, which will contribute to its continued function and role as a tourist destination within the Shire.

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

The proposed amendment makes proper use of the Victoria Planning Provisions by using the most appropriate tool to achieve the strategic objectives of the Mount Alexander Planning Scheme, and implementing current best practice of creating precincts, and removing individual heritage listings (where appropriate), according to Heritage Victoria.

It seeks to amend the mapping and Schedule to Clause 43.01 (Heritage Overlay) with the inclusion of the Bill Woodfull Reserve, and the realignment of precinct boundaries for the HO445, as well as the removal of individual listings within the Maldon Historic Central Area precinct.

The proposed amendment also seeks to amend the Schedule to the Heritage Overlay by introducing explicit reference to the Maldon Design Guidelines (2022). The Guidelines are an incorporated document that apply to areas within the HO445 precinct. This action accords with changes wrought to the operation of the planning scheme through amendment VC148, and supports correct decision-making guidance for future applications within the proposed HO445 extent under the proposed amendment.

The proposed amendment seeks to replace the incorporated document *Maldon Historic Central Area Heritage Design Guidelines* (Mt Alexander Shire Council, 2022) with the *Maldon Historic Central Area Precinct Statement of Significance* (GML Heritage, March 2025) in order to:

- Accord with changes wrought to the operation of the planning scheme through amendment VC148.
- Adhere to procedural guidance found in *Planning Practice Note 1 – Applying the Heritage Overlay.*
  Support decision-making guidance for future applications within the HO445 extent described in the proposed amendment.

The amendment is consistent with *Ministerial Direction on the Form and Content of Planning Schemes*.

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

During the preparation of the amendment, the Department of Transport and Planning advised that it had no objections to the proposed changes to the Schedule to the Heritage Overlay (Clause 43.01) in the Mount Alexander Planning Scheme.

Agency views will be further considered after the amendment exhibition period as appropriate.

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

There are no significant impacts on the transport system defined by the *Transport Integration Act* 2010 as a result of this proposed amendment.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The amendment does not affect Yarra River land under Part 3 of the Yarra River Protection (Wilip-gin Birrarung murron) Act 2017.

Resource and administrative costs

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

Throughout the process of preparing this planning scheme amendment, the potential cost implications as a result of implementing and administering the new planning scheme provisions have been taken into account. It is considered that Council will have adequate resourcing to respond to any effects this amendment might result in.

Further, the proposed amendment provides improved clarity and certainty for the community on the type of development that can occur in relation to the Historic Central Area of Maldon, which therefore will reduce the time Council's planning department spends on responding to heritage related requests.

Attachment X – Mapping reference table

Table 1: Individual Heritage Overlays (HO) proposed to be deleted and incorporated into HO445

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
10 Camp Street	Church Ex Congregational 10 Camp St	HO34	YES	YES	
1 Church Street	Pres. Church 2 Edward St	HO84	YES	YES	
3 Church Street	Former Presbyterian Manse 3 Church St	HO68	YES	YES	
3 Edwards Street	Residence 3 Edward St	HO86	YES	YES	
8 Edwards Street	Baptist Church 8 Edward St	HO87	YES	YES	
1 Fountain Street 1A Fountain Street	Uniting Church 1 Fountain St	HO88	YES	YES	
2 Francis Street	Former Welsh Baptist Church and Hall - 2 Francis St	HO95	YES	YES	
1 High Street	Residence 1 High Street	HO109	YES	YES	
2-6 High Street	HO110: Residence 2 High St HO113: Residence 6 High St	HO110 HO113 (Note: HO113	YES	YES	

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
		not mapped)			
8 High Street	Stone Wall 8 High Street	HO114	YES	YES	
6A High Street	N/A – not listed within the HO schedule	Unknown – blank HO# on mapping	YES	YES	HO mapped with no HO number
12 High Street 14 High Street 14A High Street 16 High Street	HO117: Residence 10-12 High St HO116: Residence - High St	HO117 HO116 Mapping shows blank HO# (for deletion)	YES	YES	HOs mapped with no HO numbers
22, 24 & 26 High Street	HO120: Shop 22 High Street HO121: Shop 24 High St HO122: Former Grand Hotel and Shops 22-26 High St	HO120 (not mapped) HO121 (not mapped)	YES	YES	

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
		HO122			
20 High Street	Residence 20 High St	HO119	YES	YES	This has been requested to be deleted from existing mapping, and have HO445 precinct HO applied to it. It is noted as 'contributory' within the final report. This property appears to be excluded from the GML report precinct boundary of HO445 together with neighbouring property at HO118 which is the Royal Theatre (state listed at H2818).
31-37 High Street	HO124: Residence 31 High St HO125: Residence 33 High St HO126: Residence 35 High St HO127: Residence 37 High St	HO124; HO125; HO126; HO127 (Blank HO on mapping)	YES	YES	HO445 already applied to 33 High Street – mapping to remain as is. HO125 only deleted from schedule. HO mapped on property with no HO number
38 High Street	Residence 38 High St	HO128	YES	YES	

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
39 - 41 High Street	Part of Former Warnock's Flour Mill and part of former Langslow's Building 39-41 High St	HO129	YES	YES	
44 High Street	Residence 44 High St	HO131 (Note: HO445 already also applied to this property, remains there but just HO131 removed)	YES	YES	HO445 already also applied to this property, remains there but just HO131 removed
45 – 47 High Street 49 High Street	Part of Former Warnock's Flour Mill and Former Freemason's Hall 47-49 High St	HO133	YES	YES	
46 High Street	Residence 48 High Street	HO134	YES		

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
48 High Street					
50 High Street	Church of England 50 High St	HO135	YES	YES	HO319 also applies to part of 50 High Street property – proposed to be deleted from where it applies to this property.
51-57 High Street	Garage 51-57 High St	HO136	YES	YES	
59 High Street	Bank 59 High St	HO139	YES	YES	
61 & 63 High Street	HO140: Shop 61 High St HO142: Residence 63 High St	HO140 HO142 (blank HOs on mapping to be deleted)	YES	YES	HO mapped with no HO number
67 – 69, and 67A High Street	HO145: Shop 67 High St HO147: Shop 69 High St HO148: Residence 69A High St	HO145 HO147 HO148 (all blank on mapping)	YES	YES	HO mapped with no HO number
71 High Street	Shop 71 High St	HO149 (blank	YES	YES	HO mapped with no HO number

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
		HO on mapping)			
73 High Street	Shop 73 High St	HO151 (blank HO on mapping)	YES	YES	HO mapped with no HO number
75 High Street	N/A – not listed	Not Listed – blank HO on mapping	YES	YES	HO mapped with no HO number
77 High Street	N/A – not listed	Not Listed – blank HO on mapping	YES	YES	HO mapped with no HO number
79A High Street	Shop 79 High St	HO156	YES	YES	HO mapped with no HO number
89 High Street	Kangaroo Hotel 89 High St	HO158	YES	YES	
91 – 93 High Street	*Former Market Hall and Royal Oaks* *93 High Street Maldon*	HO353	Yes	YES	

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
95 High Street	P.O. 95 High St	HO159	YES	YES	
97 High Street	Athenaeum Building 97 High St	HO160	YES	YES	HO444 also applies to end of this property – will remain here until HO444 review completed.
1 Main Street	N/A	Not Listed	YES	YES	HO mapped with no HO number
2-4 Main Street	Former MacFarlane's Drapery 2-4 Main St	HO203	YES	YES	
3 Main Street	N/A	Not Listed	YES	YES	HO mapped with no HO number
6 Main Street	Shop 6 Main St	HO205	YES	YES	
7-9 Main Street	Shop 9 Main St	HO207	YES	YES	
8 Main Street	Shop 8 Main St	HO206	YES	YES	
11 – 17 Main Street 19 Main Street (at same address)	Supermarket 11-17 Main St	HO208	YES	YES	
12 Main Street	Former Miss Hockey's Shop 12 Main St	HO209	YES	YES	

