



**Planning Application Report**  
**450 Stoney Creek Road, Fawcett**  
**Crown Allotment 24A, Section B, Parish of Maintongoon**

Two Lot Subdivision

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## 1.0 EXECUTIVE SUMMARY

### Site Details

Address	450 Stoney Creek Road, Fawcett
Property Description	Crown Allotment 24A, Parish of Maintongoon
Area	103.5 Hectares
Local Authority	Murrindindi Shire Council
Current Use	Dwelling & shedding (Livestock Grazing)
Registered Proprietors	Perna Pty Ltd

### Planning Authority

State	Department of Environment, Land, Water and Planning – Victorian Government
Local	Murrindindi Shire Council

### Planning Scheme Provisions

Planning Scheme	Murrindindi Planning Scheme
Locality	Fawcett
Zone	Farming Zone
Overlays	Bushfire Management Overlay

### Application Details

Applicant	T & C Development Services Pty Ltd
Proposal	Two Lot Subdivision
Application Type	Subdivision

## 2.0 INTRODUCTION

This report has been prepared in support of a planning permit application seeking approval for a two lot subdivision of land at Crown Allotment 24A Section B, Parish of Maintongoon. The land totals 103.5 hectares in area and contains a dwelling and farm shedding. The land is being used for grazing livestock. A driveway is connected to Stoney Creek Road, and provides access to the existing dwelling and associated shedding. The land is within the Farming Zone of the Murrindindi Planning Scheme, and it is affected by the Bushfire Management Overlay.

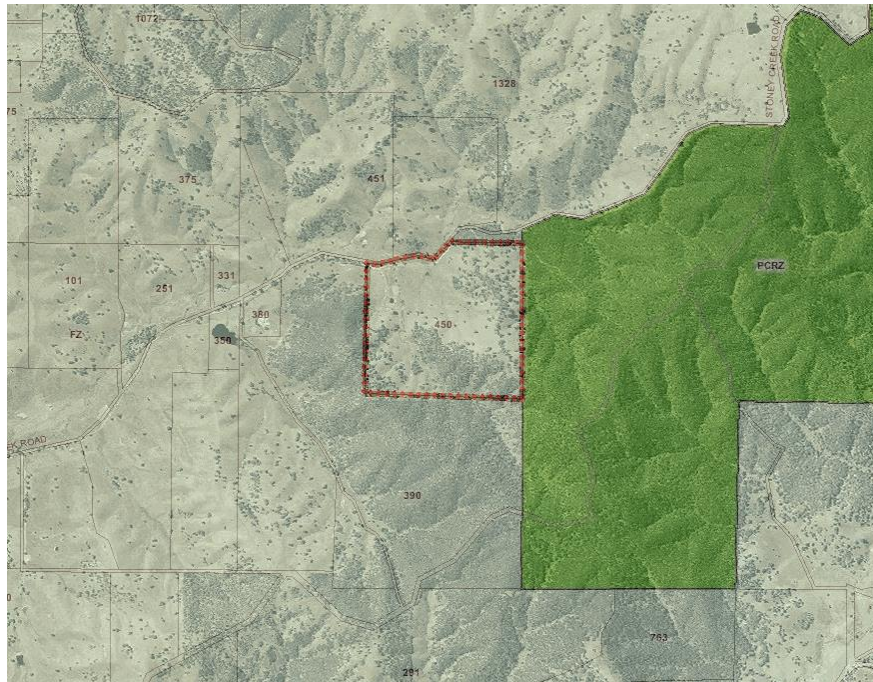


*Subject Site – 450 Stoney Creek, Fawcett*

### 3.0 SITE DESCRIPTION

#### 3.1 Subject Site

The subject land is 103.5 hectares in area, and is located at Crown Allotment 24A, Parish of Maintongoon, 450 Stoney Creek Road, Fawcett. The property is used for grazing livestock. An existing dwelling and shedding are located on the land.



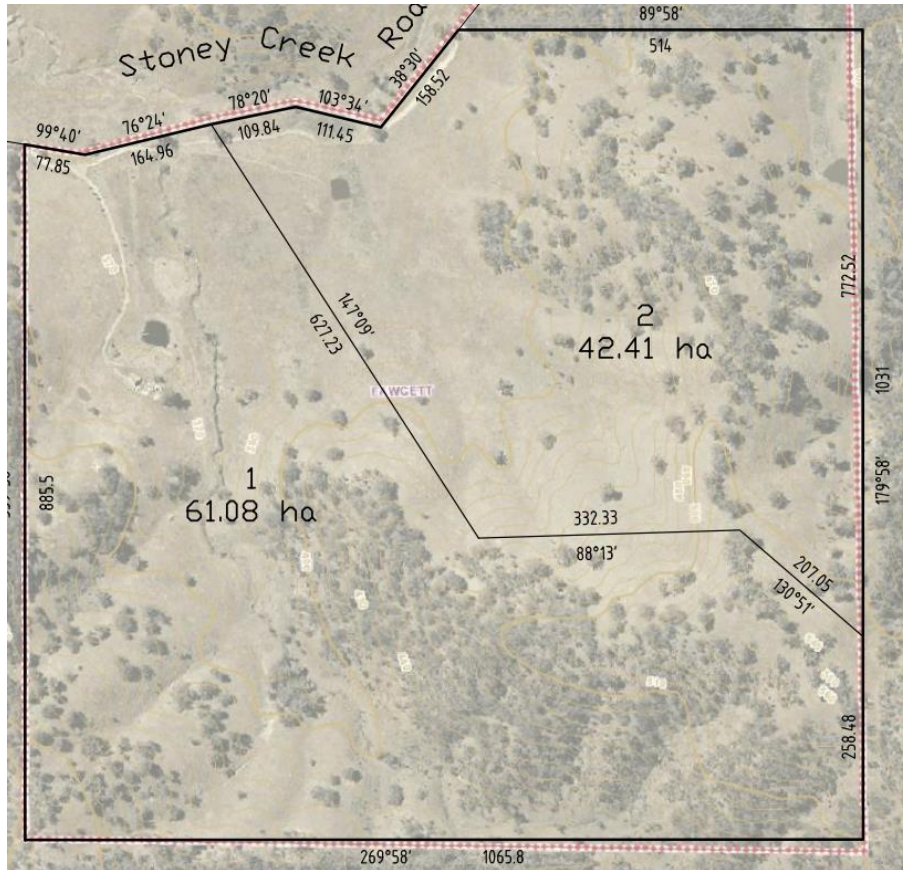
*Aerial Photograph – Subject site*

#### 3.2 Surrounding Land Uses

The site is located ten kilometres east of the Yarck Township. The surrounding land includes private grazing properties and Crown Land. The predominant land uses include the production of prime lamb and beef cattle.

### 4.0 PROPOSAL

This application seeks permission for the subdivision of one parcel of land to create Lot 1 (61.08 Ha) and Lot 2 (42.41 Ha). The landowner no longer uses the area of land located within Lot 2 and intends on making this land available to other farmers.



Proposed two lot subdivision

### 4.1 Land Use Definition

#### Subdivision

*“Means the division of land into two or more parts which can be disposed of separately”*



## 5.0 SUPPORTING DOCUMENTATION

### 5.1 Proposal Plans

A Subdivision Layout Plan has been provided and is included in **Appendix 1**.

### 5.2 Traffic Assessment

An established access to the site is constructed of gravel servicing the existing dwelling. An additional access will be constructed from Stoney Creek Road to the new lot.

## 6.0 PLANNING ASSESSMENT

### 6.1 Murrindindi Planning Scheme

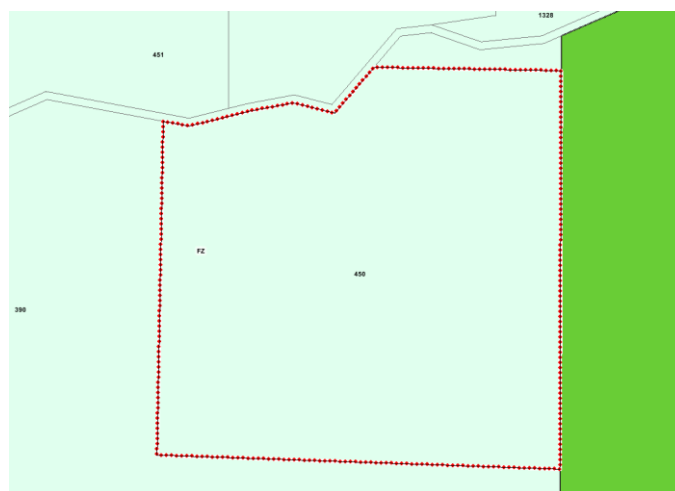
The land is governed by the Planning Scheme, with the Murrindindi Shire Council being the Responsible Authority on behalf of the Minister for Planning.

The relevant clauses of the Murrindindi Planning Scheme include:

- Clause 13.05 Bushfire
- Clause 14.01-1 Protection of Agricultural Land
- Clause 14.02-1 Catchment Planning and Management
- Clause 21.01-3 Municipal Strategic Statement
- Clause 21.03-2 Agriculture
- Clause 21.05-1 Environmental Values
- Clause 35.07 Farming Zone
- Clause 44.06 Bushfire Management Overlay
- Clause 65 Decision Guidelines

### 6.1.1 Zone

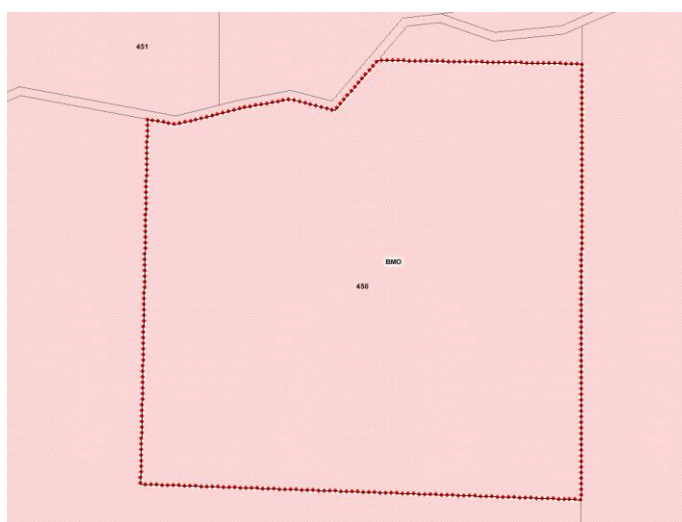
The site is located within the Farming Zone of the Murrindindi Planning Scheme (the Scheme). Clause 35.07 of the Scheme provides that a planning permit is required for a two lot subdivision.



*Farming Zone ([www.land.vic.gov.au](http://www.land.vic.gov.au))*

### 6.1.2 Applicable Overlays

The property is affected by the Bushfire Management Overlay. Clause 44.06 of the Scheme requires a planning permit for a two lot subdivision.



*Bushfire Management Overlay ([www.land.vic.gov.au](http://www.land.vic.gov.au))*





## 6.2 Planning Provisions

### 6.2.1 State Planning Policy Framework (SPPF)

#### 6.2.1.1 Clause 13.05 Bushfire

- *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

The land is located within a Bushfire Management Overlay and therefore a Bushfire Assessment has been undertaken and is attached.

#### 6.2.1.2 Clause 14.01-1 Protection of Agricultural Land

- *To protect productive farmland which is of strategic significance in the local or regional context.*

The property contains 103.5 hectares. The terrain is hilly in nature and one of the proposed lots will retain the existing dwelling and a fair proportion of the established native vegetation. The vacant lot will become available to farmers for agricultural purposes. The ongoing enterprise is contained with the dwelling and shedding and an appropriate size and area for this use.

#### 6.2.1.2 Clause 14.02-1 Catchment Planning and Management

- *To assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.*

This property forms a role in the catchment for directing water runoff to offsite watercourses. The landowner has maintained native vegetation coverage to increase stability of topsoil and pasture. The subdivision will have a neutral impact on water movement across and through the soil generally.

### 6.2.2 Local Planning Policy Framework (LPPF)

#### 6.2.2.1 Clause 21.01-3 Municipal Strategic Statement

- *Agriculture: The recognition and protection of the Goulburn River valley and other areas as high quality agricultural land, with further opportunities to diversify and value add to agriculture*



There are increased opportunities to this property through encouraging new farming pursuits to utilise the land. The size of the land lends itself to allow existing and new farmers to grow food and fibre in the Fawcett precinct.

#### **6.2.2.2 Clause 21.03-2 Agriculture**

- *Support and grow agriculture as one of the Shire's principal economic activities.*
- *Protect rural land for productive agricultural uses and compatible rural uses.*

There is opportunity for new farmers to enter the market within a well-established and productive valley through the increase of lot numbers, whilst maintaining the size and capabilities of the site to fulfil meaningful agriculture.

#### **6.2.2.3 Clause 21.05-1 Environmental Values**

- *Develop and promote environmentally sustainable outcomes and protection of the natural environment in the use and development of land.*
- *Protect and enhance waterway and catchment health.*
- *Protect and enhance biodiversity and native vegetation assets and values.*

The increased ownership potential brings with it additional knowledge and experiences, and in turn opportunity for land management projects to occur. The obligation of landowners under the Catchment and Land Protection Act is to control pest plants and animals and to ensure that soil and water is managed appropriately.

### **6.3 Zone**

#### **6.3.1 Clause 35.07 Farming Zone**

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

A two lot subdivision aims to increase the farmable lot numbers whilst allowing the dwelling and shedding to be retained by the landowner. The vacant lot is considered



to be capable of maintaining a number of various agricultural pursuits. The potential for existing farmers in the district to acquire the land is made available and also encouragement for emerging farmers into the district is opened up.

### 6.3.2 Clause 35.07-6 Farming Zone Decision Guidelines

Issues	Response
<b>General</b>	
The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.	<ul style="list-style-type: none"> <li>▪ This planning report addresses the SPPF at section 5.1.</li> <li>▪ The LPPF, MSS and local planning policies are addressed at 5.2.</li> </ul>
Any Regional Catchment Strategy and associated plan applying to the land.	<p>The report has considered the following reports, plans and strategies in its assessment of the proposed amendment:</p> <ul style="list-style-type: none"> <li>▪ <i>Goulburn Broken Regional Catchment Strategy 2003</i></li> </ul>
The capability of the land to accommodate the proposed use or development, including the disposal of effluent.	The established dwelling will maintain its wastewater treatment system within the 61.08 hectare lot.
How the use or development relates to sustainable land management.	This proposal is directly related to sustainable land management, enabling both lots to be kept within the agricultural land base.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.	The subject land is used for dryland farming, which is the general land use in Fawcett.
How the use and development makes use of existing infrastructure and services.	The site is accessed by a well-constructed access driveway from Stoney Creek Road.
<b>Agricultural</b>	
Whether the use or development will support and enhance agricultural production.	The property owner runs a niche prime lamb farming enterprise. The high quality produce enables smaller numbers to be maintained, thus reducing the need for area.
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.	The proposal does not require any use or development.



The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.	The proposal aims to increase the usable agricultural lots, and release some of this land into the market.
The capacity of the site to sustain the agricultural use.	It is considered that the site is suitable for agriculture. The proper management of the land will ensure that it continues to be sustainable.
The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.	The property is hilly in nature and considered to be good country for growing prime lambs and running beef cattle. There are well drained soils on the land, and favourable conditions for livestock generally.
Any integrated land management plan prepared for the site.	A plan has not been prepared as both lots are greater than 40 hectares in areas and the overall benefit to agricultural diversity in the valley is evident.
<b>Dwelling</b>	
Whether the dwelling will result in the loss or fragmentation of productive agricultural land.	The existing dwelling will be maintained on a 61.08 hectare property which is to be retained.
Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.	The site and surrounds are generally being used in the same manner.
Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.	The established dwelling is unlikely to become detrimental to the adjoining farms.
The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.	The protection of dryland farming is the aim being achieved for this property. The increased opportunity for an additional enterprise is enabled as a result.
<b>Environmental</b>	
The impact of the proposal on the natural physical features and resources of the area, in	The site contains areas that are identified by the landowner for biodiversity improvements. These sites have mature trees. The proposed common boundary



particular on soil and water quality.	between the two lots avoids native vegetation removal.
The impact of the use or development on the flora and fauna on the site and its surrounds.	The site contains ample area for flora and fauna to remain unaffected by the subdivision.
The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.	The subdivision will have no detrimental impacts on biodiversity.
The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.	The land size is considered large enough to manage wastewater.
<b>Design and Siting</b>	
The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.	The subdivision layout ensures the maximum amount of dryland farm is made available to each lot.
The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.	The proposal is for the subdivision of land and no development is proposed.
The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.	The proposal is for the subdivision of land and no development is proposed.
The location and design of existing and proposed infrastructure including roads,	If required, the extension of utilities will be encouraged to share trenches and to be within existing cleared areas.



gas, water, drainage, telecommunications and sewerage facilities.	
Whether the use and development will require traffic management measures.	Access can be achieved via constructed roads and a driveway.

#### 6.4 Overlays

The land is affected by the Bushfire Management Overlay. Clause 44.06 requires a permit for a two lot subdivision.

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level*

The subdivision layout has taken into account the need to ensure that defensible space for the existing dwelling can be achieved. The vacant lot is over 40 hectares and therefore the area available for any future dwelling can be accommodated. A building envelope has been provided which is represented within the attached Bushfire Assessment Report.

#### 6.5 Decision Guidelines

Relevant Issues	Response
The SPPF, LPPF, MSS, and local planning policies.	The proposal will not impact detrimentally on agriculture at this site. The two lots have considered the relevant provisions of the Murrindindi Planning Scheme accordingly.
The purpose of the zone, overlay or other provision.	The proposal generally meets the purpose of the Farming Zone for a subdivision, as it is likely to impact positively in furthering the potential for agriculture on the land.
Any matter required to be considered in	The proposal generally meets the purpose of the Farming Zone.



the zone, overlay or other provision.	
The orderly planning of the area.	The area consists of a mix of farming land. It appears that the area is generally being used in accordance with the requirements of the planning scheme.
The effect on the amenity of the area.	The amenity is unchanged as a result of the re-subdivision.
The proximity of the land to any public land.	The site adjoins land within the Public Conservation and Resource Zone to the east.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The proposal will have no negative impact on the soil or contribute to degradation.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	The stormwater will be managed according to the requirements of the responsible authority.
The extent and character of native vegetation and the likelihood of its destruction.	Native vegetation will be maintained and protected. There are no trees required to be removed as a result of this application.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	The site contains substantial areas of native vegetation which is to be maintained.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	The proposal is affected by the BMO which has been addressed.

## 7.0 PLANNING DISCUSSION

The land is being used for a prime lamb enterprise and the breeding program has reduced the need for greater land size due to growing higher quality lambs at fewer numbers. A manageable amount of land has been proposed to be retained for this enterprise along with the dwelling and shedding. The retention of the remaining land has become a burden on the owner as it is not needed to carry out the pursuit. Therefore, its removal and sale will benefit other farmers and the agricultural land base generally.

The Murrindindi Planning Scheme adequately provides for the subdivision of farming land to provide better outcomes for agricultural production purposes. It is considered that this proposal will enhance the properties ability to be farmed, and will not impact in a negative manner to other farming land.