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
Unknown address	Rear of Chemist 18 Main Street	HO210	YES	YES	
20, 22-24 and 26 Main Street	Shop 22-24 Main St	HO212	YES	YES	
21-25 Main Street (same property as 27 Main Street)	Milk Bar 21-25 Main St	HO211	YES	YES	HO mapped with no HO number
26 Main Street 28 Main Street	Hardware 26-28 Main St	HO213	YES	YES	
27 Main Street	Office 27 Main St	HO214	YES	YES	
29 Main Street	Shop 29 Main St	HO215 (blank HO on mapping)	YES	YES	HO mapped with no HO number
30A Main Street 30 Main Street	Shop 30 Main St	HO216	YES	YES	
32 Main Street	State Bank 32 Main St	HO218	YES	YES	

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
33 Main Street	Former Tarrangower Times Office 33 Main St	HO219	YES	YES	
34 – 36 Main Street	Craft Shop 34-36 Main St	HO220	YES	YES	
35 -37 Main Street	Former Calder's Ironmongery 35-37 Main St	HO221	YES	YES	
38 Main Street	Shop 38 Main St	HO222	YES	YES	
39, 43 Main Street	Residence 41-47 Main St	HO224;	YES	YES	
51 Main Street	Maldon Bakery 51 Main St	HO228	YES	YES	HO mapped with no HO number
40 – 42 Main Street	HO223: Shop 40 Main St HO225: Residence 42 Main St	HO223; HO225	YES	YES	
44 – 46 Main Street 48 Main Street	Shop 44 Main St	HO226	YES	YES	
Shed/Bakery 49 Main Street	Shed/Bakery 49 Main Street	HO227	YES	YES	

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
50 Main Street 52 Main Street 54 Main Street 56 Main Street	Shop 54 Main St	HO229	YES	YES	
53 – 59 & 61 Main Street	Former Phoenix Building 53-59 and 61 Main St	HO230	YES	YES	
58 Main Street	Hotel/Stables 58 Main St	HO231	YES	YES	
60 – 62 Main Street	Shakespeare House 60-62 Main St	HO232	YES	YES	
63 Main Street	Former Scotch Pie House 63 Main St	HO234	YES	YES	
64 Main Street	Residence 64 Main St	HO235	YES	YES	
66 Main Street	Residence 66 Main St	HO236	YES	YES	
68 Main Street	Residence 68 Main St	HO237	YES	YES	
70 Main Street	Shop 70 Main St	HO238	YES	YES	
72 Main Street	Dabb's Store 72 Main St	HO239	YES	YES	

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
1A Reef Street	N/A: not listed in schedule, and has a blank HO on maps	Blank HO#	YES	YES	
2 Spring Street	Residence 2 Spring St	HO306	YES	YES	
3 Spring Street	N/A: not listed in schedule, and has a blank HO on maps	Blank HO#	YES	YES	
4-6 Spring Street	Residence 4 Spring St	HO307	YES	YES	
4-6 Spring Street	Residence 6 Spring St	HO309	YES	YES	
3 Templeton Street	Residence 3 Templeton St	HO317	YES	YES	
5 Spring Street	Residence 5 Spring Street	HO308	YES	YES	
7 Spring Street	Residence 7 Spring Street	HO310	YES	YES	
4 Templeton Street	House, 4 Templeton Street	HO1172	NO: currently mapped as HO444 – leave HO444 and also apply HO445	YES	Currently mapped as HO444 – to remain and also have HO445 applied

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
8 Templeton Street	Residence 8 Templeton St	HO320	YES	YES	
10 Templeton Street	Residence 10 Templeton St	HO321	YES	YES	
12 Templeton Street	Old Vicarage 12 Templeton St	HO322	YES	YES	
14 Templeton Street	N/A (address doesn't appear in HO schedule)	N/A (currently mapped as HO444)	N/A	YES	HO444 is also applied to this property – not to be deleted, as this would be done as part of HO444 review. But HO445 will be applied in addition to this.
4 Tobin Street	Residence 64 Main St	HO235 (applies to this property and 64 Main Street on mapping)	YES	YES	
(Part) 32 Tobin Street	HO117: Residence 10-12 High St	Has HO118 and HO117	YES	YES (only HO117)	

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
32 Tobin Street is part of the site of the former Royal Hotel and Theatre, which is registered on the Victorian Heritage Register (VHR H1391). A portion of the site is outside the registration curtilage and therefore included in the Maldon Historic Central Area Precinct.		applied to it on mapping.	(only HO117)		
79B High Street	Former Commercial Hotel 79B High St	HO153	YES	YES	
(Part) 11 Church Street	Former Denominational School 11 Church Street Maldon	HO71	NO (see notes column)	YES – to part of the property	The former denominational school is registered on the Victorian Heritage Register (VHR H1382). A portion of the site is outside the registration curtilage and therefore included in the Maldon Historic Central Area Precinct.

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
					HO71 to remain as a listing within the HO schedule and on the mapping HO444 also applies to part of this property – to remain, and HO445 and HO444 will apply simultaneously to parts of the property. HO445 applied to only the part of the property where HO71 doesn't apply.
42 High Street	N/A – not listed within schedule	Not Listed – HO445 currently already applied	N/A	YES	Already subject to HO445 so no mapping correction needed
Multiple locations	Maldon Stone Gutters	HO981	NO – See note	YES	Blank HOs on mapping within the HO445 precinct area that appear to be stone gutters are proposed to be deleted (reflected in the updated proposed mapping). The HO445 refers to this infrastructure within the statement of significance, hence the proposed deletion of their

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
					individual mapping within HO445 boundary area. However, the listing of HO981 'Maldon stone gutters' is to remain within the HO schedule given some of these fall outside of the HO445 precinct area (which has not been deleted as part of the proposed mapping associated with this Amendment C102malx).
Multiple locations	trees	HO491 – HO569	NO – See note	Yes	The HO445 refers to significant trees within the statement of significance Therefore blank HOs on mapping within the HO445 precinct area that are trees are proposed to be deleted (reflected in the updated proposed mapping) and incorporated into HO445 mapping extent. However, the listing of HOs 491-569 inclusive (various 'Maldon Street Trees') is to remain within the HO schedule given some of these fall outside of the HO445 precinct area, even though none

Property address	HO schedule description	Existing Individual HO#	Individual HO Proposed to be deleted	Proposed to be incorporated into HO445 (i.e replacing individual HO with HO445)	Notes
					of these are mapped with their corresponding HO number. See table 2 below of Maldon trees extracted from HO schedule.

Table 2: Maldon Street trees as extracted from HO schedule

HO#	Address (if known)	HO description in schedule	Planning Scheme Mapping
HO491	38 Adair Street Maldon	Araucaria bidwillii Hook Bunya Bunya Pine 38 Adair St. Section 4 CA 1 & 20 Pt 12	Not mapped
HO492	80 Maldon-Shelbourne Road Maldon (cemetery)	Cupressus Sempervirens Italian Cypress (X 14) Cemetery Reserve	Not mapped
HO493		Carpentaria California e Anemoney Reserve	Not mapped
HO494	Chaple St. Westeyan	Cupressus sempervirens L. Italian Cypress Chapel St. Westeyan	Not mapped
HO495	Fountain Street behind shire gardens	Sequoiadendron giganteum (Lindl) Buchh Big Tree Fountain St. behind Shire Gardens	Not mapped

HO#	Address (if known)	HO description in schedule	Planning Scheme Mapping
HO496	Fountain St Edge of sporting oval	Cupressus macrocarpa Hartweg Ex Gourd Monterey Cypress Fountain St. edge of Sporting Oval	Not mapped
HO497	Grey Street (5 trees)	Sequoiadendron giganteum (Lindl) Big Tree (X 5) Gray St	Not mapped
HO498	Fountain Street Shire Gardens	Quercus robur L. English Oak High St. Shire Gardens	Not mapped
HO499	Fountain Street Shire Gardens	Quercus robur L. English Oak High St. Shire Gardens	Not mapped
HO500	115 High Street Maldon	Eucalyptus sideroxylon A. Cunn ex woolls Red Ironbark School Cottage 115 High St Section 9, CA 4	Not mapped
HO501	Glendonalds cottage 68 High Street (no property at that address)	Cupressus funebris Endl. Funeral Cypress Glendonalds Cottage, 68 High ST Section 1, CA's 18 & 19	Not mapped
HO502	Glendonalds cottage 68 High Street (no property at that address)	Cupressus funebris Endl. Funeral Cypress Glendonalds Cottage, 68 High ST Section 1, CA's 18 L 19	Not mapped
HO503	48 Hornsby Street Maldon	Querus robur L. English Oak 48 Hornsby St. Section 26 CA 1	Not mapped
HO504	1 Newstead Road Maldon	Bunya Bunya Pine 1 Newstead Rd. Section 2B, CA 2	Not mapped
HO505	1 Newstead Road Maldon	Bunya Bunya Pine 1 Newstead Rd. Sec 2B, CA 2	Not mapped
HO506	D'orsa's cottage Sandy Creek Road	Laurus nobilis Bay Tree D'orsa's Cottage Sandy Creek Rd.	Not mapped
HO507	Near D'orsa's cottage Sandy Creek Road	Maclura pomifera (Raf.) C.K. Schnied Osage Orange near Dorsa's Cottage	Not mapped
HO508	Address or exact location not clear	Araucaria bidwillii Hook Bunya Bunga Pine 19 Templeton St. - Section 10 CA. 10	Not mapped
HO509	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO510	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped

HO#	Address (if known)	HO description in schedule	Planning Scheme Mapping
HO511	Address or exact location not clear	Eucalyptus globulus Blue Gum High Street ssp. globulus	Not mapped
HO512	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO513	Address or exact location not clear	Schinus molle Pepper Tree High Street	Not mapped
HO514	Address or exact location not clear	Robinia pseudoacacia False Acacia High Street	Not mapped
HO515	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO516	Address or exact location not clear	Schinus molle var. areira Pepper Tree High Street	Not mapped
HO517	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO518	Address or exact location not clear	Fraxinus oxycarpa Claret Ash High Street 'Raywood'	Not mapped
HO519	Address or exact location not clear	Fraxinus oxycarpa Claret Ash High street 'Raywood'	Not mapped
HO520	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO521	Address or exact location not clear	Fraxinus oxycarpa Claret Ash High street 'Raywood'	Not mapped
HO522	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO523	Address or exact location not clear	Platanus x acerifolia London Plane High Street	Not mapped
HO524	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO525	Address or exact location not clear	Platanus x acerifolia London Plane High Street	Not mapped
HO526	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO527	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO528	Address or exact location not clear	Ulmus x hollandica Dutch Elm Francis Street	Not mapped
HO529	Address or exact location not clear	Prunus cerasifera 'nigra' Purple Cherry Plum Francis Street	Not mapped
HO530	Address or exact location not clear	Ulmus x hollandica Dutch Elm Main Street	Not mapped

HO#	Address (if known)	HO description in schedule	Planning Scheme Mapping
HO531	Address or exact location not clear	Ulmus x hollandica Dutch Elm Templeton Street	Not mapped
HO532	Address or exact location not clear	Quercus robur English Oak Templeton Street	Not mapped
HO533	Address or exact location not clear	Ulmus x hollandica Dutch Elm Templeton Street	Not mapped
HO534	Address or exact location not clear	Eucalyptus melliodora Yellow Box Reef Street	Not mapped
HO535	Address or exact location not clear	Ulmus x hollandica Dutch Elm Reef Street	Not mapped
HO536	Address or exact location not clear	Pinus radiata Monterey Pine Reef Street	Not mapped
HO537	Address or exact location not clear	Ulmus x hollandica Dutch Elm Reef Street	Not mapped
HO538	Address or exact location not clear	Pinus radiata Monterey Pine Hornsby Road	Not mapped
HO539	Address or exact location not clear	Eucalyptus camaldulensis River Red Gum 13 Hornsby Street (road reserve in front of property)	Not mapped
HO540	Address or exact location not clear	Robinia pseudoacacia False Acacia Hornsby Road	Not mapped
HO541	Address or exact location not clear	Ulmus x hollandica Dutch Elm Reef Street	Not mapped
HO542	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO543	Address or exact location not clear	Eucalyptus leucoxylon var. macrocarpa High Street	Not mapped
HO544	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO545	Address or exact location not clear	Eucalyptus leucoxylon var. macrocarpa High Street	Not mapped
HO546	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO547	Address or exact location not clear	Acer negundo Box Elder High Street	Not mapped
HO548	Address or exact location not clear	Grevillea robusta Silky oak High Street	Not mapped
HO549	Address or exact location not clear	Populus nigra 'Italica' Lombardy Poplar High Street	Not mapped
HO550	Address or exact location not clear	Platanus x acerifolia London Plane High Street	Not mapped

HO#	Address (if known)	HO description in schedule	Planning Scheme Mapping
HO551	Address or exact location not clear	Grevillea robusta Silky Oak High Street	Not mapped
HO552	Address or exact location not clear	Platanus x acerifolia London Plane High Street	Not mapped
HO553	Address or exact location not clear	Grevillea robusta Silky Oak High Street	Not mapped
HO554	Address or exact location not clear	Platanus x acerifolia London Plane High Street	Not mapped
HO555	Address or exact location not clear	Grevillea robusta silky Oak High Street	Not mapped
HO556	Address or exact location not clear	Platanus x acerifolia London Plane High Street	Not mapped
HO557	Address or exact location not clear	Platanus x acerifolia London Plane High Street	Not mapped
HO558	Address or exact location not clear	Grevillea robusta Silky Oak High Street	Not mapped
HO559	Address or exact location not clear	Acer negundo Box Elder High Street	Not mapped
HO560	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO561	Address or exact location not clear	Eucalyptus ssp. globulus Blue Gum High street	Not mapped
HO562	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO563	Address or exact location not clear	Eucalyptus ssp. globulus Blue Gum High Street	Not mapped
HO564	Address or exact location not clear	Ulmus x hollandica Dutch Elm High Street	Not mapped
HO565	Address or exact location not clear	Platanus x acerifolius London Plane High Street	Not mapped
HO566	Address or exact location not clear	Acacia baileyana Cottamundra Fountain Street	Not mapped
HO567	Address or exact location not clear	Sequoiadendron gigantium Big Tree Gray Street	Not mapped
HO568	Address or exact location not clear	Ulmus x hollandica Dutch Elm Newstead Road	Not mapped
HO569	Address or exact location not clear	Eucalyptus ficifolia Red Flowering Gum Long Gully Road Castlemaine	Not mapped

Table 3: Various HO polygons mapped within the HO445 boundary proposed to be deleted

HO#	Details/conclusion:	Is the applicable property associated with the HO# within the precinct?	Delete as part of Amendment C102malx?
HO33	HO schedule: Not in HO schedule HO mapping: Only one mapped on mapping	No	Delete small, separate polygon as part of this
HO32	HO schedule: Residence 8 Boundary Road HO mapping: Also applies to correct property at Boundary Road	No	Delete small, separate polygon as part of this
HO42	HO schedule: Residence 16-18 Castlemaine HO mapping: Also applies to (one of) correct property at 18 Castlemaine Road Maldon	No	Delete small, separate polygon as part of this
HO62	HO schedule: Residence 32 Chapel St North HO mapping: Also applies to correct property at Chapel Street	No	Delete small, separate polygon as part of this
HO65	HO schedule: Residence 4 Chapel St South HO mapping: Applies to correct property also	No	Delete small, separate polygon as part of this
HO4	HO schedule: Residence 15 Adair St HO mapping: Applies to correct property also	No	Delete small, separate polygon as part of this