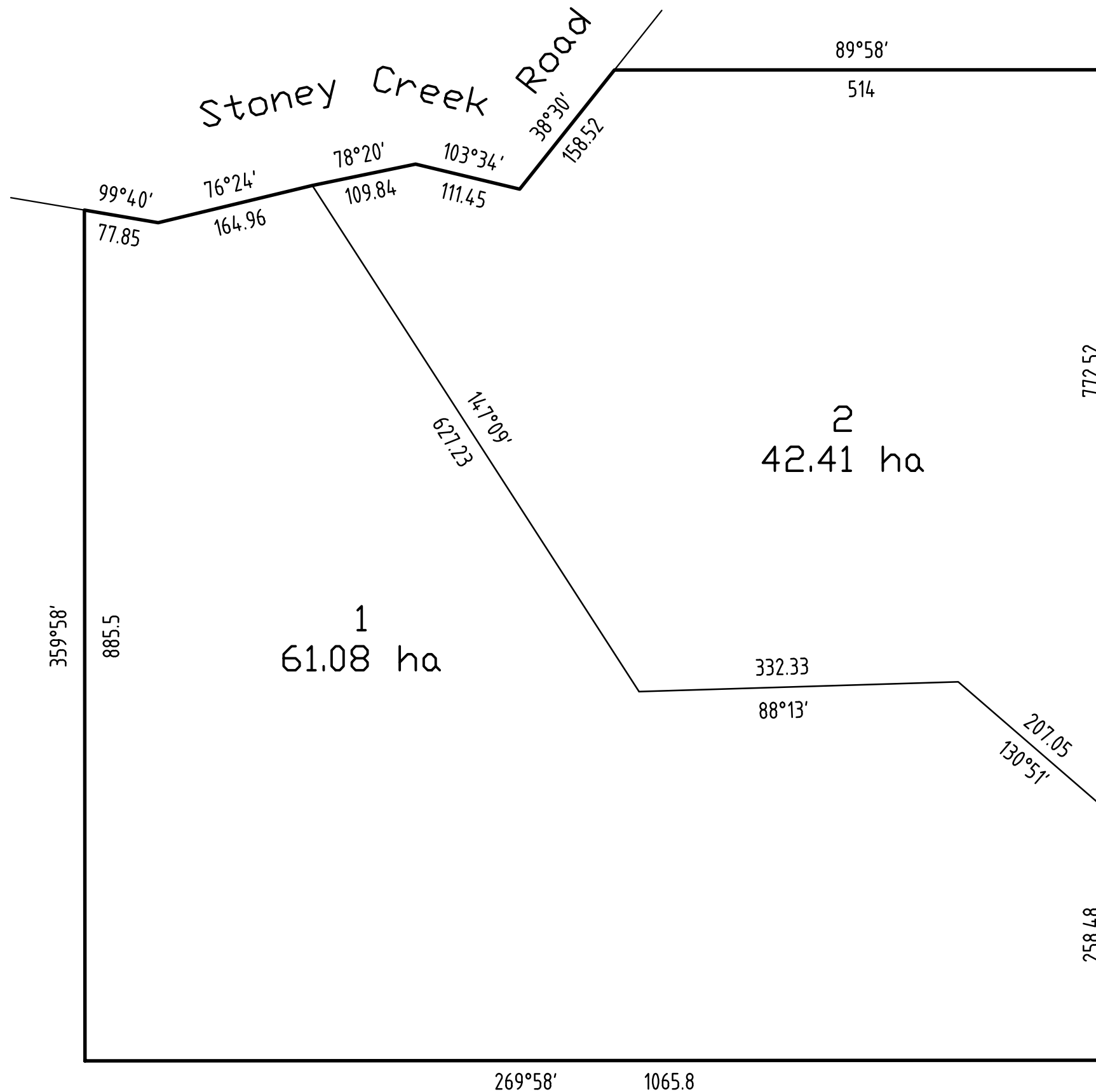
## 8.0 CONCLUSION

This report leads to the following conclusions:

- The Murrindindi Planning Scheme provides adequately for situations such as this, where there is an advantage to agriculture through subdividing underutilised farmable land.
- The proposal generally meets the purpose of the State and Local Planning Policy Framework, the Farming Zone, Bushfire Management Overlay and Decision Guidelines.

It is therefore requested that a permit issue, granting approval for a two lot subdivision as outlined in this report.



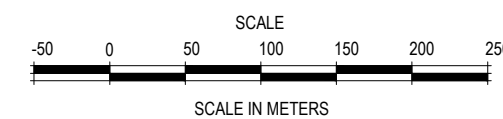
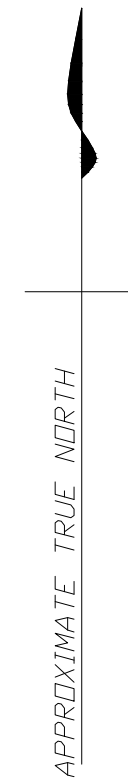


**LAND DESCRIPTION**

CA 24A, Section B,  
Parish of Maintongoon

MEASUREMENTS AND AREAS ARE  
APPROXIMATE ONLY AND ARE  
SUBJECT TO SURVEY.

LENGTHS ARE IN METRES.



*Planning and Environment Act 1987*

## **MURRINDINDI PLANNING SCHEME**

### **AMENDMENT C63**

#### **EXPLANATORY REPORT**

##### **Who is the planning authority?**

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

##### **Land affected by the Amendment**

The Amendment applies to the whole of the Murrindindi Shire municipal area.

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

##### **What the amendment does**

The Amendment proposes to:

###### *Zoning maps:*

###### **Acheron:**

- Rezone part of 18 Connellys Creek Road, Acheron from Road 1 to Farming (Map 10).
- Rezone part of the Maroondah Highway road reserve adjacent to 4415 Maroondah Highway from Farming to Road 1 (Map 10).

###### **Alexandra:**

- Rezone 12 Cooper and 18 Wattle Street, Alexandra from General Residential 1 to Public Use 3 (Health & Community) (Map 11).
- Rezone part of 2227 Goulburn Valley Highway, Alexandra from Public Conservation and Resource to Rural Living (Map 11).

###### **Flowerdale:**

- Rezone 3355 Whittlesea – Yea Road, Flowerdale from Public Conservation and Resource to Rural Living (Map 16).
- Rezone Crown Land (CA's 4J and 7D, Section C, Parish of Flowerdale) in Whittlesea – Yea Road, Flowerdale from Farming to Public Conservation and Resource and rezone a section of Whittlesea – Yea Road reserve in this vicinity from Farming to Road 1 (Map 16).

###### **Kanumbra:**

- Rezone sections of the Maroondah Highway from Farming to Road 1 and sections of private land adjacent to 7702 – 7887 Maroondah Highway, Kanumbra from Road 1 to Farming (Map 4).

###### **Kinglake Central:**

- Rezone the Middle Kinglake Primary School, 37 Extons Road, Kinglake Central from Public Use 7 (Other public use) to Public Use 2 (Education) (Map 26).
- Rezone the Frank Thomson Reserve, 225 Whittlesea – Kinglake Road, Kinglake Central from Farming to Public Park and Recreation (Map 26).

###### **Kinglake West:**

- Rezone the Kinglake West Primary School, 1045 Whittlesea – Kinglake Road, Kinglake West from Farming to Public Use 2 (Education) (Map 28).

###### **Marysville:**

- Rezone 23 & 23A Pack Road, Marysville from General Residential 1 to Public Use 7 (Other public use) (Map 35).

Taggerty:

- Rezone part of 3365 Maroondah Highway, Taggerty from Public Conservation and Resource to Farming (Map 21).

Yea:

- Rezone part of 14 Killingworth Road, Yea from Public Conservation and Resource to Farming (Map 7).

*Overlay maps:*

Heritage Overlay:

- Alexandra:  
Remove the application of the Heritage Overlay 39 from 35 – 41 and 45 – 49 Grant Street, Alexandra Grant, Alexandra (Map 11HO).
- Cheviot:  
Amend the application of the Heritage Overlay to delete HO7 from 242 Cheviot Road, Cheviot (Map 6HO).
- Strath Creek:  
HO 82, Strath Creek:  
Amend the application of the Heritage Overlay to delete HO82 from part of 7 Fitzgerald Street, Strath Creek (Map 5HO).
- Yea:
  1. Apply the Heritage Overlay 108 to part of the Yea Showgrounds and Recreation Reserve, Snodgrass Street (Map 7HO).
  2. Apply the Heritage Overlay 109 to part of the Yea River Parkland, southern side of Goulburn Valley Highway (Map 7HO).

Development Plan Overlay:

- Yea:  
Remove reference to the Development Plan Overlay 2 from part of 85 Lawrances Road, Yea (to effectively only apply the Development Plan Overlay 1 to this section of the land) (Map 7DPO).

Environmental Significance Overlay:

- Kinglake Central:
  1. Remove the application of Environmental Significance Overlay 1 from the Frank Thomson Reserve, 225 Whittlesea – Kinglake Road, Kinglake Central (Map 26ESO).
  2. Remove the application of Environmental Significance Overlay 1 from the Kinglake Central Primary School, 37 Extons Road, Kinglake Central (Map 26ESO).
- Kinglake West:  
Remove the application of Environmental Significance Overlay 1 from the Kinglake West Primary School, 1045 Whittlesea – Kinglake Road, Kinglake West (Map 28ESO).

*Overlay schedules:*

Heritage Overlay Schedule:

- Amend HO32, 'Tree controls apply?' column, to replace reference to 'Yes. Canary island palm' with 'Yes. Mature oak'.
- Amend HO39, Alexandra Main Street Precinct, in the Schedule to replace reference to '60-100 and 35-97 Grant Street, Alexandra' with '35 Perkins Street and 55, 57 and 60 - 97 Grant Street, Alexandra'.
- Amend HO82, Uniting Church, in the Schedule to replace reference to '7 Fitzgerald Street, Strath Creek' with '5 Fitzgerald Street, Strath Creek'.
- Add new HO108 to part of the Yea Showgrounds Reserve.
- Add new HO109 to part of the Yea River Parkland.



Vegetation Protection Overlay, Schedule 1:

- Amend the schedule to amend exemptions from the need for planning permit.

*Local Planning Policy Framework:*

- Clause 21.05, Environment:

Amend Clause 21.05-1, Environmental Values, delete reference to the *Environment Strategy 2011 – 2015* under further strategic work and reference documents.

*Operational Provisions:*

- Schedule to Clause 72.04:

Amend the schedule to Clause 72.04.

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

The amendment is required to:

*Zoning maps:*

Acheron:

- 18 Connellys Creek Road, Acheron:

The land is being rezoned from Road 1 to Farming to reflect the private ownership and use of the land. The land adjoins private land zoned Farming and is not required by VicRoads for road purposes.

- Part of the Maroondah Highway road reserve adjacent to 4415 Maroondah Highway, Acheron:

The land is rezoned from Farming to Road 1 as it is part of the Maroondah Highway road reserve required for road purposes and is not private land. As road manager, VicRoads has agreed to and requested the rezoning.

Alexandra:

- 12 Cooper and 18 Wattle Street, Alexandra:

The land, occupied by the Alexandra Hospital and ambulance station, is being rezoned from General Residential 1 to Public Use 3 (Health & Community) to recognise the ownership and management of the sites for health purposes and ensure that use and development for health purposes carried out by or on behalf of the public land manager would not require a planning permit. The land is not required for general residential use and development.

- Part of 2227 Goulburn Valley Highway, Alexandra:

The land is being rezoned from Public Conservation and Resource to Rural Living to reflect the private ownership and use of the land. The land adjoins private land zoned Rural Living and is not required by state or local government for conservation and resource purposes.

Flowerdale:

- 3355 Whittlesea – Yea Road, Flowerdale:

The land is being rezoned from Public Conservation and Resource to Rural Living to reflect the private ownership and use of the land. The land adjoins private land zoned Rural Living and is not required by state or local government for conservation and resource purposes.

- CA's 4J and 7D, Section C, Parish of Flowerdale, Whittlesea – Yea Road, Flowerdale and adjoining Whittlesea – Yea Road road reserve:

CA's 4J and 7D, Section C, Parish of Flowerdale are being rezoned from Farming to Public Conservation and Resource to reflect their ownership and management by the Department of Environment, Land, Water and Planning (DELWP) for public conservation and resource purposes. As permanent public land sites used for conservation purposes, the private zoning of Farming is not appropriate for the land. As the owner and manager of the land, DELWP has agreed to and requested this proposed rezoning of the land.

A section of adjoining Whittlesea – Yea Road road reserve is being rezoned from Farming to Road 1 to reflect its public ownership and management by VicRoads as a road reserve. As manager of this main road, VicRoads has agreed to and requested this proposed rezoning of the land.

Kanumbra:

- Sections of the Maroondah Highway and private land adjacent to 7702 – 7887 Maroondah Highway, Kanumbra:

Sections of the Maroondah Highway are being rezoned from Farming to Road 1 and sections of private land adjacent to 7702 – 7887 Maroondah Highway, Kanumbra are being rezoned from Road 1 to Farming to correctly apply the Road 1 Zone to the exact alignment of the Maroondah Highway and apply the Farming Zone to all private land. As manager of the Maroondah Highway, VicRoads has agreed to and requested these zoning changes to correctly apply the Road 1 Zone to a main road.

Kinglake Central:

- Middle Kinglake Primary School, 37 Extons Road, Kinglake Central:

The Middle Kinglake Primary School is being rezoned from Public Use 7 (Other public use) to Public Use 2 (Education) to reflect its public ownership and permanent use as a primary school, rebuilt after the 2009 fires. As manager of the school and land, the Department of Education and Training has agreed to and requested the rezoning.

- Frank Thomson Reserve, 225 Whittlesea – Kinglake Road, Kinglake Central:

The reserve is being rezoned from Farming to Public Park and Recreation to reflect its public ownership and management by the Department of Environment, Land, Water and Planning (DELWP) for public park and recreation purposes. As permanent public land used for public park and recreation purposes, the private zoning of Farming is not appropriate for the land. As the owner and manager of the land, DELWP has agreed to and requested this proposed rezoning of the land.

Kinglake West:

- Kinglake West Primary School, 1045 Whittlesea – Kinglake Road, Kinglake West:

The Kinglake West Primary School is being rezoned from Farming to Public Use 2 (Education) to reflect its public ownership and permanent use as a primary school. As manager of the school and land, the Department of Education and Training has agreed to and requested the rezoning.

Marysville:

- 23 & 23A Pack Road, Marysville:

This land is being rezoned from General Residential 1 to Public Use 7 (Other public use) to reflect the longer term public ownership and use of the land, in this case for use as an established men's shed and scout hall. The Public Use Zone notation 7 (Other public use) provides flexibility for a range of public uses to be conducted on the land, but with the need for a planning permit for these public uses. As the owner and committee of management for the land, DELWP has agreed to and requested this proposed rezoning of the land.

Taggerty:

- Part of 3365 Maroondah Highway, Taggerty:

The land is being rezoned from Public Conservation and Resource to Farming to reflect the private ownership and use of the land. The land adjoins private land zoned Farming and is not required by state or local government for conservation and resource purposes.

Yea:

- 14 Killingworth Road, Yea:

The land is being rezoned from Public Conservation and Resource to Farming to reflect the private ownership and use of the land. The land adjoins private land zoned Farming and is not required by state or local government for conservation and resource purposes.

*Overlay maps:*

Heritage Overlay:

- Alexandra:

HO39, Alexandra Main Street Precinct:

The Heritage Overlay 39 (Alexandra Main Street Precinct) is being removed from 35 – 41 and 45 – 49 Grant Street, Alexandra to correct an anomaly by removing the overlay from a precinct that is not identified in the *Murrindindi Shire Heritage Study*, Context Pty Ltd, 2011. The study, a reference document to the Murrindindi Planning Scheme, indicates the northern boundary of the proposed 'Alexandra Grant Street Commercial & Civic Precinct' as including the Alexandra Library (at 35 Perkins Street), with the precinct not extending north of the library to cover 35 – 49 Grant Street. The HO39 is now being amended to align with the adopted heritage study precinct boundary, except for 43 Grant Street where due to the historic significance of the site / building, the Heritage Overlay 39 is being retained.

- Cheviot:

HO7, 242 Cheviot Road, Cheviot:

The Heritage Overlay 7 (HO7) provides heritage protection for the Cheviot tunnel on adjoining rail reserve land. HO7 is being removed from 242 Cheviot Road (privately owned land) to correct a mistake where HO7 has been applied to the land rather than only to the adjoining rail reserve.

- Strath Creek:

HO 82, Strath Creek:

The application of the HO82 is being amended from applying to part of 5 and 7 Fitzgerald Street to only the whole of 5 Fitzgerald Street, Strath Creek. This amendment corrects an anomaly as the citation for the land only applies to 5 Fitzgerald Street.

- Yea:

HO108, Oak trees, part of Yea Showgrounds and Recreation Reserve, Snodgrass Street, Yea:

The Heritage Overlay HO108 (Mature oak trees, Part of Yea Showgrounds and Recreation Reserve, Snodgrass Street, Yea) is being applied to part of the showgrounds reserve to reflect the heritage significance of the existing mature oak trees in the reserve. A new heritage citation has been prepared for the site, supporting the heritage significance of the trees and the need for their ongoing protection. As the owner of the land, DELWP has agreed to and requested the proposed application of the Heritage Overlay 108 to the land. The Yea Showgrounds Committee, as manager of the land, has also agreed to the proposal.

- HO109, Exotic trees, part of Yea River Parkland, southern side of Goulburn Valley Highway, Yea:

The Heritage Overlay HO109 (Mature elm and oak trees, Part of Yea River Parkland, southern side of Goulburn Valley Highway, Yea) is being applied to part of the Yea River Reserve to reflect the heritage significance of existing mature exotic trees (the 'ring of elms' and the 'triangle of oaks') in the reserve. A new heritage citation has been prepared for the site, supporting the heritage significance of the trees and the need for their ongoing protection. This proposal was made at the request of the Yea Historic Society. As the owner of the land, DELWP has agreed to and requested the proposed application of the Heritage Overlay 108 to the land. Murrindindi Shire Council, as manager of the land, has agreed to the proposal.

Development Plan Overlay:

- Development Plan Overlay 2, part of 85 Lawrances Road, Yea:

The DPO2 is being removed from part of 85 Lawrances Road, Yea to correct an anomaly created with the gazettal of Amendment C46 in March 2014 which inadvertently applied both the DPO1 and DPO2 to the land. As the land is zoned General Residential 1, only the DPO1 (General Residential 1 Zone) should apply to the land and not the DPO2 (Rural Living Zone).

Environmental Significance Overlay 1 (High quality agricultural land):

- Frank Thomson Reserve, 225 Whittlesea – Kinglake Road, Kinglake Central:

The Environmental Significance Overlay 1 (High quality agricultural land) is being removed from this reserve, which is also being rezoned from Farming to Public Park and Recreation to reflect its ownership and management by DELWP. The ESO1 is no longer appropriate for application to the land as the land is used for public purposes and not for farming. As the owner and manager of the land, DELWP has agreed to and requested this proposed removal of the ESO1 from the land.

- Middle Kinglake Primary School, 37 Extons Road, Kinglake Central:

The Environmental Significance Overlay 1 (High quality agricultural land) is being removed from this school site, which is also being rezoned from Public Use 7 (Other public use) to Public Use 2 (Education) to reflect the ownership and use of the land by the Department of Education and

Training (DET) as the Kinglake Central Primary School. The ESO1 is no longer appropriate for application to the land as the land is used for public purposes and not for farming. As the manager of the land, the Department of Education and Training has agreed to and requested the removal of the ESO1 from the land.

- Kinglake West Primary School, 1045 Whittlesea – Kinglake Road, Kinglake West:

The Environmental Significance Overlay 1 (High quality agricultural land) is being removed from this school site, which is also being rezoned from Farming to Public Use 2 (Education) to reflect the ownership and use of the land by the Department of Education and Training (DET) as the Kinglake West Primary School. The ESO1 is no longer appropriate for application to the land as the land is used for public purposes and not for farming. As the manager of the land, the Department of Education and Training has agreed to and requested the removal of the ESO1 from the land.

*Overlay schedules:*

- Heritage Overlay Schedule:

- HO32, Oddfellows Hall (former), 174 Grant Street, Alexandra:

The description of the heritage place HO32, Oddfellows Hall (former), 174 Grant Street, Alexandra is being amended to correct a description of the tree controls that apply to the site, amending reference to tree controls applying to a 'Canary island palm' to a 'Mature oak'.

- HO39, Alexandra Main Street Precinct:

The description of the heritage place HO39, Alexandra Main Street Precinct, is being amended in the Schedule to replace reference to '60-100 and 35-97 Grant Street, Alexandra' with '35 Perkins Street and 55, 57 and 60 - 97 Grant Street, Alexandra'. The Heritage Overlay 39 (Alexandra Main Street Precinct) is being removed from 35 – 49 Grant Street, Alexandra to correct an anomaly by removing the overlay from a precinct that is not identified in the *Murrindindi Shire Heritage Study*, Context Pty Ltd, 2011. The study, a reference document to the Murrindindi Planning Scheme, indicates the northern boundary of the proposed 'Alexandra Grant Street Commercial & Civic Precinct' as including the Alexandra Library (at 35 Perkins Street), with the precinct not extending north of the library to cover 35 – 49 Grant Street. The HO39 is now being amended to align with the adopted heritage study precinct boundary.