HO#	Details/conclusion:	Is the applicable property associated with the HO# within the precinct?	Delete as part of Amendment C102malx?
HO109	HO schedule: Residence 1 High St HO mapping: HO109 not mapped anywhere else	N/A – address doesn't appear to exist	Delete small, separate polygon as part of this
HO1	HO schedule: Residence 7 Adair St HO mapping: Applies to correct property also	No	Delete small, separate polygon as part of this
HO71	HO schedule: *Former Denominational School 11 Church Street Maldon* HO mapping: applies to correct property also (but HO444 also applies to part of property)	No - HO445 precinct boundary goes around the outside of the majority of this property.	Delete small, separate polygon as part of this.
HO7	HO schedule: Not listed at all in HO schedule HO mapping: Only on polygon	N/A	Delete small, separate polygon as part of this.
HO8 (there are a few of these)	HO schedule: Residence 23 Adair St. HO mapping: Also applied to correct mapping	No	Delete small, separate polygons as part of this.

HO#	Details/conclusion:	Is the applicable property associated with the HO# within the precinct?	Delete as part of Amendment C102malx?
HO105	HO schedule: Residence 18 Harker St HO mapping: Also applied to correct mapping	No.	Delete small, separate polygon as part of this.
HO72	HO schedule: Residence 13 Church St HO mapping: Also applied to correct mapping	No	Delete small, separate polygon as part of this.
HO73	HO schedule: Residence 14 Church St HO mapping: Also applied to correct mapping	No	Delete small, separate polygon as part of this.
HO98	HO schedule: Residence 12 Gray St HO mapping: Also applied to correct mapping	No	Delete small, separate polygon as part of this.
HO106	HO schedule: Residence 20 Harker St HO mapping: Also applied to correct property	No	Delete small, separate polygon as part of this.
HO107	HO schedule: Residence 24 Harker St HO mapping: Also applied to correct property	No	Delete small, separate polygon as part of this.
HO110	HO schedule: Residence 26 Harker St HO mapping: Also applied to correct property	No	Delete small, separate polygon as part of this.
HO118	HO schedule: *Former Royal Hotel and Theatre 14-18 High Street Maldon* HO mapping: Also applied to (part of) applicable property at 18B High Street	Yes	Delete small, separate polygon as part of this.
HO115	HO schedule: doesn't exist on schedule	No	Delete small, separate polygon as part of this.

HO#	Details/conclusion:	Is the applicable property associated with the HO# within the precinct?	Delete as part of Amendment C102malx?
	HO mapping: Also applied to (part of) applicable property at 9 High Street		
HO117	HO schedule: Residence 10-12 High St (to be deleted from schedule as HO445 precinct to cover this property) HO mapping: Blank HO applied to applicable property also – will be deleted from property mapping and become HO445. HO117 applied to next door property at 14 High – will also be deleted as part of this	Yes	Delete small, separate polygon as part of this.
HO114	HO schedule: Stone Wall 8 High St (to be deleted from schedule as HO445 to cover this) HO mapping: Also applied to applicable property at 8 Chapel Street – will be deleted as part of this, and become HO445	Yes	Delete small, separate polygon as part of this.
HO61	HO schedule: Residence 29 Chapel St North HO mapping: Also applied to applicable property at 29 High Street	No	Delete small, separate polygon as part of this.
HO54	HO schedule: Residence 8 Chapel St North HO mapping: Also applied to applicable property at 8 Chapel Street	No	Delete small, separate polygon as part of this.
HO13	HO schedule: Residence 34 Adair St.	No	Delete small, separate polygon as part of this.

HO#	Details/conclusion:	Is the applicable property associated with the HO# within the precinct?	Delete as part of Amendment C102malx?
	HO mapping: Also applied to applicable property at 34 Adair Street		
HO21	HO schedule: Residence - Allans Rd (GRYMU 28) HO mapping: Applied to 165 Allans Road Maldon property	No	Delete small, separate polygon as part of this.
HO47	HO schedule: Residence - 36 Castlemaine Rd HO mapping: Also applied to applicable correct property at 36 Castlemaine Road Maldon	No	Delete small, separate polygon as part of this.
HO203	HO schedule: Former MacFarlane's Drapery 2-4 Main St (to be deleted from schedule and will be part of HO445 precinct) HO mapping: Applied to subject property as well but to be deleted as part of this amendment (and brought into HO445 precinct)	Yes	Delete small, separate polygon as part of this.
HO5	HO schedule: Residence 17 Adair St HO mapping: Applied to applicable property at 17 Adair Street too	No	Delete small, separate polygon as part of this.

Table 4: Various HO polygons mapped outside the HO445 boundary proposed to be deleted, which relate to a property or HO listing within the HO445 boundary

HO#	HO (schedule) description and address	Where it's located:	Delete as part of Amendment C102malx?
HO210	Rear of Chemist 18 Main St	Polygon near corner of Newstead Road and Gray Street	Delete this small polygon
HO211	Milk Bar 21-25 Main St	Polygon outside 16 Gray Street	Delete this small polygon
HO124	Residence 31 High St	polygon on corner of Reef and Harker Streets	Delete this small polygon
HO125	Residence 33 High St	polygon next to HO293 out front of 13 Reef Street	Delete this small polygon
HO149	Shop 71 High St	polygon on Bendigo-Maldon Road outside PCRZ area	Delete this small polygon
HO145	Shop 67 High St	polygon on Bendigo-Maldon Road next to IN1Z area	Delete this small polygon
HO147	Shop 69 High St	polygon on Bendigo-Maldon Road next to HO454	Delete this small polygon
HO148	Residence 69A High St	polygon on Bendigo-Maldon Road next to HO454	Delete this small polygon
HO151	Shop 73 High St	Polygon outside 74 Main Street	Delete this small polygon
HO120	Shop 22 High St	Polygon outside 7 Templeton Street	Delete this small polygon
HO209	Former Miss Hockey's Shop 12 Main St	Polygons near corner of Newstead Road and Gray Street	Delete this small polygon
HO212	Shop 22-24 Main St	Polygon near corner of Newstead Road and Gray Street	Delete this small polygon

Planning and Environment Act 1987

Mount Alexander Planning Scheme

Amendment C102malx

Instruction sheet

The planning authority for this amendment is the Mount Alexander Shire Council.

The Mount Alexander Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

Overlay Maps

1. Amend Planning Scheme Map No's. 14HO and 16HO in the manner shown on the 2 attached maps marked Mount Alexander Planning Scheme, Amendment C102".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

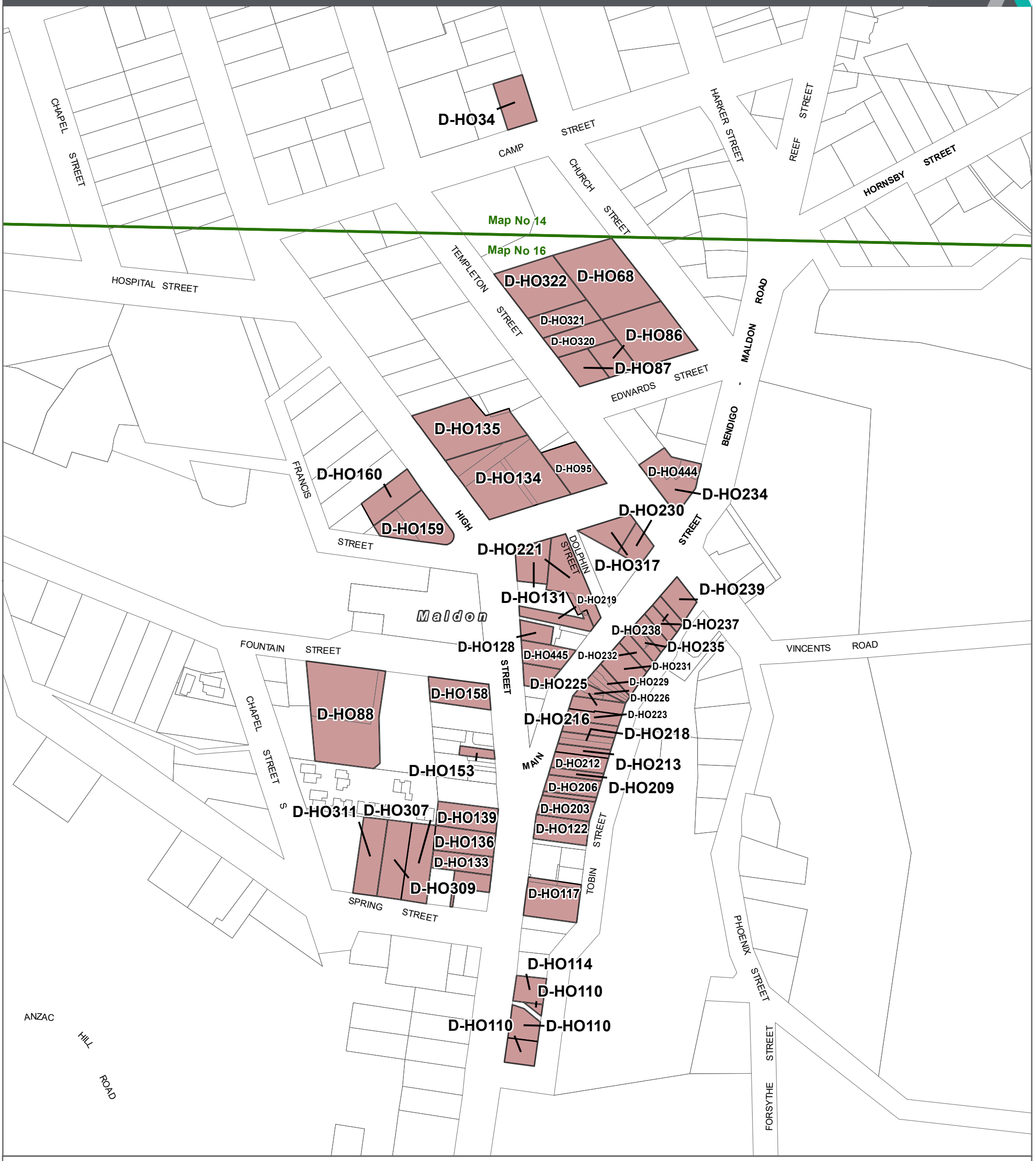
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

4. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

5. In **Operational Provisions** – Clause 74.02, replace the Schedule with a new Schedule in the form of the attached document.

End of document

MOUNT ALEXANDER PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C102malx



LEGEND

D-HO - Area to be deleted from a Heritage Overlay

Local Government Area



Part of Planning Scheme Maps 14HO & 16HO

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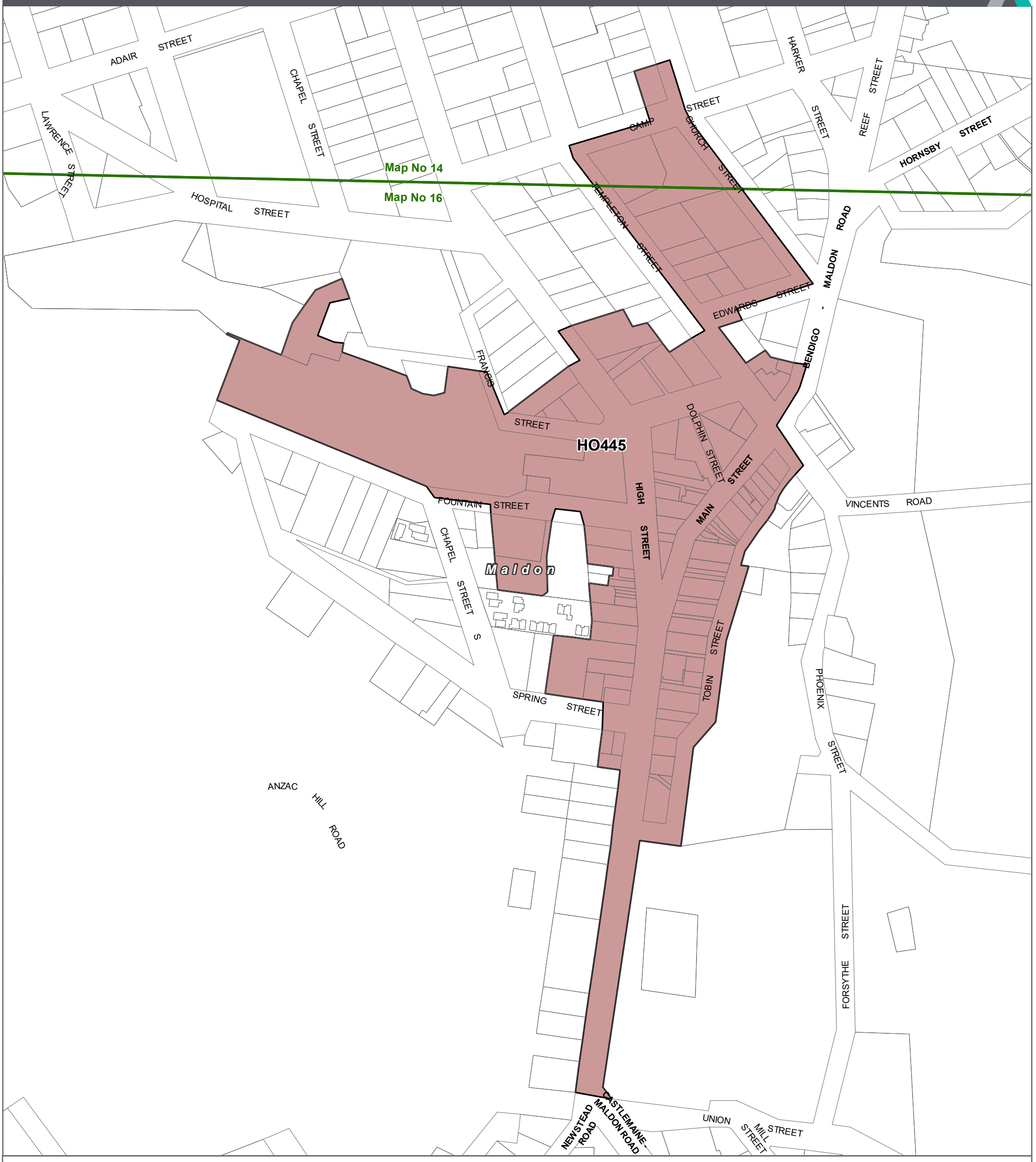
Planning Group
Print Date: 06/11/2024
Amendment Version: 1

0 100 200
Metres

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MOUNT ALEXANDER PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C102malx



LEGEND

HO - Heritage Overlay

Local Government Area



Part of Planning Scheme Maps 14HO & 16HO

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Amendment Version: 1

0 130 260
Metres

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HO445 Maldon Historic Central Area Precinct Statement of Significance

Heritage Place: Maldon Historic Central Area	**PS ref no:** HO445



Figure 1. View looking south down Main Street towards the High Street intersection, with backdrop of Anzac Hill. (Source: GML 2021)



Figure 2. Looking northeast from Anzac Hill. Note the consistent scale of buildings in the precinct, with hipped and gable roofs predominantly clad in corrugated metal, and the low skyline with the prominent Beehive Chimney. Note also the surrounding landscape, treed and rural in character and largely uninterrupted to the distant mountains. (Source: GML 2023)

This document is an incorporated document in the Mount Alexander Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987* and otherwise aligns with the example document on DTP's website.