- HO82, Uniting Church, Fitzgerald Street, Strath Creek:

The description of the heritage place HO82, Uniting Church, 7 Fitzgerald Street, Strath Creek, is being amended in the Schedule to correct an anomaly as to the property the church is located on by amending reference to '7 Fitzgerald Street, Strath Creek' with '5 Fitzgerald Street, Strath Creek'.

- HO108, Oak trees, part of Yea Showgrounds and Recreation Reserve, Snodgrass Street, Yea:

A new heritage place, HO108 (Mature oak trees, Part of Yea Showgrounds and Recreation Reserve, Snodgrass Street, Yea) is being included in the Heritage Overlay schedule to reflect the heritage significance of the existing mature oak trees in part of the showgrounds reserve.

- HO109, Exotic trees, part of Yea River Parkland, southern side of Goulburn Valley Highway, Yea:

A new heritage place, HO109 (Mature elm and oak trees, Part of Yea River Parkland, southern side of Goulburn Valley Highway, Yea) is being included in the Heritage Overlay schedule to reflect the heritage significance of existing mature exotic trees (the 'ring of elms' and the 'triangle of oaks') in part of the reserve.

- Vegetation Protection Overlay:

- Schedule 1:

Schedule 1, Marysville Vegetation Protection Area, to the Vegetation Protection Overlay is being amended to refine and increase the exemptions from the need for planning permit. New exemptions include environmental weeds listed in the *Advisory list of environmental weeds of the ranges bioregions of Victoria*, Department of Sustainability and Environment, 2009, a reduction of the exemption for size for the removal, destruction or lopping of native or exotic trees, the removal of exemption for grazing purposes and minor procedural changes. These amended exemptions and changes will provide increased exemptions for identified weeds, make exemptions more relevant for smaller vegetation and remove the grazing exemption as it is irrelevant to the VPO1 that applies to the Marysville township.



*Local Planning Policy Framework:*

▪ Clause 21.05, Environment:

Reference to the *Environment Strategy 2011 – 2015* is being deleted under further strategic work and reference documents as a document is no longer an adopted, relevant strategy of Council. Policy directions for the environment are now included within the Murrindindi Shire Council Plan 2017-2021.

*Operational Provisions:*

▪ Schedule to Clause 72.04:

The schedule to Clause 72.04 is being amended add the *Advisory list of environmental weeds of the ranges bioregions of Victoria*, Department of Sustainability and Environment, 2009 (as amended).

**How does the Amendment implement the objectives of planning in Victoria?**

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* through:

- Providing for the fair, orderly, economic and sustainable use and development of land.
- Providing for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Protecting public utilities and other assets and enabling the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- Balancing the present and future interests of all Victorians.
- Ensuring sound, strategic planning and coordinated action at State, regional and municipal levels.
- Enabling land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.
- Ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.
- Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes.

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

The amendment has fully addressed environmental, social and economic effects and will result in a net community benefit as a result of changes envisaged in the amendment.

The amendment will have no significant effect on the environment or the environment on the use or development envisaged in the amendment. Minor changes to Schedule 1 of the Vegetation Protection Overlay will ensure controls are relevant and usable and reflect current Council practice.

The amendment is expected to have positive social and economic benefits for landowners, agencies and Murrindindi Shire generally through the correct application of planning zoning and other controls to align with existing land use and management.

**Does the Amendment address relevant bushfire risk?**

The amendment addresses and meets relevant bushfire risk and does not amend any existing strategies, policies and planning control references for bushfire planning and protection in the Murrindindi Planning Scheme.

While the Bushfire Management Overlay applies to several sites affected by the amendment, bushfire risk will not be increased as the amendment will only change zoning and overlays to reflect existing

ownership and management. New development proposals on land affected by the amendment would require planning consent, with referrals to the Country Fire Authority, as required.

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

The amendment complies with all Minister's Directions under Section 12 of the Planning and Environment Act 1987. Specifically, the amendment has considered and complies with the following Ministerial Directions:

- Ministerial Direction 11, *Strategic Assessment of Amendments*: The amendment has been strategically assessed and justified in accordance with this direction.
- Ministerial Direction No. 15, *The Planning Scheme Amendment Process*: All process requirements to be met under the direction have been considered and met in the preparation of the amendment.
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

No other Minister's Direction is directly affected by the amendment.

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

The amendment complies with and implements the State Planning Policy Framework of the Murrindindi Planning Scheme. Overall, the amendment provides for appropriate land use and development planning policies and practices to integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development Clause 10.02 of the Murrindindi Planning Scheme).

**How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment complies with, supports and implements the Local Planning Policy Framework of the Murrindindi Planning Scheme. The amendment will provide further clarity for Clause 21.05, Environment to reflect current Council policy direction.

**Does the Amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victorian Planning Provisions, in this case changes to zoning overlays, overlay schedules and local strategies. These changes are being made and the controls and strategies selected to correctly identify controls and strategic guidance and correct anomalies with existing applicable controls and strategy references.

**How does the Amendment address the views of any relevant agency?**

Preliminary consultation for the amendment was undertaken with the Department of Environment, Land, Water and Planning, the Department of Education and Training, the Department of Health and Human Services and VicRoads regarding sites under their ownership or management. All three authorities agreed to and requested changes affecting land under their ownership / management.

All relevant agencies will be directly notified of this amendment and will have an opportunity to make a formal submission to it.

**Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

*Is the amendment likely to have a significant impact on the transport system, as defined by section 3 of the Transport Integration Act 2010?*

The amendment is not considered to have a significant impact on the transport system. The amendment does not propose any rezoning or overlay changes that would affect the transport system.

*Are there any applicable statements of policy principles prepared under section 22 of the Transport Integration Act 2010?*

There are no statements of policy principles applicable under section 22 of 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 amendment will have a positive effect on the resources and administrative costs of Murrindindi Shire. The amendment will create efficiencies through the correct application of zoning and overlays to reflect existing land use and management.

### Where you may inspect this Amendment

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

Murrindindi Shire Council  
Perkins Street  
Alexandra 3714

Murrindindi Shire Council  
Civic Centre  
Semi-Circle  
Yea 3717

Murrindindi Shire Council  
19 Whittlesea-Kinglake Road  
Kinglake 3763

Murrindindi Shire Council  
Website: [msc@murrindindi.vic.gov.au](mailto:msc@murrindindi.vic.gov.au)

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.delwp.vic.gov.au/public-inspection](http://www.delwp.vic.gov.au/public-inspection).

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Acheron	18 Connellys Creek Road	10
Alexandra	<ul style="list-style-type: none"> <li>▪ 12 Cooper and 18 Wattle Street, Alexandra:</li> <li>▪ Part of 2227 Goulburn Valley Highway</li> <li>▪ 35 – 41 and 45 – 49 Grant Street</li> </ul>	11 11 11 HO
Cheviot	242 Cheviot Road, Cheviot:	6 HO
Flowerdale	<ul style="list-style-type: none"> <li>▪ 3355 Whittlesea – Yea Road</li> <li>▪ CA's 4J and 7D, Section C, Parish of Flowerdale, Whittlesea – Yea Road and adjoining Whittlesea – Yea Road road reserve</li> </ul>	16 16
Kanumbra	Sections of the Maroondah Highway and private land adjacent to 7702 – 7887 Maroondah Highway	4
Kinglake Central	<ul style="list-style-type: none"> <li>▪ Frank Thomson Reserve, 225 Whittlesea – Kinglake Road</li> <li>▪ Kinglake Central Primary School, 37 Extons Road</li> </ul>	26 & 26 ESO 26 ESO
Kinglake West	Kinglake West Primary School, 1045 Whittlesea – Kinglake Road	28 ESO
Marysville	23 & 23A Pack Road	35
Strath Creek	5 & 7 Fitzgerald Street, Strath Creek	5 HO
Taggerty	3365 Maroondah Highway	21
Yea	<ul style="list-style-type: none"> <li>▪ 14 Killingworth Road, Yea</li> <li>▪ Yea Showgrounds, Snodgrass Street</li> <li>▪ Yea River Reserve, south of Goulburn Valley Highway</li> <li>▪ Pt 85 Lawrances Road, Yea</li> </ul>	7 7 HO 7 HO 7 DPO

## MURRINDINDI PLANNING SCHEME

### AMENDMENT C63

#### INSTRUCTION SHEET

The planning authority for this amendment is the Murrindindi Shire Council.

The Murrindindi Planning Scheme is amended as follows:

#### **Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of eighteen (18) attached map sheets.

#### **Zoning Maps**

1. Amend Planning Scheme Map Nos 4, 7, 10, 11, 16, 21, 22, 26, 28 and 35 in the manner shown on the ten (10) attached maps marked "Murrindindi Planning Scheme, Amendment C63".

#### **Overlay Maps**

2. Amend Planning Scheme Map Nos 5HO, 6HO, 7HO, 11HO, 7DPO, 26ESO and 28ESO in the manner shown on the eight (8) attached maps marked "Murrindindi Planning Scheme, Amendment C63".

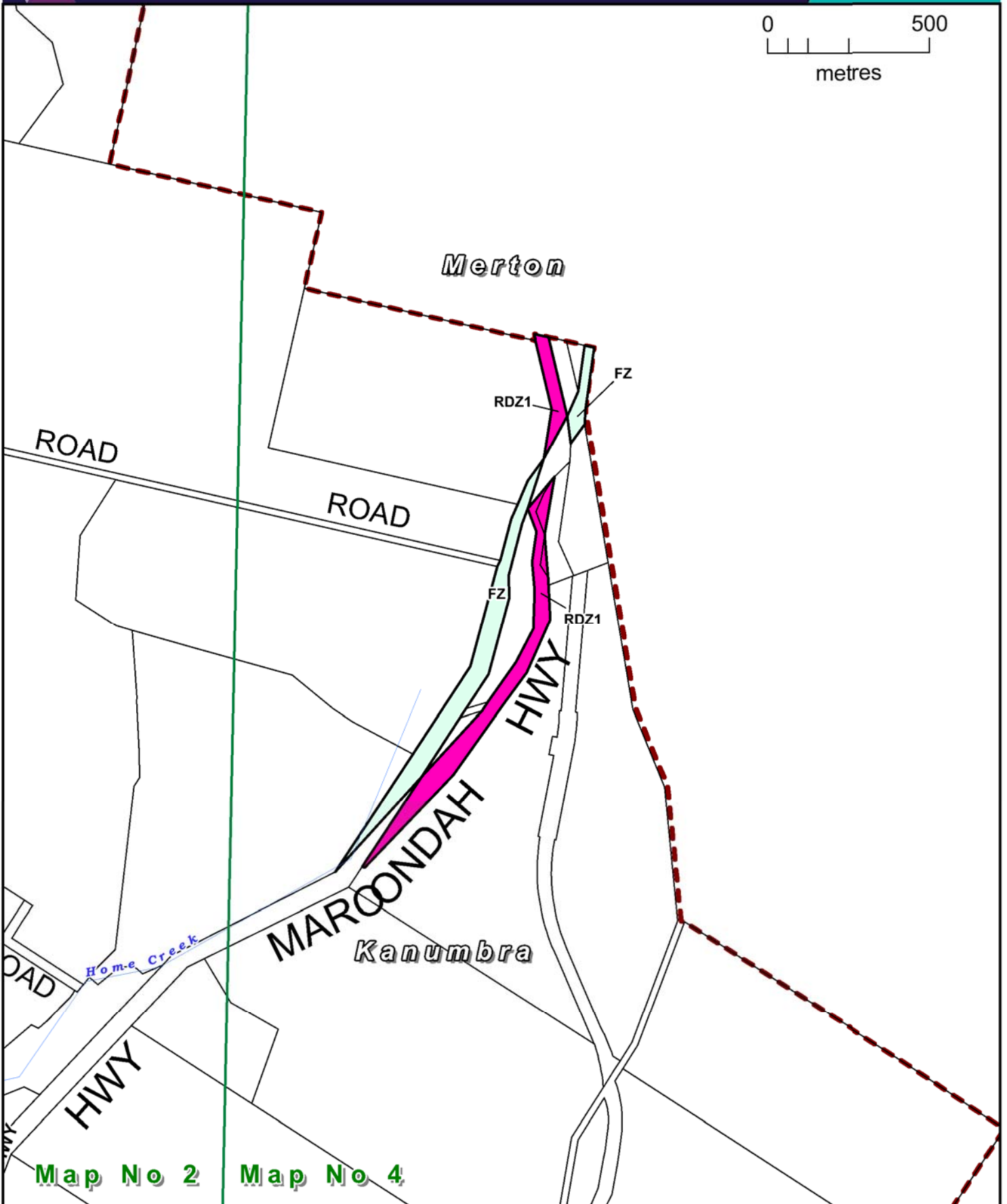
#### **Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

3. In Municipal Strategic Statement – replace Clause 21.05 with a new Clause 21.05 in the form of the attached document.
4. In Overlays – Clause 42.02, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
5. In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
6. In Operational Provisions – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

# MURRINDINDI PLANNING SCHEME



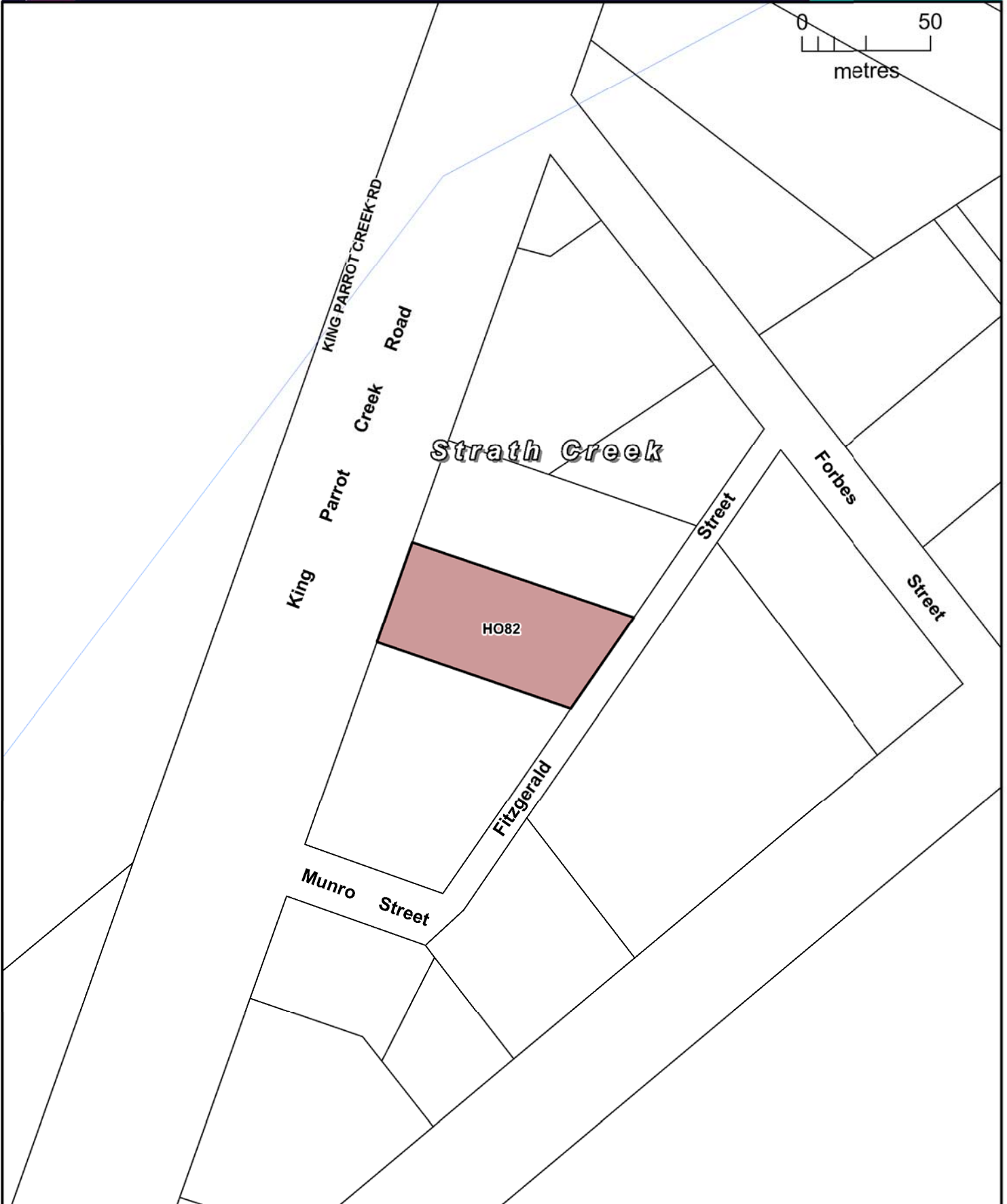
## LEGEND

- RDZ1** ROAD ZONE - CATEGORY 1
- FZ** FARMING ZONE

Part of Planning Scheme Map 4

# AMENDMENT C63

# MURRINDINDI PLANNING SCHEME



## LEGEND

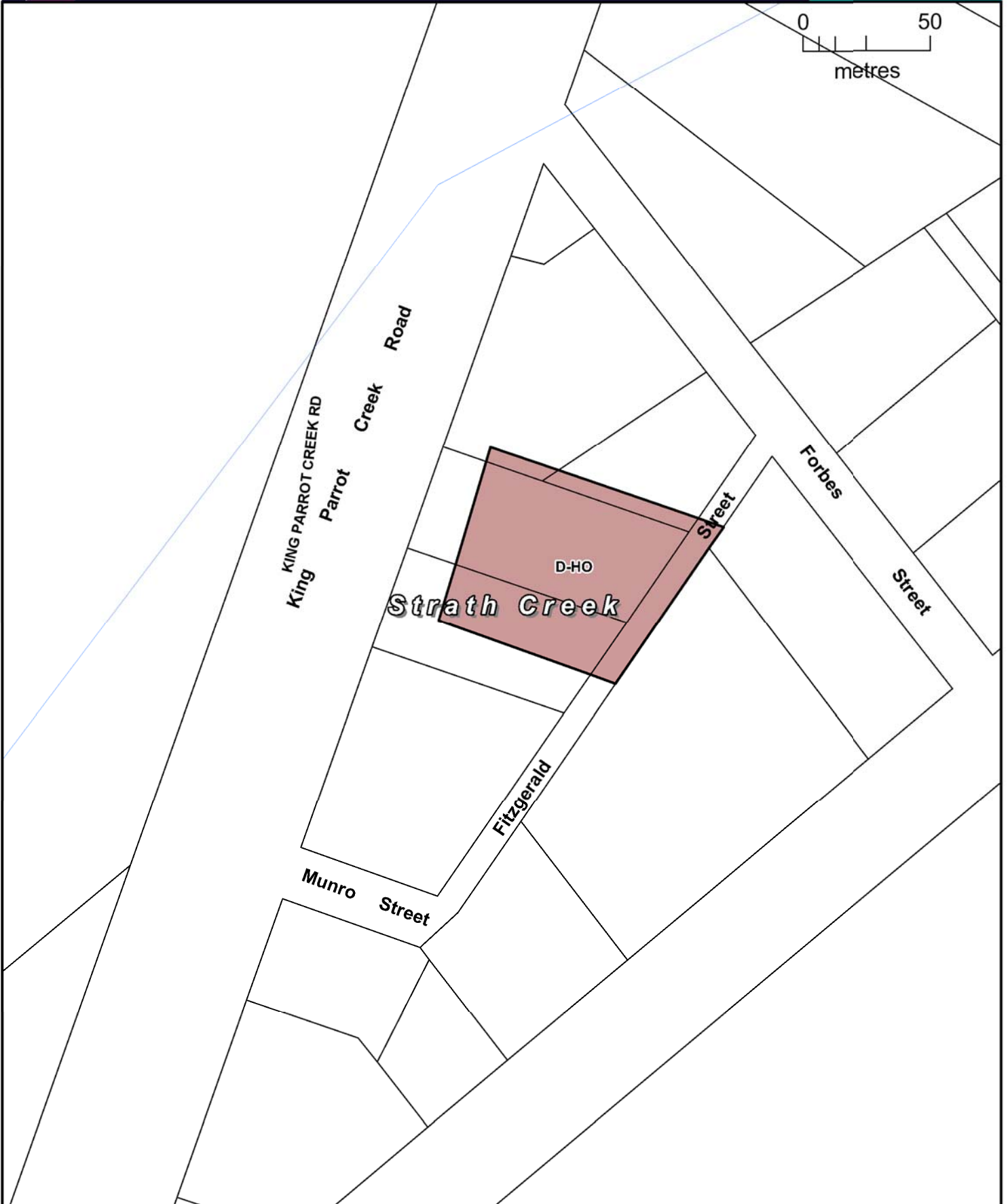
**H082** HERITAGE OVERLAY

Part of Planning Scheme Map 5

# AMENDMENT C63



# MURRINDINDI PLANNING SCHEME



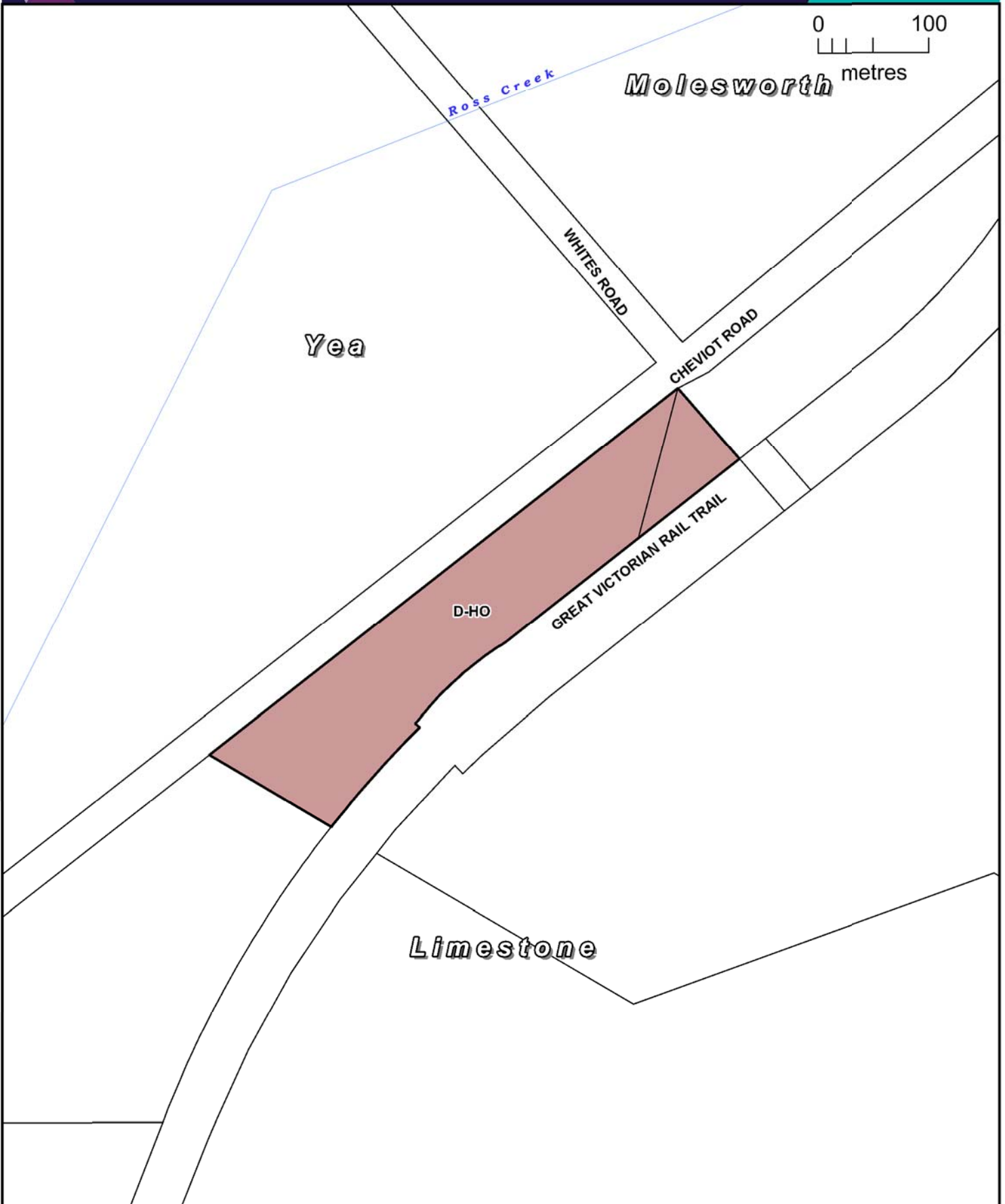
## LEGEND

Part of Planning Scheme Map 5

**D-HO** AREA TO BE DELETED FROM A HERITAGE OVERLAY

## AMENDMENT C63

# MURRINDINDI PLANNING SCHEME



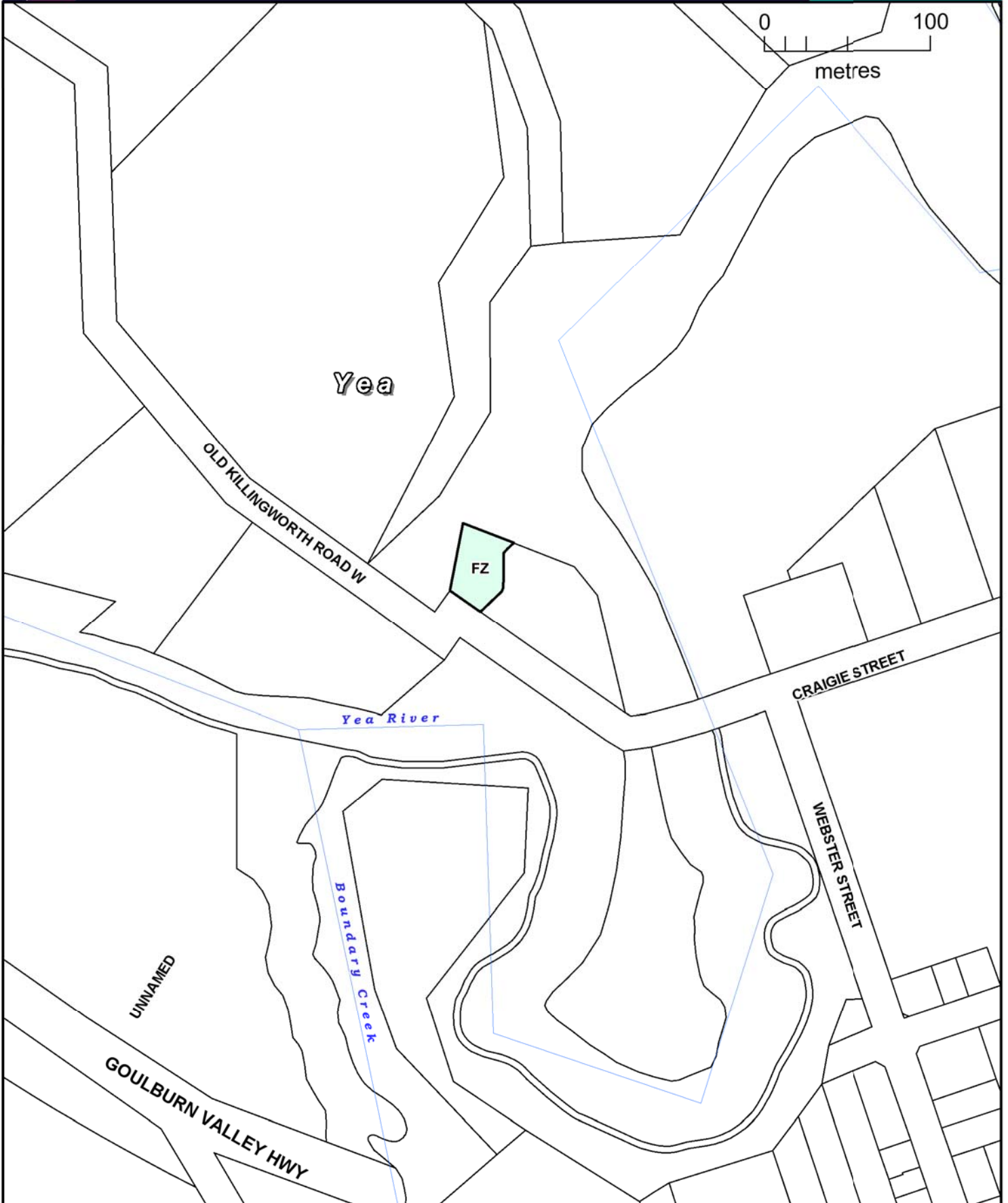
## LEGEND

Part of Planning Scheme Map 6

**D-HO** AREA TO BE DELETED FROM A HERITAGE OVERLAY

# AMENDMENT C63

# GURRINDINDI PLANNING SCHEME



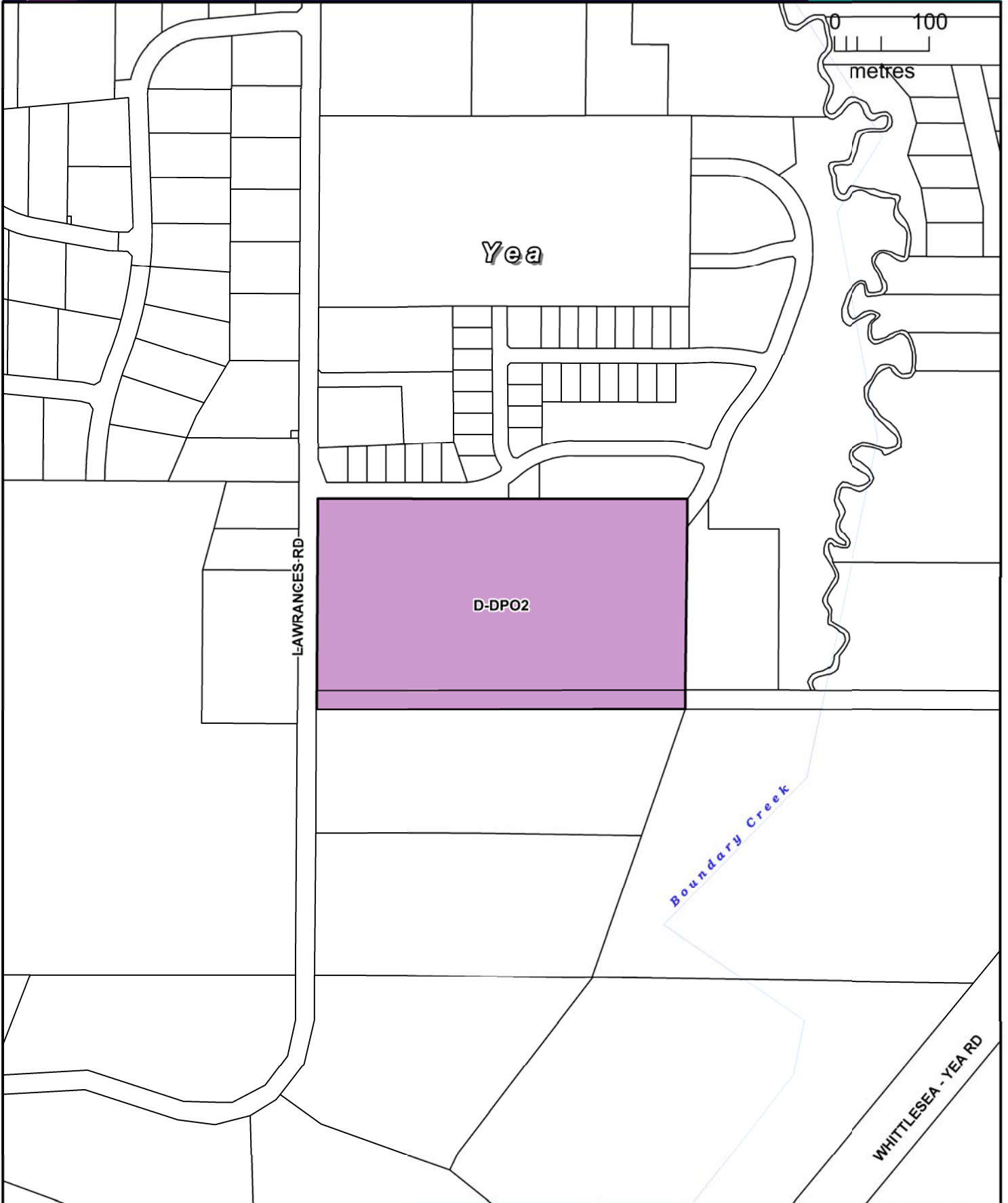
## LEGEND

**FZ** FARMING ZONE

Part of Planning Scheme Map 7

# AMENDMENT C63

# MURRINDINDI PLANNING SCHEME



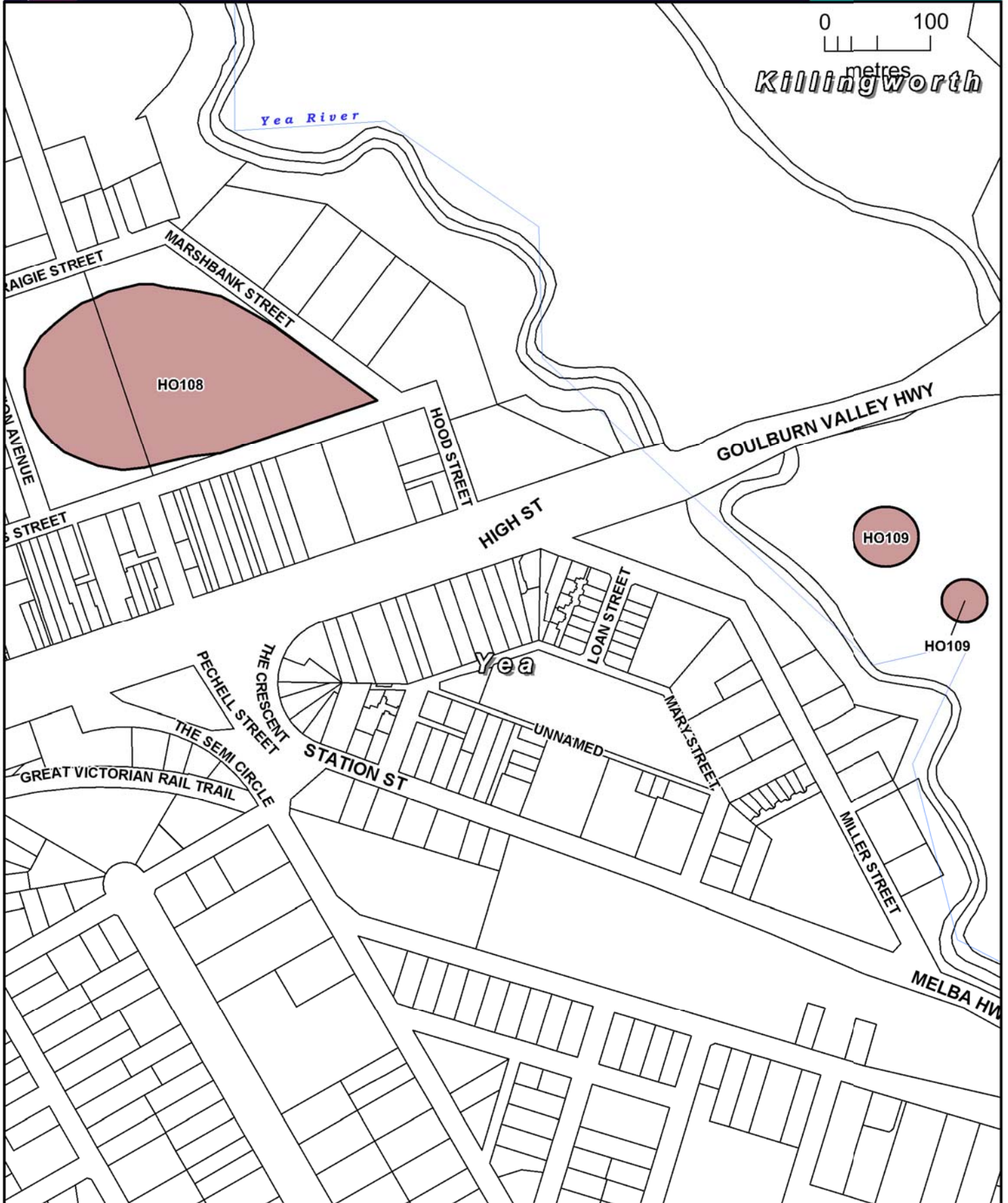
## LEGEND

Part of Planning Scheme Map 7

**D-DPO2** AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY

# AMENDMENT C63

# MURRINDINDI PLANNING SCHEME



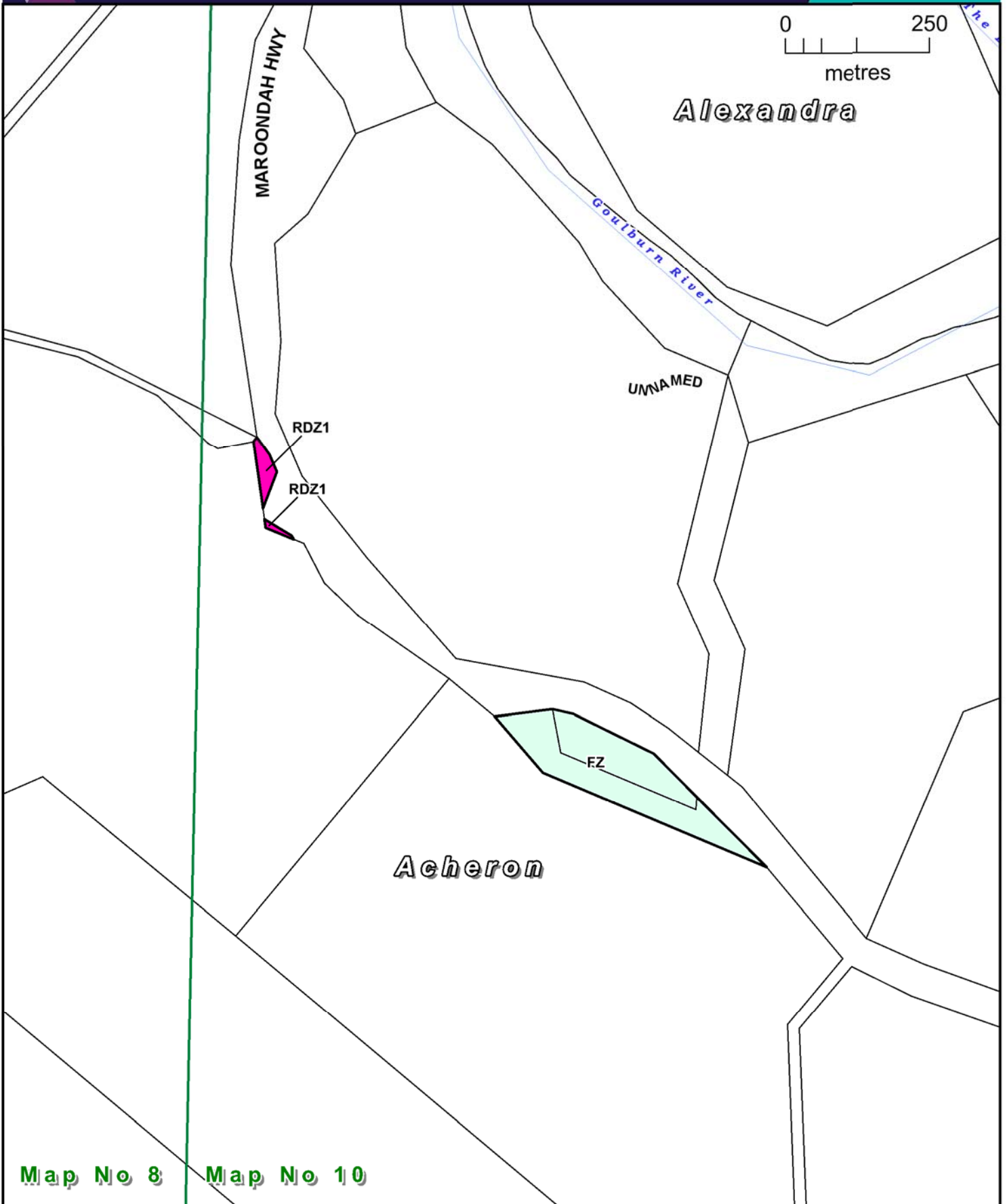
## LEGEND

 HO HERITAGE OVERLAY

Part of Planning Scheme Map 7

# AMENDMENT C63

# MURRINDINDI PLANNING SCHEME



## LEGEND

- RDZ1** ROAD ZONE - CATEGORY 1
- FZ** FARMING ZONE

Part of Planning Scheme Map 10

# AMENDMENT C63

# MURRINDINDI PLANNING SCHEME - LOCAL PROVISION



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This map should be read in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.