What is significant?

The Maldon Historic Central Area precinct comprising 10 Camp Street, 1–3 and 11 (part) Church Street, 3 and 8 Edwards Street, 1 and 1A Fountain Street, 2–4 and 18 (part) Francis Street, 2–50 and 31–97 High Street, 1–63 and 2–72 Main Street, 1A Reef Street, 1–3 and 2–6 Spring Street, 3 and 4–14 Templeton Street, and 4 and 32 (part) Tobin Street, Maldon, largely developed from 1855 to the postwar period, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- street layout as per the early survey, including the 'kink' in Main Street, the distinct Y-shaped intersection of Main Street and High Street, and the broad width of the streets;
- pattern of development in the precinct which has produced a mixed streetscape of buildings from the early Victorian to postwar periods (including public, civic, religious, commercial, residential and other associated buildings), and the buildings' overall high intactness and integrity, consistent scale (predominantly single and two-storey scale) and setback (in High Street and Main Street);
- variation in the existing built form and roof form (small, high-pitched hipped and gabled roofs), as well as in the construction materials and detailing (brick, stone, weatherboard and metal sheet construction, with unpainted, painted and rendered finishes, and short corrugated iron and slate roofs);
- key features and original detailing of the buildings that are characteristic of their respective styles or periods such as verandahs, decorative parapets, intact shopfronts, chimneys, unpainted side walls, materials, finishes and colour schemes (refer to the Maldon Design Guidelines, 2022), painted signage, associated former stables and garages, and fences, including at:
  - Intact shopfronts (with detailing such as timber and metal frames, tile cladding, copper panelling, pressed metal fascia, and leaded and patterned glass transoms) include 22–26 High Street (the hotel section only); 31–37 High Street; 39–41 High Street (shopfronts from c1900); 2–4 Main Street; 3 Main Street; 6 Main Street; 7–17 Main Street; 19 Main Street (postwar shopfronts); 21–25 and 27 Main Street (except for the northernmost shopfront); 34–36 Main Street; 39 Main Street; 44–48 Main Street; 50–56 Main Street; 53–61 Main Street; 58 Main Street; 63 Main Street; and 68 Main Street.
  - Painted signage on buildings includes 22–26 High Street (on the Tobin Street stable); 45–47 High Street; 46 High Street; 89 High Street; 39, 43 and 51 Main Street; 63 Main Street; 68 Main Street; and 72 Main Street.
  - Former stables include the structures at the rear of 22–26 High Street; 19 Main Street; 58 Main Street; 60–62 Main Street; 1A Reef Street; and 4 Tobin Street.
  - Garages include the rear of 32 Main Street.

- Fences with or without other associated features include 50 High Street (iron palisade with granite base); 89 High Street (face brick wall with granite base); 97 High Street (unpainted rendered fence with brick capping, metal gate and flagpoles); 19 Main Street (concrete gate piers on the Main Street and High Street property boundaries); and 63 Main Street (face brick wall to the north of the building).

- urban infrastructure and streetscape elements such as flagstone paving, the stone kerb and channels (including deep stone lined channels in Tobin Street), stone-lined and brick drains, and the wider water management system (including under-road drainage and early concrete and timber channel crossovers);
- public realm elements including the post box near 3 Main Street, petrol pumps at 64 High Street, a pair of granite entry markers to the Maldon Shire Gardens with metal ornamentation on the top and inscriptions on two sides reading 'Shire' and 'Hall', and the 1963 tourist map sign at the corner of High Street and Francis Street;
- early monuments in the Maldon Shire Gardens including the 1914 Jubilee of the Shire monument, the 1922 war memorial cenotaph, two postwar timber seats with cast concrete supports, and the 1953 memorial gates.
- mature street tree plantings and all mature canopy trees (for the purposes of statutory assessment, a mature tree is defined as having a diameter of 40 centimetres or more at a height of at least 1.3 metres above ground level) found across the precinct and in the Bill Woodfull Reserve and Maldon Shire Gardens;
- individual mature trees including:
  - pre-1852 eucalypts (*Eucalyptus* spp.) at the Bill Woodfull Recreation Reserve, 18 Francis Street, 11 Church Street and 14 Templeton Street;
  - an Italian Cypress (*Cupressus sempervirens*) at the former Methodist parsonage, 1A Fountain Street;
  - an English Oak (*Quercus robur*) behind the former Wesleyan Methodist Church at 1 Fountain Street;
  - an Italian Cypress (*Cupressus sempervirens*) next to the Holy Trinity Anglican Church building at 50 High Street;
  - two Peppercorns (*Schinus molle* var. *areira*) at the rear garden of 35–37 Main Street;
  - a Peppercorn (*Schinus molle* var. *areira*) at 95 High Street;
  - Peppercorns (*Schinus molle* var. *areira*) in Tobin Street;
  - a pair of Cedars (*Cedrus deodara*) near the Jubilee of the Shire monument in the Maldon Shire Gardens, as well as a pair of Cypresses (*Cupressus sempervirens*) associated with the war memorial, a pair of Funeral Cypresses (*Chamaecyparis funebris*) by the gates, and an Elm (*Ulmus* sp.) located to the east of the market hall;

- two Peppercorns and five Monterey Cypresses (*Cupressus macrocarpa*) in the Bill Woodfull Recreation Reserve and a Radiata Pine (*Pinus radiata*) and a Dutch Elm (*Ulmus* x *hollandica*) to the west of the market mall; and
- avenues of Dutch Elms along High Street and parts of Templeton Street, Main Street and Reef Street.

- views into the township from entries to the town, and over the township from the Beehive Company Gold Mine site and Anzac Hill;
- views within the precinct of side walls visible to the public domain, prominent corner buildings and the sky above the parapets, as well as along tree-lined avenues and of the surrounding undeveloped tree and vegetation covered land and hills; and
- views out from the precinct over the surrounding rural landscape and bushland to prominent landmarks including, but not limited to, the Beehive Chimney, Anzac Hill and Mount Tarrengower with the lookout tower.

More recent public realm elements such as street furniture (including the finger signpost at Bank Corner and standard metal benches), relocated historical elements (including a concrete Annis & George Bills horse trough and timber hitching post at 14 High Street), reconstructed elements (including the iron palisade fence and gates beside 59 High Street and picket boundary fences at 95 High Street) complement the significance of the precinct.

Features that do not contribute to the significance of the precinct include recent intrusive alterations and additions to significant and contributory buildings.

How is it significant?

The Maldon Central Historic Area is of historical, aesthetic and social significance, and rarity value to the Shire of Mount Alexander.

Why is it significant?