- Public Land**
- PUZ3** Public Use Zone - Health And Community
- Rural**
- RLZ** Rural Living Zone

Municipal Boundary (If shown)

500 0 500 m

AUSTRALIAN MAP GRID ZONE 55

PREPARED BY: Planning Mapping Services

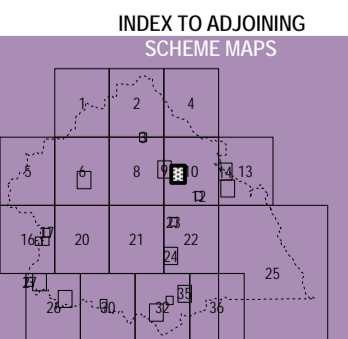


Printed: 22/2/2018

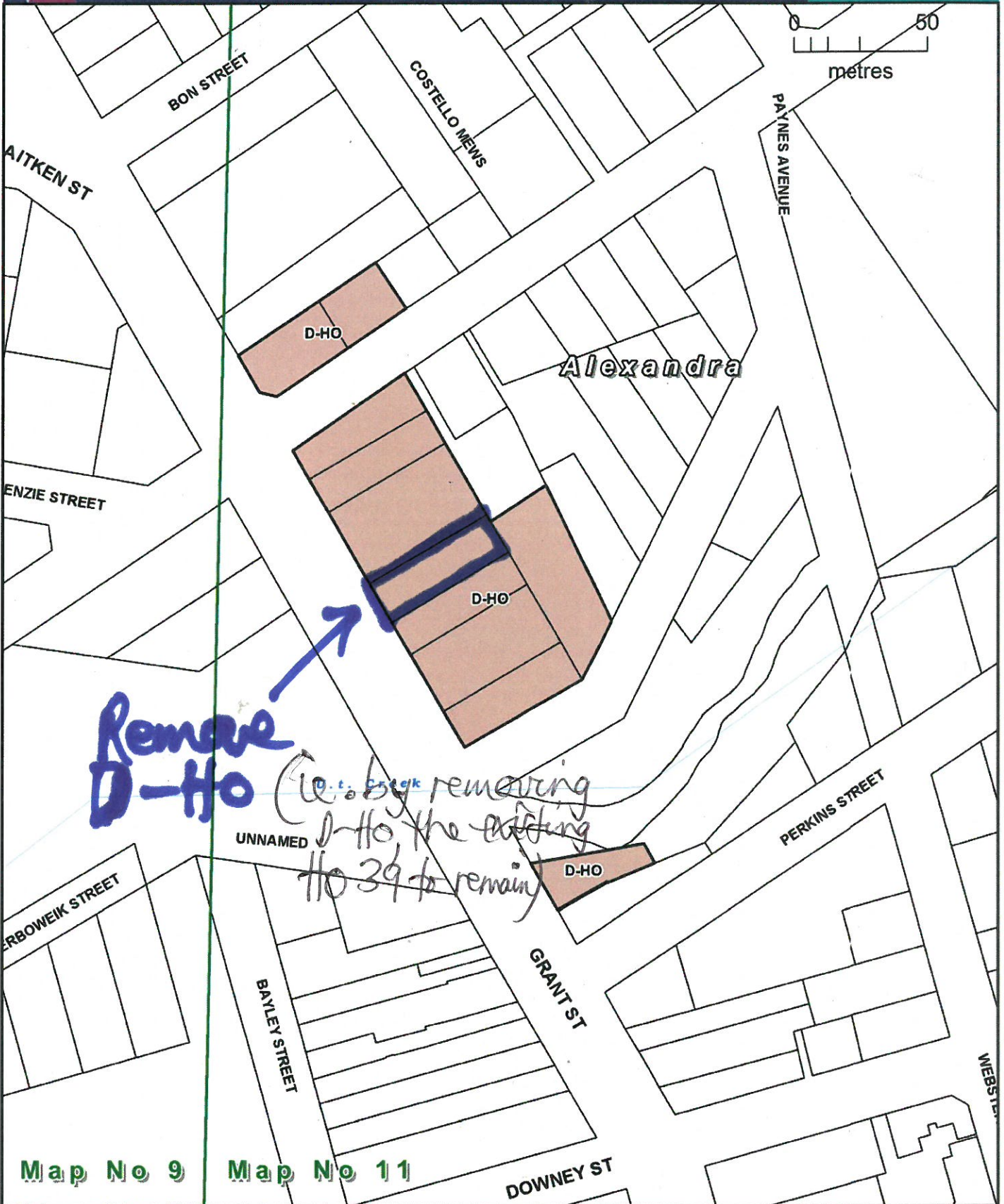
AMENDMENT C63

VICTORIA State Government

Environment, Land, Water and Planning



# MURRINDINDI PLANNING SCHEME



## LEGEND

**D-HO** AREA TO BE DELETED FROM A HERITAGE OVERLAY

Part of Planning Scheme Map 11

# AMENDMENT C63

Planning Mapping Services |  
Planning Information Services |  
Planning |

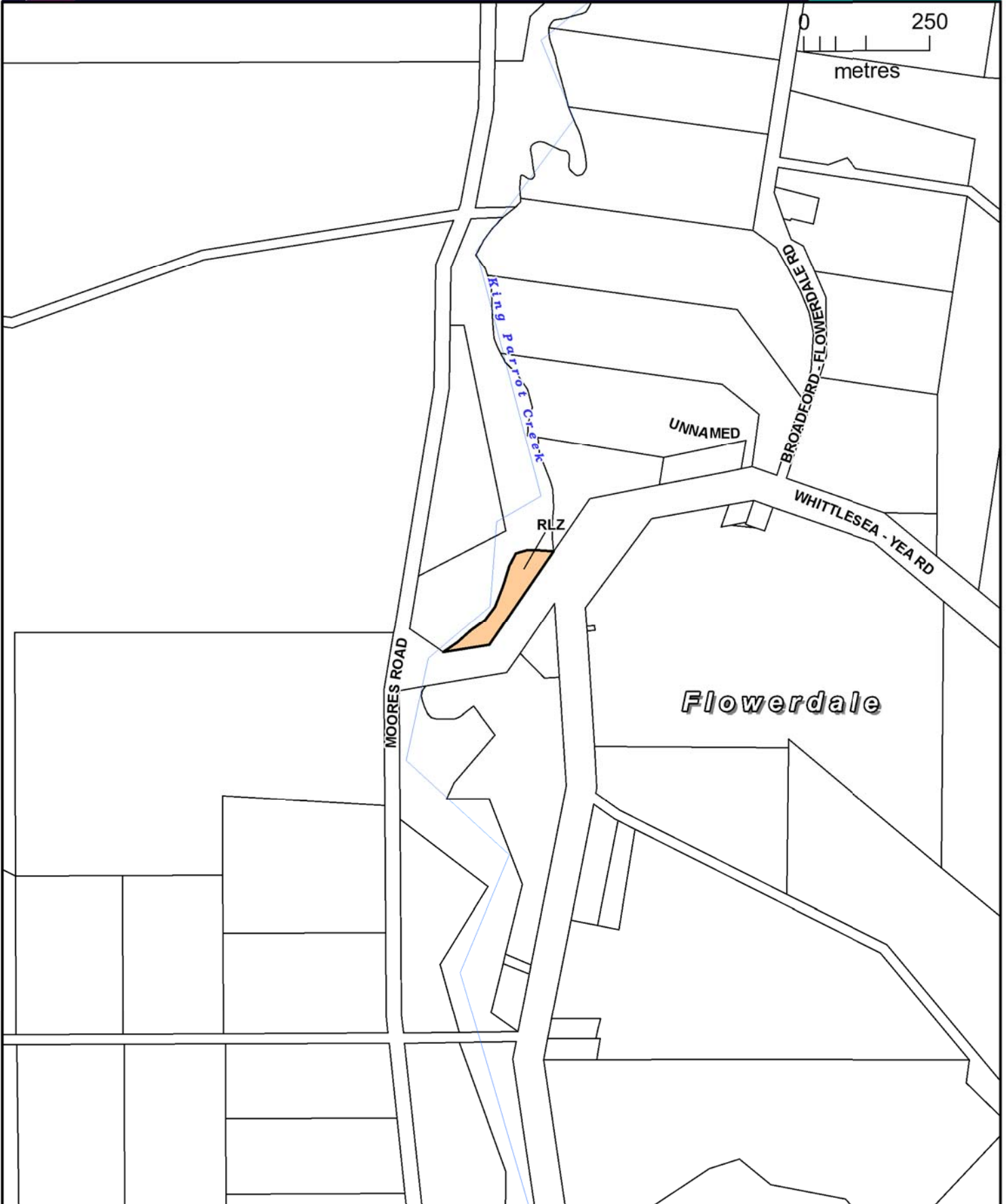


**VICTORIA**  
State Government

Environment,  
Land, Water  
and Planning



# MURRINDINDI PLANNING SCHEME



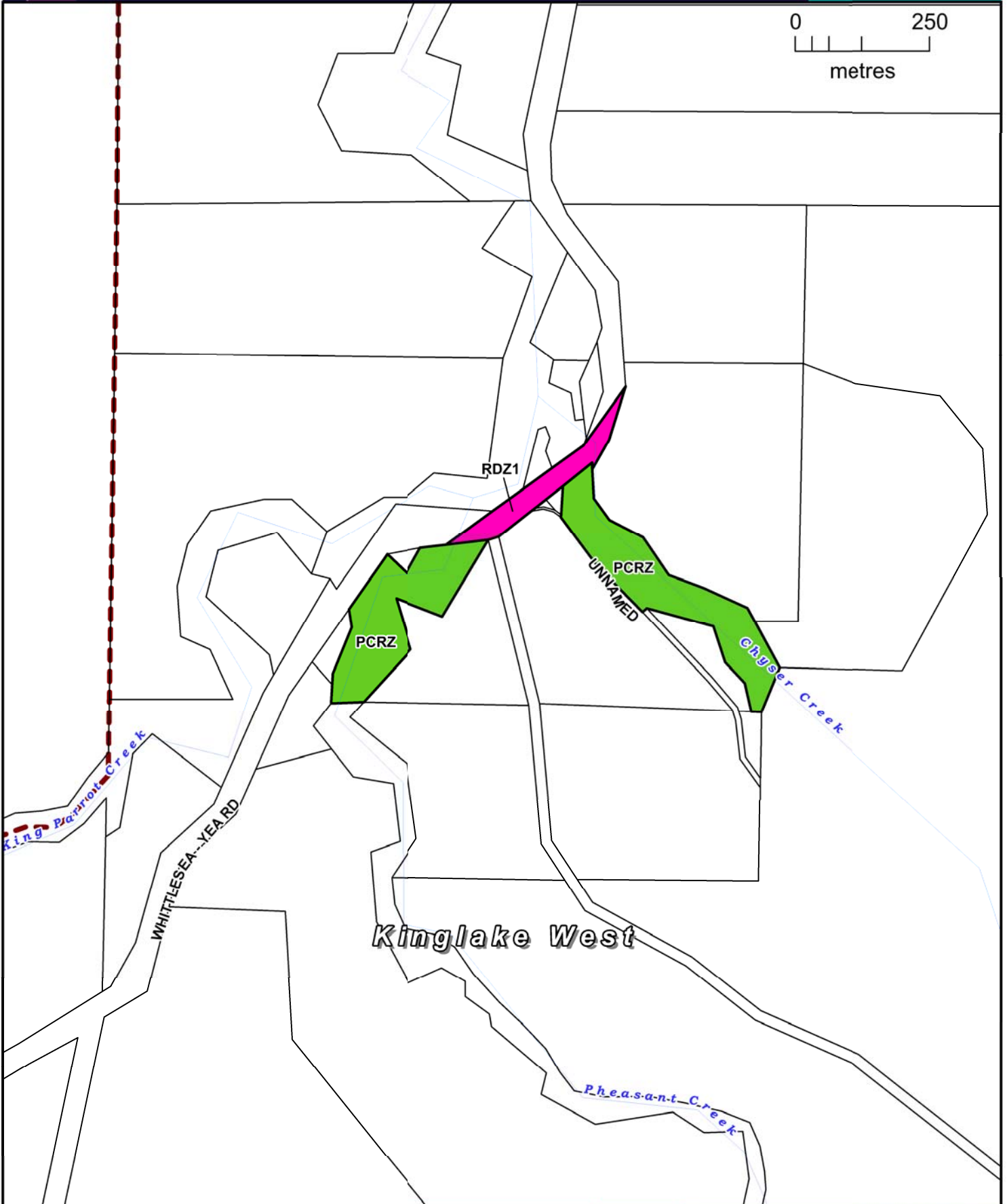
## LEGEND

**RLZ** RURAL LIVING ZONE

Part of Planning Scheme Map 16

# AMENDMENT C63

# MURRINDINDI PLANNING SCHEME



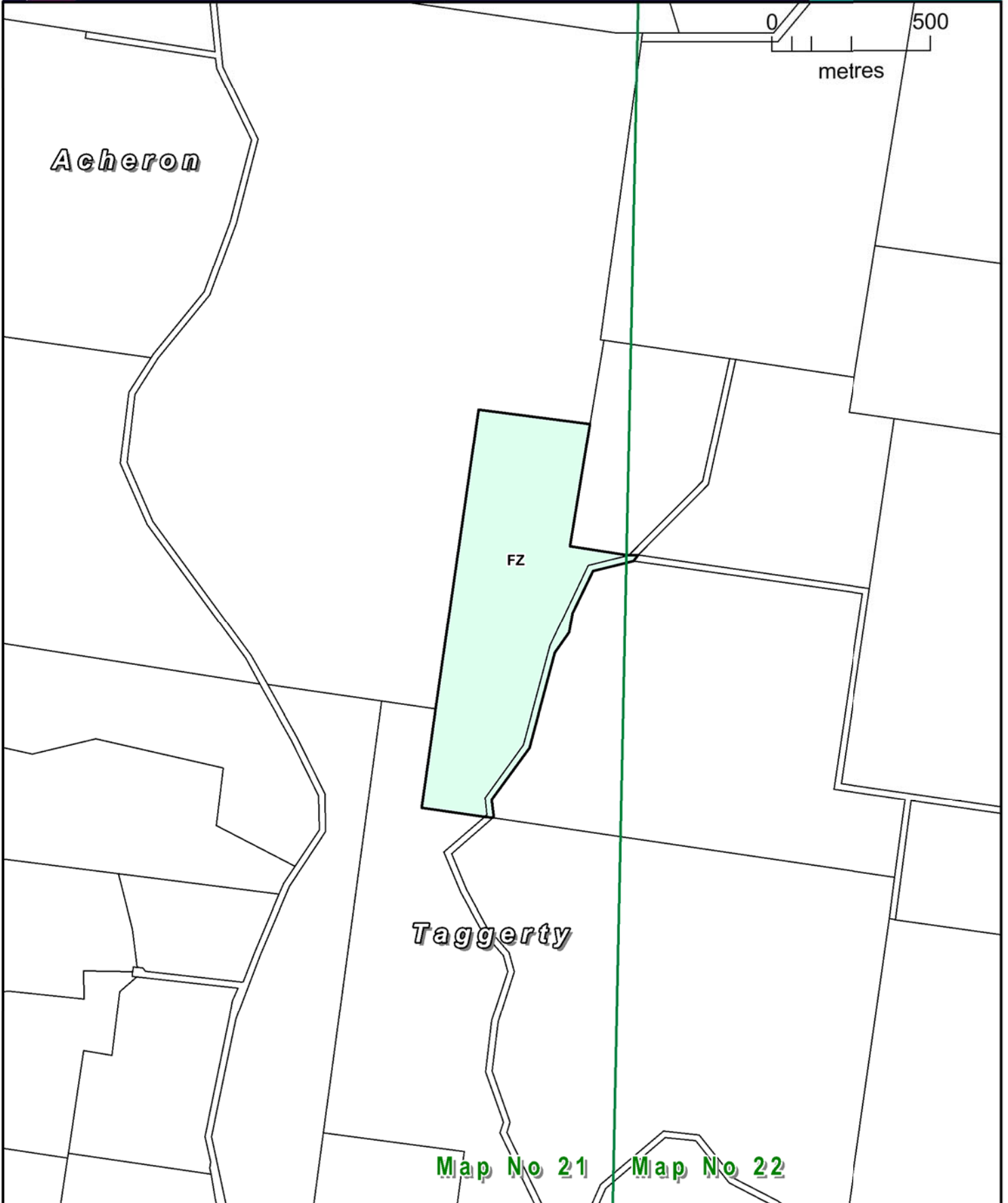
## LEGEND

- PCRZ PUBLIC CONSERVATION AND RESOURCE ZONE
- RDZ1 ROAD ZONE - CATEGORY 1

Part of Planning Scheme Map 16

## AMENDMENT C63

# MURRINDINDI PLANNING SCHEME



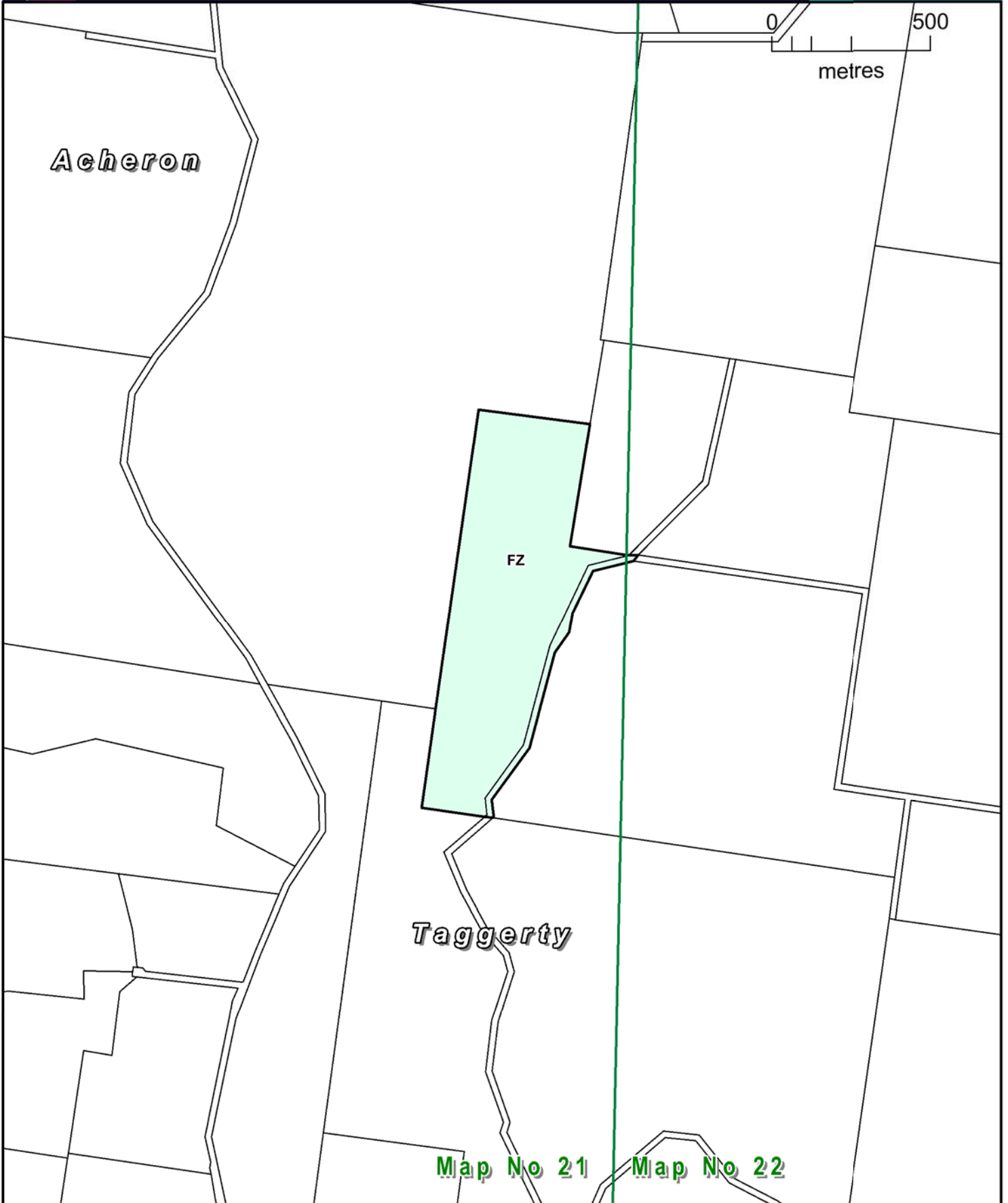
## LEGEND

**FZ** FARMING ZONE

Part of Planning Scheme Map 21 & Map 22

# AMENDMENT C63

# MURRINDINDI PLANNING SCHEME



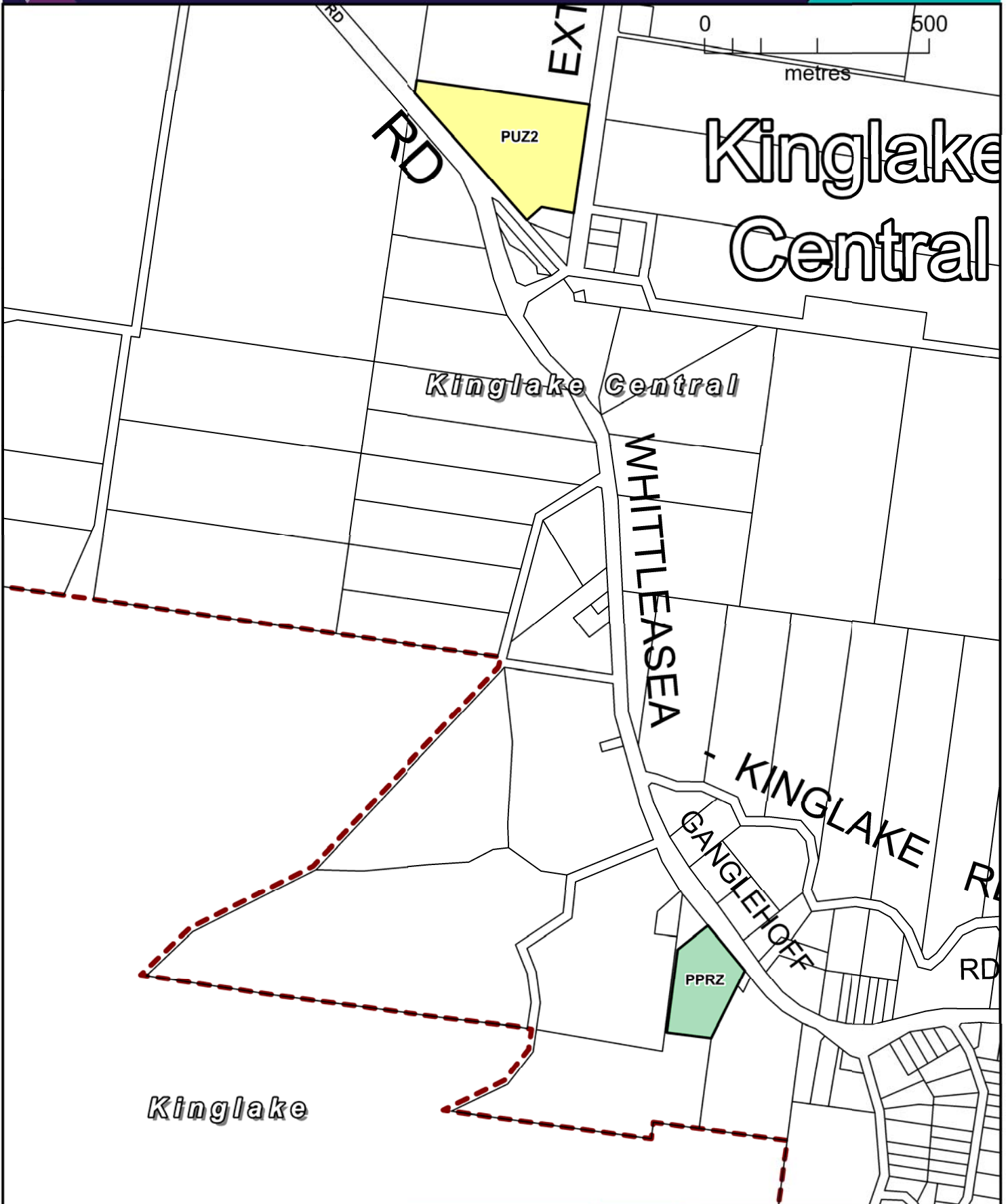
## LEGEND

**FZ** FARMING ZONE

Part of Planning Scheme Map 21 & Map 22

# AMENDMENT C63

# MURRINDINDI PLANNING SCHEME



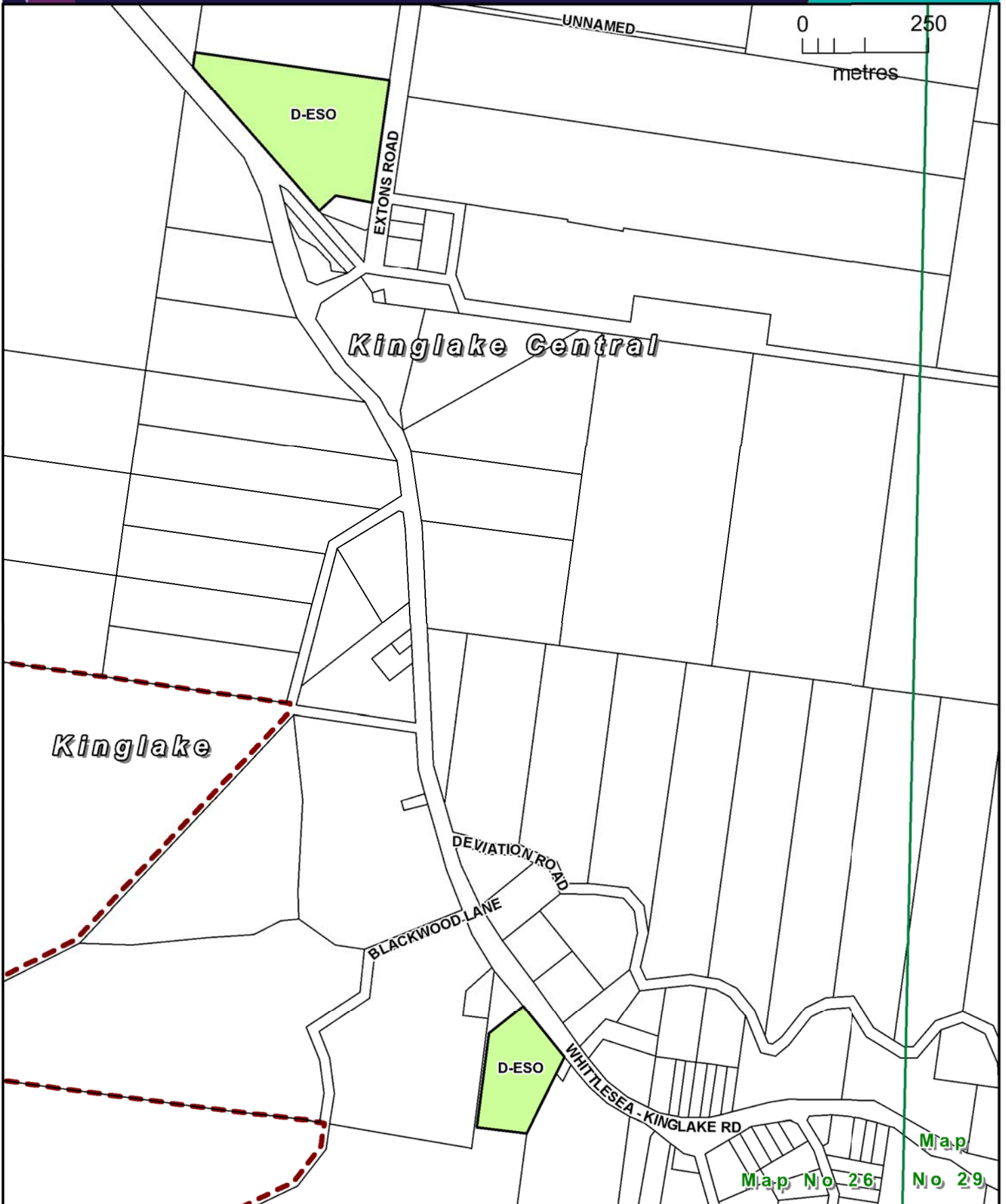
## LEGEND

-  PUBLIC PARK AND RECREATION ZONE
-  PUBLIC USE ZONE - EDUCATION

Part of Planning Scheme Map 26

# AMENDMENT C63

# MURRINDINDI PLANNING SCHEME



## LEGEND

Part of Planning Scheme Map 26

**D-ESO** AREA TO BE DELETED FROM AN ENVIRONMENTAL SIGNIFICANCE OVERLAY

# AMENDMENT C63

# MURRINDINDI PLANNING SCHEME - LOCAL PROVISION



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This map should be read in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.

**Public Land**  
 PU22 Public Use Zone - Education

Municipal Boundary (If shown)

500 0 500 m

AUSTRALIAN MAP GRID ZONE 55

PREPARED BY: Planning Mapping Services

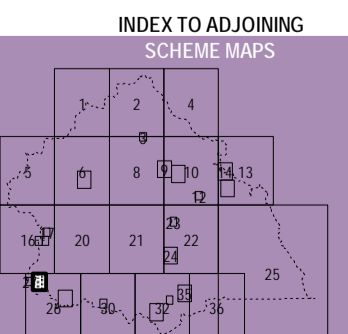


Printed: 6/2/2018

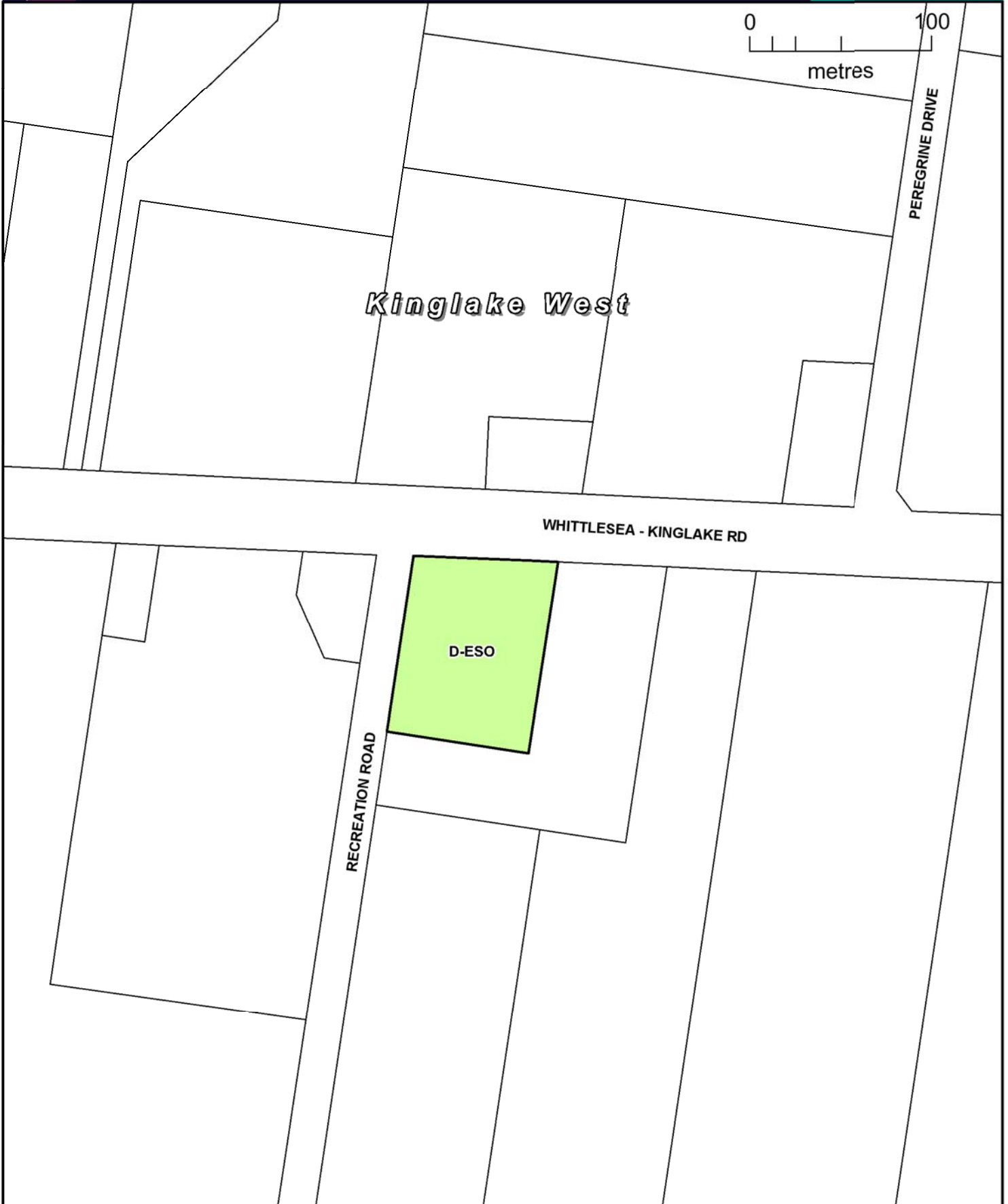
### AMENDMENT C63



Environment, Land, Water and Planning



# MURRINDINDI PLANNING SCHEME



## LEGEND

Part of Planning Scheme Map 28

**D-ESO** AREA TO BE DELETED FROM AN ENVIRONMENTAL SIGNIFICANCE OVERLAY

# AMENDMENT C63



# MURRINDINDI PLANNING SCHEME - LOCAL PROVISION



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**Public Land**  
 PUZ7 Public Use Zone - Other Public Use

Municipal Boundary (If shown)

500 0 500 m  
 AUSTRALIAN MAP GRID ZONE 55

PREPARED BY: Planning Mapping Services

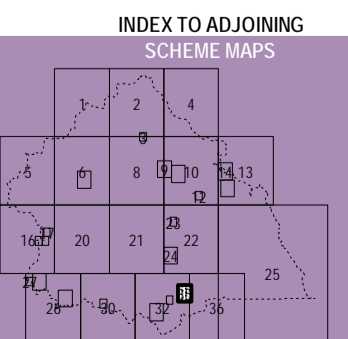


Printed: 6/2/2018

**AMENDMENT C63**



Environment, Land, Water and Planning



MURRINDINDI PLANNING SCHEME

04/12/2014  
643(Part 1)  
Proposed C63

**SCHEDULE TO CLAUSE 43.01 THE HERITAGE OVERLAY**

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External Paint Controls apply?	Internal Alteration Controls apply?	Tree Controls apply?	Outbuildings or fences not exempt under Clause 43.01-34?	Included on the Victorian Heritage Register under the Heritage Act 19952017?	Prohibited uses permitted ?	Name of Incorporated Plan under Clause 43.01-32	Aboriginal heritage place?
HO1	Murrindindi Station 5620 Melba Hwy, YEA					Yes Ref No H0371	Yes	<u>None specified</u>	Ne
HO2	Yea Railway Station (former) Station St, YEA					Yes Ref No. H0771	Yes	<u>None specified</u>	Ne
HO3	"Doogalook" Homestead	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO4	Purcells General Store 20 High Street, YEA					Yes Ref No. H0740	Yes	<u>None specified</u>	Ne
HO5	St Lukes Church 1-5 Pelissier Street, YEA	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO6	Yea Shire Hall 27 High Street, YEA	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO7	Tallarook Mansfield Railway- Cheviot tunnel structure and embankments	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO8	Yea Post Office The Semi Circle, YEA	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO9	Yea High Street, Streetscape 2-118 and 3-119 High Street, 5-15 The Semi	Ne	Ne	Yes	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne

MURRINDINDI PLANNING SCHEME

PS map ref	Heritage place	External Paint Controls apply?	Internal Alteration Controls apply?	Tree Controls apply?	Outbuildings or fences not exempt under Clause 43.01-34?	Included on the Victorian Heritage Register under the Heritage Act 1995/2017?	Prohibited uses permitted ?	Name of Incorporated Plan under Clause 43.01-32	Aboriginal heritage place?
	Circle, 1-7 The Crescent and 1-5 Whatton Place, YEA								
HO10	Killingworth Ruins KILLINGWORTH	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO11	Commercial Bank of Australia (former) 34 High Street, YEA	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO12 and HO24	Alexandra Courthouse and Former Shire Offices 38A-40 Downey Street, ALEXANDRA	Yes	Ne	Ne	Ne	Yes Ref No. H1654	Yes	<u>None specified</u>	Ne
HO13	"The Hermitage" 161 Maroondah Highway, NARBETHONG	-	-	-	-	Yes Ref No. H0303	Yes	<u>None specified</u>	Ne
HO14	"The Oaks" Goulburn Valley Highway, ALEXANDRA	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO15	Shire Hall and Council Chambers Perkins St, ALEXANDRA	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO16	Alexandra Library Perkins St, ALEXANDRA	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO17	Rubicon Hydro-electric scheme Off Rubicon Road, RUBICON	-	-	-	-	Yes Ref No. H1187	Yes	<u>None specified</u>	Ne

MURRINDINDI PLANNING SCHEME

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HO18	Robbie's Mill Anderson Lane, NARBETHONG	-	-	-	-	Yes Ref No. H1823	Yes	<u>None specified</u>	Ne
HO19	Grandstand, Yea Showgrounds and Recreation Reserve YEA	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO20	Glenmore Station	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO21	Fawcett Mechanics Institute FAWCETT	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO22	Alexandra Railway Station Station Street, ALEXANDRA	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO23	Police buildings (police residence, single men's quarters, stables and lockup) Bon Street, ALEXANDRA	Ne	Ne	Ne	Ne	Ne	Yes	<u>None specified</u>	Ne
HO25	Tallarook Mansfield Railway	Ne	Ne	Yes Mature Monterey Cypress, Pine and Pepper trees	Yes Gates and fences at level crossing, goods shed	Ne	Ne	<u>None specified</u>	Ne
HO26	Breakaway Bridge Breakaway Road, ACHERON	Ne	Ne	Ne	Ne	Ne	Ne	<u>None specified</u>	Ne

MURRINDINDI PLANNING SCHEME

PS map ref	Heritage place	External Paint Controls apply?	Internal Alteration Controls apply?	Tree Controls apply?	Outbuildings or fences not exempt under Clause 43.01-34?	Included on the Victorian Heritage Register under the Heritage Act 1995/2017?	Prohibited uses permitted ?	Name of Incorporated Plan under Clause 43.01-32	Aboriginal heritage place?
HO27	Albert Edward Masonic Lodge No 59 24 Webster Street, ALEXANDRA	No	No	No	Yes Post and wire cyclone fence	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO28	Dove Cottage 6 Paynes Avenue, ALEXANDRA	No	No	No	-Yes Laundry	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO29	House 27 Perkins Street, ALEXANDRA	No	No	Yes Canary Island Palm	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO30	House and Stables 66-68 Nihil Street, ALEXANDRA	No	No	No	Yes	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO31	House 28 Grant Street, ALEXANDRA	No	No	Yes Canary Island Palm	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO32	Oddfellows Hall (former) 174 Grant Street, ALEXANDRA	No	No	Yes Canary Island Palm Mature oak tree	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO33	Princess Alexandra Statue, Sheils Gardens 33 Perkins Street, ALEXANDRA	No	No	No	No	No	No	<u>None specified</u>	No

MURRINDINDI PLANNING SCHEME

PS map ref	Heritage place	External Paint Controls apply?	Internal Alteration Controls apply?	Tree Controls apply?	Outbuildings or fences not exempt under Clause 43.01-34?	Included on the Victorian Heritage Register under the Heritage Act 1995/2017?	Prohibited uses permitted ?	Name of Incorporated Plan under Clause 43.01-32	Aboriginal heritage place?
HO34	St Johns Anglican Church and Organ, Hall and Vicarage 39 Downey Street, ALEXANDRA	No	Yes	No	Yes Entrance gate posts	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO35	Summerview Farm, house, barn and hut 199 Binns-McCrae Road, ALEXANDRA	No	No	No	Yes Barn and hut	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO36	The Mount (former) 2456 Goulburn Valley Highway, ALEXANDRA	No	No	Yes Mature Oaks	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO37	Alexandra Dairy Company building 9 Downey Street, ALEXANDRA	No	No	No	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO38	Athlone 6 Johnston Street, ALEXANDRA	No	No	Yes Mature exotic trees in front yard	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO39	Alexandra Main Street Precinct <del>35 Perkins Street and 43, 55, 57 and 60 - 97 60-100 and 35-97</del> Grant Street, ALEXANDRA	No	No	No	No	No	No	Murrindindi Shire HO Permit Exemptions 2011	No