Historically, the Maldon Historic Central Area is significant as a largely intact example of a Victorian goldmining town predominantly developed from the mid-1850s to the 1870s, and in the 1890s. This is demonstrated in the layout of the main roads of the original town centre, including Main Street and High Street, which evolved from diggers' tracks rather than being laid out as part of a formal town survey, and in the siting, form and scale of the buildings. Other elements that demonstrate the historical development of the town centre include the range of buildings represented. The precinct includes commercial buildings (among them several hotels), public and civic buildings, churches (with a strong representation of Nonconformist denominations that were more prevalent among mining populations) and residential buildings. The commercial buildings generate a sense

of cohesion in terms of their setback, form, scale and fabric. The notable historical fabric includes the early form of the footpaths of Main Street and High Street, with their generous stone-lined drains for managing storm water, pedestrian and vehicle crossovers and sections of stone paving. The concentration of early building stock in the precinct demonstrates population changes and seasonal mobility influenced by the prosperity and changing fortunes of local industries. The precinct, and its collection of important early civic and community buildings (including the VHR-listed Maldon Primary School, Court House, Denominational School, Brook's Co-operative Store and former Royal Theatre), provides evidence of the township that was experienced by nineteenth-century mining and rural communities. (Criterion A)

Historically, the Maldon Historic Central Area is significant for its part in the development of heritage recognition in Victoria, being declared the first 'notable town' in Victoria in 1966 by the National Trust of Australia (Victoria); subject to the first heritage controls in Victoria, implemented by the Town and Country Planning Board in 1973; and the subject of the first conservation study in Victoria (Jacobs Lewis Vines 1977). Maldon was the first town centre for which heritage protection and heritage controls were introduced, and this played a key role in the subsequent development of heritage protection in planning schemes across Victoria. (Criterion A)

The Maldon Historic Central Area is of rarity value for its collection of very early commercial, residential, civic and religious buildings from the 1850s–1870s. Its outstanding collection of early building stock, intact early town layout, stone kerbs and water management systems including stone and brick drainage channels (some underground) make Maldon an unusually intact early goldfield town. The Maldon Historic Central Area provides rare physical evidence that contributes to understanding of aspects of the past ways of living and nineteenth-century infrastructure and civil engineering. (Criterion B)

Aesthetically, the Maldon Historic Central Area is significant for its intact, strongly defined historic character, with a picturesque layering to the built fabric of predominantly nineteenth-century and early twentieth-century commercial buildings as well as early civic and religious buildings, scattered residences and public open spaces. A sense of cohesion is achieved through the buildings' overall high level of intactness and integrity, and consistent low-rise scale across the precinct. Cohesion is enhanced by the consistent setback in High Street and Main Street and long stretches of contiguous verandah and stone-lined drains that are unifying features of the township. (Criterion E)

The precinct's mixed streetscape of early Victorian to postwar periods, and eclecticism across ornamented parapets and verandah details in High Street and Main Street, combine to present a picturesque streetscape character. The aesthetic quality of the precinct is strengthened by variations in existing built forms (including single and two-

storey built forms with hipped and gabled roofs), materials (brick, stone, weatherboard and metal sheet construction with unpainted, painted and rendered finishes) and detailing. The streetscape is punctuated by several churches and landmark commercial buildings, including the elaborate two-storey Maldon Hotel and the Phoenix Building, both designed by architect Louis Boldini, and the Albion Hotel designed by architect Thomas F Kibble. (Criterion E)

The aesthetic quality of the precinct is elevated by intact historical urban infrastructure and public realm elements, as well as the mature street tree plantings and mature canopy cover found across the precinct. Trees of particular note include surviving pre-1852 eucalypts around the precinct (pre-dating the nineteenth-century settlement of Maldon) and an Italian Cypress at the former Wesleyan Methodist parsonage site at 1A Fountain Street, one of the earliest exotic trees detectable in Maldon and recognised on the National Trust Significant Tree Register. Other important mature trees include an English Oak behind the former Wesleyan Methodist Church at 1 Fountain Street; an Italian Cypress at the Holy Trinity Anglican Church at 50 High Street; two Peppercorns at 35–37 Main Street; Peppercorns in Tobin Street; two Peppercorns, five Monterey Cypresses, a Radiata Pine, and a Dutch Elm to the west of the Market Hall in the Bill Woodfull Recreation Reserve; a pair of Cedars near the Jubilee of the Shire monument; a pair of Cypresses associated with the war memorial and a pair of Funeral Cypresses by the gates; an Elm located to the east of the market hall in the Maldon Shire Gardens; and avenues of Dutch Elms along High Street and parts of Templeton Street, Main Street and Reef Street. Sections of the Dutch Elm avenues towards the southern end of the precinct and in Reef Street are notable as elements that define gateways to the historic town. (Criterion E)

The street layout provides prominent terminating vistas to significant built elements and topographic features from throughout the precinct. The layout of the streets evidences the historical development of the settlement which formed organically along informal routes between Maldon and other goldfields, responding also to the underlying landscape and topography, and proximity to the gold diggings. Associated features include the 'kink' in Main Street, the distinct Y-shaped intersection of Main Street and High Street (formerly known as View Point and now more commonly known as Bank Corner) and the broad width of the streets. The aesthetic qualities of the precinct include views into the township from entries to the town, the Beehive Company Gold Mine site (VHR H1361) and Anzac Hill; views within the precinct of side walls visible to the public domain, prominent corner buildings and the sky above the parapets, as well as along tree-lined avenues and of the surrounding undeveloped tree and vegetation covered land and hills; and views out from the precinct over the surrounding rural landscape and bushland to prominent landmarks including, but not limited to, the Beehive Chimney, Anzac Hill and Mount Tarrengower with the lookout tower (VHR H1407). These views and vistas

throughout the precinct are integral to the visual character of the central area. (Criterion E)

The Maldon Historic Central Area is of social significance as a living landscape with longstanding and continuing importance to the local Maldon community; it is a social and cultural landmark and a focal point for the broader Maldon township. Many activities and events of importance to Maldon's history occurred around the public open space and in buildings of central Maldon, with the Y-shaped intersection of High Street and Main Street being a particular focal point. For the local people of Maldon (and of Mount Alexander Shire more broadly), the central area continues to be the much-loved heart of the town and an important part of everyday life. It is valued for its aesthetic character and for its continuing use as a functioning town that supports social, cultural, commercial and intergenerational interactions, and for activities and events. It is valued for its strong expression of history and heritage, and for its importance to the history of Victoria's goldfields. Also valued are the monuments in the Maldon Shire Gardens, including the Jubilee of the Shire monument (erected in 1914 and updated 1958) and the memorial gates (presented by the Fraternal Society in 1953 on the centenary of the discovery of gold in Maldon), which indicate social value over generations. (Criterion G)

Primary source

Maldon Historic Central Area Precinct Review: Stage 2—Detailed Assessment (GML Heritage, 2025)

Precinct map



This document is an incorporated document in the Mount Alexander Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987* and otherwise aligns with the example document on DTP's website.

Details of the precinct map




Precinct grading
Significant
Contributory
Non-contributory
Precinct boundary
FOUNTAIN STREET
CHAPEL STREET S
HIGH STREET
MAIN STREET
TOBIN STREET
PHOENIX STREET
SPRING STREET
1A
1
89
85
79A
79B
77
75
73
71
67-69, 67A
61, 63
59
51-57
45-47, 49
4-6
2
39-41
31-37
3
1
33
11-17, 19
7-9
3
1
60-62
4
66
58
54
56
50
52
48
44-46
40-42
34-36
32
30A
30
20, 22-24, 26, 28
12
8, 10
6
2-4
22, 24, 26
(Part of) 18B
(Part of) 32
16
14
14A
12
6A
8
2-6

Precinct grading table

Number	Street	Grading	Place name	Photo
10	CAMP STREET	Significant	Welsh Congregational Church	
1	CHURCH STREET	Significant	Presbyterian Church, Maldon Neighbourhood Centre	
3	CHURCH STREET	Significant	Former Presbyterian manse	
(Part of) 11	CHURCH STREET	Contributory	(Part of) Former denominational school[1]	

[1] The former denominational school is registered on the Victorian Heritage Register (VHR H1382). A portion of the site is outside the registration curtilage and therefore included in the Maldon Historic Central Area Precinct.