MURRINDINDI PLANNING SCHEME

PS map ref	Heritage place	External Paint Controls apply?	Internal Alteration Controls apply?	Tree Controls apply?	Outbuildings or fences not exempt under Clause 43.01-34?	Included on the Victorian Heritage Register under the Heritage Act 1995/2017?	Prohibited uses permitted ?	Name of Incorporated Plan under Clause 43.01-32	Aboriginal heritage place?
HO40	Acheron Park, Homestead complex 2335-2337 Maroondah Highway, BUXTON	Yes	Yes	No	Yes Dairy, silos and Piggery	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO41	St Thomas Church of England 2275 Maroondah Highway, BUXTON	No	No	Yes Mature exotic trees	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO42	Cathkin (Molesworth) Cemetery Cremona Road, CATHKIN	No	No	Yes Mature pines and eucalypts	No	No	No	<u>None specified</u>	No
HO43	Cathkin Hotel and Cathkin Post Office (former) 20 Maroondah Link Highway, CATHKIN	No	No	No	Yes Post office	No	Yes	<u>None specified</u>	No
HO44	Cremona Bridge 36 Ridds Road, CATHKIN	No	No	No	No	No	No	<u>None specified</u>	No
HO45	Caveat Church and grotto 479 Caveat-Dropmore Road, DROPMORE	No	No	No	Yes Grotto	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO46	Dropmore Homestead 1320 Caveat-Dropmore Road, DROPMORE	No	No	Yes Oak and elm avenue	Yes Barn and dairy, woolshed	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO47	Eildon Dam Goulburn Valley Highway, EILDON	No	No	No	Yes Lookout shelter	No	No	Murrindindi Shire HO Permit Exemptions 2011	No

MURRINDINDI PLANNING SCHEME

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HO49	Juvena, Homestead complex 816 Back Eildon Road, EILDON	No	No	Yes Mature trees in garden	Yes Cottage, bush pole sheds	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO50	Elderslie 573 Spring Creek Road, FAWCETT	No	No	No	Yes Shearing shed, dairy	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO51	Log Cabin 825 Spring Creek Road, FAWCETT	Yes	No	No	Yes Log Cabin	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO52	Old Silo and Rabbiter's Hut 640 Spring Creek Road, FAWCETT	No	No	No	Yes Silo and hut	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO53	Topsy Vale Barn 147 Parsons Lane, FAWCETT	Yes	No	No	Yes Barn	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO54	Glenside 44 Ghin Ghin Road, GHIN GHIN	No	No	No	Yes Woolshed, stable	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO56	Glenburn Primary School No 3344 (former) 3873 Melba Highway, GLENBURN	No	Yes	No	Yes Shelter shed	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO57	Allen Homestead (former) 1095 Yarck Road, GOBUR	No	No	Yes Monterey Pines	Yes Sheds	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No



MURRINDINDI PLANNING SCHEME

PS map ref	Heritage place	External Paint Controls apply?	Internal Alteration Controls apply?	Tree Controls apply?	Outbuildings or fences not exempt under Clause 43.01-34?	Included on the Victorian Heritage Register under the Heritage Act 1995/2017?	Prohibited uses permitted ?	Name of Incorporated Plan under Clause 43.01-32	Aboriginal heritage place?
HO58	Crathie 1 Frees Road, GOBUR	Ne	Ne	Ne	Yes Log cabin, barn	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO59	Gobur Cemetery Yarck Road, GOBUR	Ne	Ne	Yes Monterey Pines	Ne	Ne	Ne	<u>None specified</u>	Ne
HO60	Kanumbra State School No1932 (former)	Ne	Ne	Ne	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO61	Kanumbra St Paul's Church of England and Methodist Church (former 7390-7392 Maroondah Highway, KANUMBRA	Ne	Ne	Ne	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO62	St Bee's and Old Kanumbra Estate Woolshed 7262 Maroondah Highway, KANUMBRA	Ne	Ne	Yes Monterey Pines, Cypresses	Yes Kanumbra Woolshed, St Bee's Silo and Sheds	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO63	Eothen Residence 3005 Heidelberg-Kinglake Road, KINGLAKE	Ne	Ne	Yes Mature trees in front garden, cypress hedge	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO64	Kinglake State School No 2188 and Kinglake Post Office (former)	Ne	Ne	Ne	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne

MURRINDINDI PLANNING SCHEME

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	6 McMahons Road, KINGLAKE								
HO65	National Park Hotel 28 Whittlesea-Kinglake Road, KINGLAKE	No	No	Yes Cypress and mature exotic trees	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO66	Kinglake West Uniting Church 1050 Whittlesea-Kinglake Road, KINGLAKE WEST	No	No	Yes Cedrus deodar	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO67	Fairview Park 5759-5764 Maroondah Highway, KORIELLA	No	No	Yes Mature Oak Tres	Yes Woolshed	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO68	Limestone Avenue of Honour Langs Road (at Limestone Road), LIMESTONE	No	No	Yes Oak trees	No	No	No	<u>None specified</u>	No
HO69	Crossways Country Inn 4-6 Woods Point Road, MARYSVILLE	Yes	No	No	Yes Cabins	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO70	Marysville War Memorial 1 Murchison Street, MARYSVILLE	No	No	No	No	No	No	<u>None specified</u>	No
HO71	Oak Avenue Murchison Street (between Lyell Street and river), MARYSVILLE	No	No	Yes Mature oaks, elm and plane trees	No	No	No	Murrindindi Shire HO Permit Exemptions 2011	No

MURRINDINDI PLANNING SCHEME

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HO72	Wilks Creek Bridge abutments 176 Marysville Road, MARYSVILLE	Ne	Ne	Ne	Ne	Ne	Ne	<u>None specified</u>	Ne
HO73	Balham Hill Homestead 1599 Whanregarwen Road, MOLESWORTH	Ne	Ne	Ne	Yes Well, stables	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO74	Christ Church 4559 Goulburn Valley Highway, MOLESWORTH	Ne	Ne	Yes Mature exotic trees	Yes Fence and gate	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO75	Molesworth Hall 4355 Goulburn Valley Highway, MOLESWORTH	Ne	Ne	Ne	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO76	St Fillan Farm 723 Maroondah Highway, NARBETHONG	Ne	Ne	Yes	Ne	Ne	Ne	<u>None specified</u>	Ne
HO77	Chase Farm 55 Upper King Parrot Creek Road, STRATH CREEK	Ne	Ne	Yes Remnant orchard near house	Yes Dairy	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO78	Flowerdale Estate 2261-2285 Broadford- Flowerdale Road, STRATH CREEK	Ne	Ne	Yes Mature exotic trees	Yes Stables, meat store	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO79	Hume & Hovell Cairn 1204 King Parrot Creek Road, STRATH CREEK	Ne	Ne	Ne	Ne	Ne	Ne	<u>None specified</u>	Ne

MURRINDINDI PLANNING SCHEME

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HO80	Kerrisdale Race Paddock & Sheepwash Lagoon 1105 King Parrot Creek Road, STRATH CREEK (see below)	No	No	No	No	No	No	<u>None specified</u>	No
HO80	Kerrisdale Station & Woolshed, Farm Shearers' Quarters 1105 King Parrot Creek Road, STRATH CREEK (see above)	No	No	Yes Plane Tree avenue, elms, oaks, irish strawberry tree	Yes 852- dairy, meat store 880 – woolshed, shearers' quarters	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO81	Strath Creek Public Hall 4 Ferguson Street, STRATH CREEK	No	No	No	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO82	Uniting Church 57 Fitzgerald Street, STRATH CREEK	No	Yes	No	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	<u>N</u>
HO83	War Memorial 4 Ferguson Street, STRATH CREEK	No	No	No	Yes Concrete-post fence	No	No	<u>None specified</u>	No
HO84	Bunya Pines at Acheron Station site 85 Robertsons Road, TAGGERTY	No	No	Yes Bunya Pines (2)	No	No	No	<u>None specified</u>	No
HO85	Mundroola (former)	No	No	Yes Cypress hedge,	Yes Silo	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No

MURRINDINDI PLANNING SCHEME

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	3370 Maroondah Highway, TAGGERTY			Italian cypresses, elms, Algerian Oak					
HO86	Taggerty Hall 5 Taggerty-Thornton Road, TAGGERTY	No	No	No	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO87	Taggerty House 2741 Maroondah Highway, TAGGERTY	No	No	Yes Mature exotic trees in front garden	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO88	Blondell Park 696 Back Eildon Road, THORNTON	No	No	Yes Entrance avenue, orchard, mature exotic trees in garden	No	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO89	Eildon Park (former) 1701 Goulburn Valley Highway, THORNTON	No	No	No	Yes Stable	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No
HO90	Thornton State School No 1371 9 Back Eildon Road, THORNTON	No	No	Yes Mature Oak	Yes Shelter Shed	No	Yes	Murrindindi Shire HO Permit Exemptions 2011	No

MURRINDINDI PLANNING SCHEME

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HO91	Cryptomeria Japonica 'Elegans' at Toolangi State School 1756 Healesville-Kinglake Road, TOOLANGI	Ne	Ne	Yes Cryptomeria Japonica 'Elegans'	Ne	Ne	Ne	<u>None specified</u>	Ne
HO92	Singing Gardens at Arden 1694 Kinglake-Healesville Road, TOOLANGI	Ne	Ne	Yes Mature exotic trees	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO93	Niagaroon Station Woolshed 4799-4849 Maroondah Highway, corner Whanregarwen Road, WHANREGARWEN	Ne	Ne	Ne	Yes Woolshed	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO94	Chaff House 87 Yarck Road, YARCK	Ne	Ne	Ne	Yes Chaff House	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO95	Yarck Township Precinct 6573-6607 and 6586-6608 Maroondah Highway, YARCK	Ne	Ne	Yes Mature oak, elm, plane, Monterey Pine and eucalypt	Ne	Ne	Ne	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO96	Belvoir 9 Whatton Place, YEA	Ne	Ne	Yes Mature exotic trees	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO97	Cloney Grange 5784 Goulburn Valley Highway, YEA	Ne	Ne	Yes Mature elms to front drive	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne

MURRINDINDI PLANNING SCHEME

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HO98	Duke of Clarence Masonic Lodge No 173 120b High Street, YEA	Ne	Ne	Ne	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO99	House 134 High Street, YEA	Ne	Ne	Ne	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO100	Old Yea Cemetery Allot. 6C Sectors A, Moyle Street, YEA	Ne	Ne	Ne	Ne	Ne	Ne	<u>None specified</u>	Ne
HO102	Sacred Heart Roman Catholic Church & Presbytery 9 The Parade, YEA	Ne	Yes	Ne	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO103	Scot's Presbyterian Church 31 Station Street, YEA	Yes	Yes	Ne	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO104	Yea Diary Company building (former) 13 Rattray Street, YEA	Yes	Ne	Ne	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO105	Yea Station Street Precinct 1-35 Station Street, YEA	Ne	Ne	Ne	Ne	Ne	Ne	Murrindindi Shire HO Permit Exemptions 2011	Ne
HO106	Yea The Parade Precinct 1-9, 31-35, 4-20 & 34-38 The Parade, YEA	Ne	Ne	-Yes Mature oak at No8; oak and cedar at No14.	Ne	Ne	Yes	Murrindindi Shire HO Permit Exemptions 2011	Ne

MURRINDINDI PLANNING SCHEME

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<a href="#">HO108</a>	<a href="#">Part of Yea Showgrounds and Recreation Reserve, Snodgrass Street, YEA</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">Y</a> <a href="#">Mature oak trees</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">None specified</a>	<a href="#">N</a>
<a href="#">HO109</a>	<a href="#">Part of Yea River Parkland, southern side of Goulburn Valley Highway, YEA</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">Y</a> <a href="#">Mature elm and oak trees</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">None specified</a>	<a href="#">N</a>

Notes: Insert Interim control Expiry Date:dd/mm/yyyy if interim controls apply  
See 43.01 for relevant provisions and scope.



14/01/2010  
~~C25~~Proposed  
C63

## SCHEDULE 1 TO ~~THE~~ CLAUSE 42.02 VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO1.

### MARYSVILLE VEGETATION PROTECTION AREA

#### 1.0 Statement of nature and significance of vegetation to be protected

26/07/2006  
C14

The vegetation within the township of Marysville is of historical and aesthetic significance. Marysville is a significant tourist destination within the Shire. Views and native vegetation from roads leading into Marysville form an important part of the area's character and are important for tourists and residents. The devastating fire of 7 February 2009 resulted in the loss of significant indigenous, native and exotic vegetation. The surviving remnant trees are of value in recreating the landscape character of Marysville.

#### 2.0 Vegetation protection objective to be achieved

26/07/2006  
~~C14~~Proposed  
C63

- ~~▪—Maintain remnant native trees and bushland in and around the township of Marysville.~~
- ~~▪—Protect the aesthetics and character of gateways into Marysville.~~
- ~~▪—Integrate future development of the town in a way that will not detract from the town's unique urban landscape.~~

Maintain remnant native trees and bushland in and around the township of Marysville, protect the aesthetics and character of gateways into the town and integrate future development of the town in a way that will not detract from the town's unique urban landscape.

#### 3.0 Permit requirement

14/01/2010  
~~C25~~Proposed  
C63

A planning permit is required to remove, destroy or lop native or exotic vegetation.

This does not apply to:

- ~~▪ Any environmental weed listed under the document *Advisory list of environmental weeds of the ranges bioregions of Victoria*, Department of Sustainability and Environment, 2009 (as amended).~~
- ~~▪ Any exemption listed in Clauses 42.02-2 and 42.02-3.~~
- ~~▪ The removal of any dead vegetation~~
- The removal, destruction or lopping of any native or exotic tree below 13.0 metres in height, ~~or having a trunk girth at any point of less than 35 centimetres~~
- Any buildings, works or removal, destruction or lopping of any vegetation by any government department, public authority or Murrindindi Shire Council for the purposes of any public or local government utility, service, works or facility.
- Any development or works in accordance with any approved management plan adopted by the responsible authority or the Department of ~~Sustainability and Environment~~, Land, Water and Planning.
- ~~▪ Removal, destruction or lopping of native vegetation as a result of moving or grazing stock~~
- Removal of State Prohibited Weeds, Regionally Prohibited Weeds, Regionally Controlled Weeds and Restricted Weeds as defined in the *Catchment and Land Protection Act 1994*.

#### 4.0 Decision guidelines

~~—/20—~~  
Proposed C63

None specified.

## **21.05 ENVIRONMENT**

18/02/2016  
**C54Proposed**  
**C63**

### **21.05-1 Environmental vValues**

18/02/2016  
**C54Proposed**  
**C63**

#### **Context:**

The natural environment of Murrindindi Shire is diverse, including a range of plant communities, land types and variations in the physical environment including aspect, elevation, geology, soils, landforms, rainfall and climatic zones. This natural environment forms the basis for the core economic activities in the municipality, primarily agriculture and tourism. The long term sustainable use and protection of the natural environment is critical for the continued economic and social well-being of the municipality.

The biodiversity of the municipality is one of its greatest assets. Remaining native vegetation on private land is highly fragmented and usually occurs in small or narrow linear remnants, creating problems for habitat connectivity. In highly fragmented landscapes, retention and protection of roadside and riparian vegetation is a key to the survival of many flora and fauna species, through providing the only connection between 'islands' of remnant vegetation.

The Goulburn, Yea and Acheron Rivers and tributaries and Lake Eildon are important water resources, providing a large proportion of the water supply in the Goulburn Broken catchment. The sustainable use of the catchment and waterways is vital for the municipality's long term economic, cultural and environmental wellbeing. Catchments are an integrated environmental system that requires protection and appropriate land use and management. Lake Eildon is a significant water, natural environment and tourism resource. The development of land abutting the lake needs to be carefully assessed, ensuring that water quality and visual amenity are not prejudiced.

#### **Issues:**

- Protection and enhancement of environmental features and values.
- Significance and appeal of public land in the municipality.
- Protection of waterways and water quality.
- Potential for contamination of surface and groundwater from onsite wastewater disposal systems.
- Presence of environmentally sensitive areas with significant biodiversity and recreation values, with a need for the protection of these areas and values.
- Threats to and pressure on ecosystems and species resulting from the 2009 bushfires.
- The contribution of native and exotic vegetation to the character of rural towns and settlements.
- Ongoing clearing of remnant native vegetation on private land and the need to protect this vegetation.
- Decreasing indigenous vegetation cover due to a number of development pressures such as land clearing, invasion of weeds and loss of habitat.
- A need to retain existing remnant and riparian native vegetation, including scattered paddock trees, to prevent the incremental loss of habitat and protect landscape character.

#### **Objective 1: Environmentally sustainable land use and development:**

MURRINDINDI PLANNING SCHEME

- Develop and promote environmentally sustainable outcomes and protection of the natural environment in the use and development of land.

**Strategies:**

- Ensure that land use and development protects and enhances the natural environment and environmental features and values.
- Promote and facilitate sustainable land use and development, encouraging environmentally sustainable design and energy and water efficiency.
- Ensure that sites, places and features of natural, archaeological and cultural heritage are assessed and protected.

**Objective 2: Waterways and catchment management:**

- Protect and enhance waterway and catchment health.

**Strategies:**

- Promote environmentally sustainable development and land management practices that protect and enhance waterways and catchments.
- Ensure that development and onsite wastewater management is sited and designed to minimise any landscape and water quality impacts on waterways and Lake Eildon.
- Protect, enhance and promote the role of waterways, flood plains and wetlands in supporting healthy biodiversity.
- Encourage protection of waterways and environs through the retention and revegetation of native vegetation along them to minimise erosion, prevent sediment runoff, enhance water quality and improve riparian environmental health.
- Encourage protection of waterways and environs through improved land management practices such as noxious weed control and fencing off of waterways degraded by livestock.
- Ensure that development proposals do not impact detrimentally on the flow and quality of surface water and groundwater.

**Objective 3: Biodiversity and native vegetation:**

- Protect and enhance biodiversity and native vegetation assets and values.

**Strategies:**

- Protect and enhance the biodiversity assets and natural environmental values of local, state, national and international significance.
- Protect and retain native vegetation and enhance its contribution to biodiversity values.
- Protect, enhance and extend habitat and wildlife corridors across the landscape.
- Ensure that development is sited and designed to avoid and minimise removal of native vegetation.
- Retain, protect and enhance native vegetation, including roadside vegetation, remnant vegetation areas, large old paddock trees and revegetation areas.
- Prevent the ongoing and cumulative loss of native vegetation on both private and public land.

MURRINDINDI PLANNING SCHEME

- Minimise any adverse impacts of development on landscape, environmental conservation and recreational values.
- Protect, rehabilitate and extend the integrity of habitat corridors across the landscape, particularly between private and public land.
- Encourage innovative environmental and native vegetation retention initiatives, including carbon farming and managing native vegetation offsetting to be applied within the municipality.
- Retain significant conservation values in roadside reserves through the application of the *Murrindindi Shire Council Rural Roadside Management Plan, 2014-2018*.

**Implementation:**

- Application of the Vegetation Protection Overlay to areas with identified significant native or exotic vegetation.
- Application of the *Rural Living Development Guidelines, Murrindindi Shire, 2004* to assess, protect and enhance environmental values through proposals for rural living use and development.

**Further strategic work:**

- Complete and implement a review of planning requirements and controls for the declared water supply catchment area north of Eildon.
- ~~Complete and implement a review of the Environment Strategy 2011—2015.~~

**Reference documents:**

- ~~Environment Strategy 2011—2015, Murrindindi Shire Council, 2011, as amended.~~
- *Goulburn Broken Regional Catchment Management Strategy 2013 – 2019*, Goulburn Broken Catchment Management Authority, 2013 (as amended) and supporting strategies.
- *Lake Eildon Land and On-Water Management Plan*, Goulburn Murray Water, 2012.
- *Murrindindi Shire Council Rural Roadside Management Plan, 2014-2018*.
- *Rural Living Development Guidelines, Murrindindi Shire*, Regional Planning Services and Ellen Hogan and Associates, 2004, as amended.