Number	Street	Grading	Place name	Photo
3	EDWARDS STREET	Significant	Former Brook's house	
8	EDWARDS STREET	Significant	Maldon Baptist Church	
1	FOUNTAIN STREET	Significant	Former Wesleyan Methodist Church parsonage	
1A	FOUNTAIN STREET	Significant	Former Wesleyan Methodist Church, hall and Sunday school	 

Number	Street	Grading	Place name	Photo
N/A [13~B/PP5493]	FOUNTAIN STREET	Significant	Old Fire Station, Maldon Lions Club	
2	FRANCIS STREET	Significant	Welsh Baptist Church	
4	FRANCIS STREET	Significant	Temperance Hall and former Edwards and Co premises (band practice hall)	
(Part of) 18	FRANCIS STREET	Significant	Police lock-up and stables	 
N/A [12~B/PP5493]	FRANCIS STREET	Contributory	Bill Woodfull Recreation Reserve	 (Nearmap, 2019)

Number	Street	Grading	Place name	Photo
N/A [1/PS34353]	FRANCIS STREET	Non-contributory	Maldon Exchange (Telstra)	
2–6	HIGH STREET	Significant	Gray's house	
6A	HIGH STREET	Non-contributory		
8	HIGH STREET	Non-contributory		
12	HIGH STREET	Non-contributory		

Number	Street	Grading	Place name	Photo
14	HIGH STREET	Non-contributory	Hardware Store	
14A	HIGH STREET	Non-contributory		
16	HIGH STREET	Non-contributory		
(Part of) 18B	HIGH STREET	Contributory	(Part of) Former Royal Hotel and Theatre[2]	

[2] The former Royal Hotel and Theatre is registered on the Victorian Heritage Register (VHR H1391). A portion of the site is outside the registration curtilage and therefore included in the Maldon Historic Central Area Precinct.

Number	Street	Grading	Place name	Photo
22, 24 and 26	HIGH STREET	Significant	Former Grand Hotel and shops[3]	
31–37	HIGH STREET	Contributory	Langslow's Building	
38	HIGH STREET	Contributory	Wade's House	
39–41	HIGH STREET	Contributory	Part of former Warnock's Flour Mill	

[3] See also the individual place citation prepared for 22–26 High Street, Maldon.

Number	Street	Grading	Place name	Photo
42	HIGH STREET	Non-contributory	Old tourist centre and public toilets	
44	HIGH STREET	Significant	Calder's house	
45–47 and 49 [1\TP530012]	HIGH STREET	Contributory	Part of former Warnock's Flour Mill	
		Significant	Former Freemasons Hall	
46	HIGH STREET	Contributory	Motor Garage	

Number	Street	Grading	Place name	Photo
48	HIGH STREET	Significant	Vivian's house	
50	HIGH STREET	Significant	Holy Trinity Anglican Church	
51–57	HIGH STREET	Significant	Former Warnock Brothers Beehive Store	
59	HIGH STREET	Significant	Former Bank of New South Wales	
61 and 63	HIGH STREET	Significant	Former Carrier's Arms Hotel[4]	

[4] See also the individual place citation prepared for 61–63 High Street, Maldon.

Number	Street	Grading	Place name	Photo
67–69 and 67A	HIGH STREET	Contributory	Hornsby's Buildings and carriageway	
71	HIGH STREET	Contributory		
73	HIGH STREET	Contributory	Argyle House	
75	HIGH STREET	Contributory	Argyle House	
77	HIGH STREET	Contributory	Argyle House	

Number	Street	Grading	Place name	Photo
79A	HIGH STREET	Non-contributory	Bendigo Bank	
79B	HIGH STREET	Significant	Former Commercial Hotel	
85	HIGH STREET	Non-contributory	Maldon Fire Station	
89	HIGH STREET	Significant	Kangaroo Hotel	

Number	Street	Grading	Place name	Photo
91 and 93	HIGH STREET	Significant	Maldon Shire Gardens	  (Nearmap, 2019)
95	HIGH STREET	Significant	Maldon Post Office[5]	
97	HIGH STREET	Significant	Maldon Athenaeum Library and Maldon RSL Building	 

[5] See also the individual place citation prepared for 95 High Street, Maldon.

Number	Street	Grading	Place name	Photo
1	MAIN STREET	Contributory	Motor garage (former sites of the State Bank of Victoria and Treadwell and Stone's Smithy)	
2–4	MAIN STREET	Significant	McFarlane's Drapery	
3	MAIN STREET	Significant	McMillan and Padley's ironmongery	
6	MAIN STREET	Significant	Mohr's Hairdressing[6]	
7–9	MAIN STREET	Significant	Former Dabb & Co Store	

[6] See also the individual place citation prepared for 6 Main Street, Maldon.

Number	Street	Grading	Place name	Photo
8 and 10	MAIN STREET	Contributory	Site of Matthews Plumbing, Maldon Take Away	
11–17 and 19 [1\TP399577]	Main Street	Significant	Former Dabb & Co Store	
		Significant	Former Chisholm's Butcher shop[7]	
12	MAIN STREET	Contributory	Former Miss Hockey's Shop	
20, 22–24, 26 and 28	MAIN STREET	Contributory	Goldsmith's Building	

[7] See also the individual place citation prepared for 19 Main Street, Maldon.

Number	Street	Grading	Place name	Photo
21–25 and 27	MAIN STREET	Contributory	Wade's Building	
29	MAIN STREET	Contributory	Wade's Building	
30	MAIN STREET	Contributory	Berryman's boot shop	
30A	MAIN STREET	Non-contributory		
32	MAIN STREET	Significant	Former State Bank of Victoria (formerly Albion Hotel)[8]	

[8] See also the individual place citation prepared for 32 Main Street, Maldon.

Number	Street	Grading	Place name	Photo
33	MAIN STREET	Significant	Former Tarrangower Times Office, Pharmacy	
34–36	MAIN STREET	Significant	Former Dabb's produce store	
35–37	MAIN STREET	Contributory	Former Calder's ironmongery	
39, 43 and 51 (1)	MAIN STREET (DOLPHIN STREET)	Significant	McArthur's Bakery	
40–42	MAIN STREET	Significant	Former Upton's Butcher Shop	

Number	Street	Grading	Place name	Photo
44–46	MAIN STREET	Contributory	Swann's Building	
48	MAIN STREET	Contributory	Swann's Building	
50	MAIN STREET	Significant	Tobin's Buildings	
52	MAIN STREET	Significant	Tobin's Buildings	
54	MAIN STREET	Significant	Tobin's Buildings	

Number	Street	Grading	Place name	Photo
56	MAIN STREET	Significant	Tobin's Buildings	
53–59 and 61	MAIN STREET	Significant	Former Phoenix Building	
58	MAIN STREET	Significant	Maldon Hotel and former stables	
60–62	MAIN STREET	Contributory	Shakespeare House	
63	MAIN STREET	Significant	Scotch Pie House	

Number	Street	Grading	Place name	Photo
64	MAIN STREET	Contributory	Farr's Building	
66	MAIN STREET	Non-contributory		
68	MAIN STREET	Contributory	Wearne's Building	
70	MAIN STREET	Contributory		
72	MAIN STREET	Contributory	Former Franklin's Building, former Dabb's produce store	

Number	Street	Grading	Place name	Photo
1A	REEF STREET	Contributory		
1	SPRING STREET	Non-contributory		
2	SPRING STREET	Non-contributory		
3	SPRING STREET	Non-contributory		 (Nearmap, 2019)
4–6	SPRING STREET	Significant	Former Warnock's house	

Number	Street	Grading	Place name	Photo
3	TEMPLETON STREET	Contributory	Y-Worri Residence	
4	TEMPLETON STREET	Non-contributory		 (Nearmap, 2019)
8	TEMPLETON STREET	Contributory		
10	TEMPLETON STREET	Contributory		
12	TEMPLETON STREET	Significant	Former Lovell's house	

Number	Street	Grading	Place name	Photo
14	TEMPLETON STREET	Significant	Former Holy Trinity parsonage	
4	TOBIN STREET	Contributory		
(Part of) 32	TOBIN STREET	Contributory	(Part of) Former Royal Hotel and Theatre[9]	

[9] 32 Tobin Street is part of the site of the former Royal Hotel and Theatre, which is registered on the Victorian Heritage Register (VHR H1391). A portion of the site is outside the registration curtilage and therefore included in the Maldon Historic Central Area Precinct.