**21.05-2**

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**Environmental risks**

**Context:**

**General environmental risks and constraints:**

Natural environmental hazards present risks and constraints for land use and settlement in the municipality. Land use planning must fully address and carefully manage natural hazards such as bushfire risk, flooding, drought, biodiversity loss and climate change impacts, such as more frequent, intense or uncertain weather events. Climate change has the potential to have adverse impacts on the key industries of agriculture and tourism and on economic prosperity and viability in general.

**Bushfire:**

Murrindindi Shire is subject to bushfire hazard, particularly in the southern section. This hazard is due to the nature and extent of vegetation, topography, potential for extreme fire behaviour including crown fire, drought and climate change, the dispersed and ad-hoc nature of development and lack of infrastructure in some locations. It is critical that bushfire risk is fully considered in assessing any proposal in bushfire risk areas and that appropriate bushfire protection measures are identified and implemented before any use or development proceeds.

Strengthening the community's resilience to bushfire is a key objective for planning decision-making in the Shire.

The *Regional Bushfire Planning Assessment* (Hume Region, 2011) identifies that the bushfire hazard is most significant in the southern part of the Shire where settlements and homes are dispersed and located within or adjoining large areas of continuous forest, the topography steep and vehicle access can be difficult. The bushfire hazard is less significant in the northern areas of the municipality, although some larger areas of forested land and grasslands still pose a risk.

### **Flooding:**

The catchments of the various rivers and streams within the municipality include areas of floodprone land where flooding has historically caused substantial damage to the natural and built environment. Flooding imposes substantial costs on individuals and the community. While significant costs are incurred by direct damage to public and private property, indirect costs to the community such as loss of productivity, displacement of residents, closure of roads, trauma and ill health are also significant.

Natural flooding of floodplains and their associated wetlands promote the health of rivers and floodplains and provide essential breeding habitats for bird and aquatic species. Sound floodplain management in the municipality is the critical means by which the economic, social and environmental risks associated with floodplain use and development can be minimised.

### **Issues:**

#### **General environmental risks and constraints:**

- Ongoing pressure of climate change, its impact on ecosystems and species and associated flow on effects to agriculture and tourism.
- The challenge of climate change and the need for adaptive measures to address this issue.
- Preventing, containing and eradicating existing, new and emerging weed species and pest animals.
- Ongoing threats to agricultural productivity from extreme weather events associated with ongoing climate change, weeds and pest animal species.

### **Bushfire:**

- Consideration of bushfire risk, including risk associated with settlement nearby forested land.

### **Flooding:**

- Recognition of flooding risk in planning for the use and development of land.

#### **Objective 1: General environmental risks and constraints:**

- Recognise and minimise environmental risks and constraints in planning for the use and development of land.

### **Strategies:**

MURRINDINDI PLANNING SCHEME

- Ensure that environmental risks, constraints and hazards are fully considered in proposals for the use and development of land.
- Reduce vulnerability to climate change and extreme weather events.
- Consider and reduce the impacts of climate change in land use planning, including the use of initiatives such as fostering alternative energy sources, reducing greenhouse gas emissions, using environmentally sustainable development principles and carbon farming.
- Minimise the impact of pest plants and pest animals to protect environmental and biodiversity values and agricultural land.

**Objective 2: Bushfire risk:**

- Implement bushfire risk assessment and mitigation in land use planning.

**Strategies:**

- Ensure that decisions on strategic and settlement planning prioritise the protection of human life over other policy considerations and apply the precautionary principle when assessing the risk to life, property and community infrastructure from bushfire.
- Improve community safety by implementing an integrated response to bushfire management and settlement planning
- Direct future growth to existing townships to protect environmental values and improve community safety particularly from high bushfire risk.
- Ensure that development does not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level and that bushfire protection measures can be implemented.
- Strengthen community resilience to bushfire by ensuring that bushfire protection measures are considered and given effect to in decision making.
- Implement bushfire risk assessment and mitigation measures to:
  - Reduce the overall bushfire risk to communities;
  - Support the rebuilding of communities devastated by the 2009 bushfires;
  - Minimise risk to life and property from bushfire through the appropriate location, design and management of uses and developments;
  - Ensure that bushfire protection measures are implemented for land uses and developments to ensure an acceptable bushfire risk level to life and property;
  - Integrate bushfire risk management and protection of human life in the consideration of land use and development.

**Policy guidelines:**

- Planning decisions support the recovery and rebuilding of communities affected by the 2009 bushfires, including the rebuilding of destroyed homes and damaged infrastructure and re-establishing vibrant commercial centres and opportunities for local employment.
- In areas affected by a bushfire hazard, all new use and development is located, designed and managed to reduce the risk to human life, property and community infrastructure from bushfire to an acceptable level, including through:
  - Considering the likely bushfire behaviour on a site and in the wider landscape;

MURRINDINDI PLANNING SCHEME

- Considering the condition, location and route of available vehicle access and their suitability for safe and efficient egress before and during a bushfire;
- Ensuring all development can provide necessary bushfire protection measures, including through the design and construction of buildings, the creation of defensible space, the provision of a dedicated fire-fighting water supply and the need for fire authority access to and on the land;
- The ability to implement and maintain necessary bushfire protection measures in conjunction with the on-going use of the land.
- Expansion of existing settlements, new subdivisions and uses that cater for vulnerable people only proceed where:
  - The risk to life, property and community infrastructure from bushfire is reduced to an acceptable level;
  - The need for future occupants to implement and maintain bushfire protection measures is minimised through the careful location, siting and design of new development;
  - The views of the relevant fire authority and, where relevant, public land managers are sought and taken into account in decision-making;
  - The views of the Municipal Fire Management Planning Committee are sought on the potential risk to life, property and community infrastructure from bushfire, the ability to reduce the risk to an acceptable level through fire prevention activities, and the on-going resources that will be necessary to maintain those activities in conjunction with the on-going use of the land;
  - Emergency management arrangements are considered in consultation with the relevant authorities and can be practically established and implemented, including through the actions of the emergency services, operators and future land owners. This includes the ability for people to access safer locations and locations of last resort.

**Decision guidelines:**

- Before deciding on an application to use or develop land the responsible authority will consider:
  - The bushfire hazard on the land and in the surrounding landscape and the level of risk it poses to human life, property and community infrastructure;
  - Whether necessary bushfire protection measures can be established and maintained in conjunction with the ongoing use of the land, including any mechanisms required to achieve this;
  - Any relevant approved state, regional and municipal fire prevention plans.

**Objective 3: Flooding:**

- Recognise flooding hazard and protect the functions of floodplains in planning for the use and development of land.

**Strategies:**

- Ensure that areas subject to flooding are properly identified and considered to prevent any inappropriate use or development of land subject to flooding risk.
- Minimise property damage associated with flooding.

MURRINDINDI PLANNING SCHEME

- Maintain the flood carrying capacity, temporary storage function and environmental significance of floodplains and waterways.

**Implementation:**

- Application of the Bushfire Management Overlay to all land in the municipality that may be subject to extreme bushfire behaviour.
- Application of the Erosion Management Overlay to areas subject to significant soil erosion.
- Application of the Urban Floodway Zone, Flood Overlay and Land Subject to Inundation Overlay to recognise and protect floodprone areas.
- Guide proposals in areas affected by the Flood Overlay, Land Subject to Inundation Overlay or Urban Floodway Zone through the use of the *Murrindindi Local Floodplain Development Plan, Precinct of Goulburn River, May 2008*.
- Application of the *Rural Living Development Guidelines*, Murrindindi Shire, 2004 to assess and protect environmental risk areas through proposals for rural living use and development.

**Further strategic work:**

**General environmental risks and constraints:**

- Complete and implement a review of planning requirements and controls for the declared water supply catchment area north of Eildon.

**Bushfire:**

- Complete and implement bushfire protection measures, controls and exemptions in the planning scheme.

**Reference documents:**

- *Lake Eildon Land and On-Water Management Plan*, Goulburn Murray Water, 2012.
- *Goulburn Broken Regional Catchment Management Strategy 2013 – 2019*, Goulburn Broken Catchment Management Authority, 2013 (as amended) and supporting strategies.
- *Murrindindi Shire Council and Lake Mountain Alpine Resort Municipal Fire Management Plan, 2012*, as amended.
- *Regional Bushfire Planning Assessment*, Hume Region (2011), Department of Planning and Community Development.
- *Rural Living Development Guidelines, Murrindindi Shire*, Regional Planning Services and Ellen Hogan and Associates, 2004, as amended.
- *Murrindindi Shire Council and Lake Mountain Alpine Resort Municipal Emergency Management Plan, 2014*, as amended.

**21.05-3**

18/02/2016  
G54Proposed  
C63

**Landscape and Built Environment**

**Context:**

Murrindindi Shire has significant landscapes and built environments that form a key element of the municipality's character, appeal, lifestyle and economy. These features must be considered and protected in planning for the use and development of land.



Township precincts can be significant and form an essential part of town character. Some precincts warrant assessment and protection to ensure appropriate design of future development and to maintain the character and appearance of townships.

Lake Eildon has a significant environmental and landscape setting. Any use and development of land abutting the lake must be carefully managed to ensure that the environmental and landscape values of the lake are not compromised. Cathedral Ranges are a significant natural feature that also require careful siting and design of nearby development to protect the integrity of the ranges.

The Goulburn River is an important natural feature that has cultural and heritage significance. The river is designated as a heritage river under the *Heritage Rivers Act 1992*. The Yea Wetlands, forming part of the Yea River on the eastern side of the Yea township, and the National Heritage Place listed Yea Baragwanathia Flora Fossil Site, Limestone Road, Yea are significant landscape features and attractions in the Yea area.

**-Issues:**

- Need to identify and protect key environments that may be sensitive to development, such as rivers and floodplains, highways, elevated slopes, Lake Eildon and significant natural features.
- A need to protect core built environmental features of identified townships.
- Importance of design and development of township entrances and streetscapes to respect and contribute towards township character and appearance.
- The need to protect the natural and heritage values of the Goulburn River.

**Objective 1: Significant landscapes:**

- Protect significant landscapes in planning for the use and development of land.

**Strategies:**

- Recognise and protect significant landscapes, including rivers and floodplains, highways, elevated slopes, Lake Eildon and significant natural features.
- Protect the environmental and landscape values of the Lake Eildon and Cathedral Ranges environs.
- Ensure that development is designed, sited and constructed to protect the environmental and landscape values of land surrounding Lake Eildon.
- Protect the natural and heritage river values of the Goulburn River.

**Objective 2: Built environment:**

- Protect built environmental features of identified townships.

**Strategies:**

- Encourage design and development of township entrances and streetscapes to respect the built environment, contribute to the overall appearance and character of the town and demonstrate civic pride.
- Support and encourage local 'place-based' initiatives that will provide direct economic benefit to individual towns and communities.
- Promote energy and water efficiency in design and development, including the use of water sensitive urban design principles.
- Facilitate the rebuilding and revitalisation in towns and communities affected by natural disasters, including the rebuilding of unique built environmental character in Marysville following the 2009 bushfires.

### **Implementation:**

- Application of the Significant Landscape Overlay to areas with identified significant landscape.
- Implement recommended landscape and built environment improvements in accordance with any adopted relevant urban design framework / structure plan.
- Design and provide future roads and infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with relevant service authorities.

### **Further strategic work:**

- Review the *Management of Significant Landscapes in Murrindindi and Baw Baw*, Planisphere, 2005, recommending any application of the Significant Landscape Overlay to key significant landscapes.

### **Reference documents:**

- *Eildon Urban Design Framework*, Urban Enterprise Pty Ltd, August 2003.
- *Infrastructure Design Manual*, Infrastructure Design Manual Group (as amended).
- *Marysville and Triangle Urban Design Framework Report*, Roberts Day, 2009.
- *Murrindindi Shire Heritage Study*, Context Pty Ltd, 2011.
- *Yea Urban Design Framework*, Urban Enterprise Pty Ltd, August 2003.
- *Yea Structure Plan*, PLANIT Urban Design and Planning, 2014.

## **21.05-4**

18/02/2016  
**C54Proposed**  
**C36**

## **Heritage**

### **Context:**

The municipality has a diverse and colourful history and includes many sites and structures that are of heritage significance. Recognition and protection of locally significant heritage is important for the cultural integrity and character of the municipal community.

The *Murrindindi Shire Heritage Study*, Context, 2011 considered a range of buildings, sites and trees of local significance, recommending that the Heritage Overlay be applied to key heritage places. In many cases, the recognition of a heritage place can enhance its economic use and performance.

### **Issues:**

- The need to identify and protect buildings, sites and trees of local heritage significance.

### **Objective 1: Heritage places:**

- Protect cultural heritage and heritage places of local significance.

### **Strategies:**

- Identify and protect buildings, sites and trees of identified local heritage significance.
- Protect, manage and promote the cultural heritage of the municipality.

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- Conserve the distinctive and often unique historic characteristics that contribute to the individual identity of communities within Murrindindi Shire and to the identity of the municipality as a whole.
- Ensure that the cultural significance of heritage places is not diminished by:
  - The loss of any fabric, which contributes to the significance of the heritage place or precinct;
  - Inappropriate new development.
- Promote the conservation of heritage places in accordance with the principles and procedures recommended by the Burra Charter.
- Encourage a 'best practice' and more consistent approach to the conservation of heritage places that is based upon a clear understanding of the reasons for their significance.
- Encourage high quality contemporary design that becomes a valued addition to heritage places.

**Policy guidelines:**

**Heritage places:**

- Significant and Contributory heritage places be conserved to, as appropriate:
  - Support the maintenance and preservation of heritage places;
  - Support the restoration or reconstruction of fabric where opportunities arise.
- The total demolition of Significant or Contributory heritage places be discouraged unless it can be demonstrated to the satisfaction of the responsible authority that, as appropriate:
  - The building is structurally unsound and cannot feasibly be repaired without undertaking significant alterations that would diminish the integrity of the building; and
  - The proposed replacement building embodies design excellence that is complementary in form, scale and materials to the elements of primary significance, but is clearly contemporary in approach.
- Demolition of part of a Significant or Contributory place may be considered when it can be demonstrated to the satisfaction of the responsible authority that its demolition or removal will not adversely affect the significance of the place and, as appropriate:
  - It will assist in the long term conservation or maintenance of the place; or
  - It will support the viability of the existing use of the place or will facilitate a new use that is compatible with the on-going conservation of the building; or
  - It will upgrade the building to meet contemporary living standards such as improving energy efficiency.

**New development:**

- Preference be given to new development that, as appropriate, maintains and, where possible, enhances the setting of heritage places and the visual relationship between heritage places. This includes views of, and vistas to a heritage place from public places.
- The removal of non-significant alterations or additions be encouraged, particularly where this would assist in revealing the significance of the place.

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- Preference be given to new development including alterations or additions to existing heritage places that, as appropriate:
  - Creatively interprets and responds positively to the historic context provided by the heritage place;
  - Is visually recessive and compatible in terms of its scale, siting, design, form and materials with the historic character and significance of the heritage place (including any associated building, trees or other significant elements);
  - Does not distort the historic evidence provided by heritage places by simply copying or reproducing historic styles or detailing;
  - Responds positively to special features such as views, vistas, mature vegetation and landmarks;
  - Includes landscaping that will enhance the historic cultural landscape character of a heritage place.
- The replacement of non-contributory buildings be encouraged with new development that responds more positively to the historic context provided by any nearby heritage place.
- Historic public realm features be conserved, such as basalt gutters, unmade roadside verges and mature street trees.

**Subdivision:**

- Preference be given to subdivision that is:
  - Compatible with the historic subdivision pattern found in an area; and/or
  - Maintains significant fabric associated with a heritage place on a single lot.

**Advertising:**

- Preference be given to advertising signs in traditional forms and locations on buildings, and that are limited in number.

**Significant trees:**

- The maintenance and management of significant trees be supported in a manner that ensures that they will survive in good condition according to their normally expected lifespan.
- Any future development adjacent to a significant tree will not have a detrimental impact upon the integrity and condition of the tree.

**Application requirements:**

The following information may be required to support an application, as appropriate:

- A report prepared by a suitably qualified heritage consultant, assessing the impact of the application upon the significance of the heritage place. This report should include:
  - As part of the site analysis, a description of the significant elements of the place, having regard to the relevant heritage place citation and how it has been considered in the preparation of the application;
  - If the application includes demolition, an assessment of whether the fabric is significant and, if so, provide reasons why it is to be removed;
  - An assessment of how the application will affect the significance of the heritage place.

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A report may not be required if the works proposed are minor or, in the opinion of the responsible authority, are unlikely to have an adverse impact upon the heritage significance of the place.

- A Conservation Management Plan, heritage impact statement, or heritage report prepared in accordance with the *Burra Charter* for large or complex sites, or for major alteration or additions to or part or full demolition of places that are of individual significance, or for any other application that the responsible authority considers to raise significant heritage issues.
- A report prepared by a suitably qualified consultant that assesses the structural condition of a heritage place and whether or not any defects can be repaired or mitigated.
- An archaeological survey and assessment prepared by a suitably qualified consultant, which assesses the impact of an application upon potential archaeological deposits on the site.
- A report prepared by a suitably qualified consultant, which assesses the impact of an application upon any significant trees.
- Where the trees or gardens on the site have been identified as significant, a landscaping plan prepared by a suitably qualified consultant demonstrating how landscaping on the site will respond to the cultural landscape character and setting of the heritage place.

**Decision guidelines:**

Before deciding on an application, the responsible authority should consider, as appropriate:

- The significance of the heritage place or precinct and whether the proposed buildings or works will adversely affect the cultural significance of the heritage place or precinct.
- Whether the application has responded to the relevant design suggestions in *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications*.
- Whether the proposed buildings or works will assist in the short or long term conservation of the place by:
  - Maintaining, protecting, restoring, repairing or stabilizing significant fabric;
  - Supporting the continued original use of the building by enabling it to be upgraded to meet present day requirements and standards, including improved energy efficiency;
  - Implementing works in accordance with a Conservation Management Plan that has been prepared to the satisfaction of the responsible authority and any other relevant organisation;
  - Allowing an alternative use when the original use of the building is no longer viable, or in accordance with a Conservation Management Plan.
- Whether the proposed buildings or works will have an adverse effect upon a significant tree, or any tree that contributes to the setting of a heritage place or precinct.

**Implementation:**

- Application of the Heritage Overlay to sites, buildings and trees of identified heritage significance in the *Murrindindi Shire Heritage Study*, 2011.

MURRINDINDI PLANNING SCHEME

- Use the *Murrindindi Shire Heritage Study, 2011* and other reference documents to guide the assessment and determination of proposals made under the Heritage Overlay.

**Reference documents:**

- *Murrindindi Shire Heritage Study*, Context Pty Ltd, 2011.
- *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications* (Public Draft February 2007).
- *Australia ICOMOS Charter for Places of Cultural Heritage Significance 1999* (the Burra Charter).

31/07/2018  
~~VC148~~  
Proposed C63

## SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS SCHEME

### 1.0 Incorporated documents

31/07/2018  
~~VC148~~  
Proposed C63

Name of document	Introduced by:
Goulburn-Murray Water Native Vegetation Code of Practice, February 2011	C40
Murrindindi Local Floodplain Development Plan, Precinct of Goulburn River, May 2008	C22
Pheasant Creek Supermarket and Service Station 1 Pheasant Creek Road, Pheasant Creek, July 2013	C36
1731 Maroondah Highway, Buxton, March 2012	C37
Major Tourism Facility, Marysville, March 2012	C39
Murrindindi Shire Heritage Overlay Permit Exemptions, 2011	C43(Part 1)
Powerline Bushfire Safety Program – Native Vegetation Removal Code of Practice, August 2016	GC57
<u><a href="#">Advisory list of environmental weeds of the ranges bioregions of Victoria, Department of Sustainability and Environment, 2009 (as amended)</a></u>	<u>C63</u>

## HERITAGE CITATION

### STATEMENT OF SIGNIFICANCE, 39 GRANT STREET, ALEXANDRA

39 Grant Street comprises of part of the land purchased from the crown by William Hill, baker, of Alexandra, for 5 pounds, on the 4<sup>th</sup> January 1878. This portion was purchased by Eugen Henry Hugendubel, photographer of Whittlesea.

Hugendubel was also known as Henry Eugene Hugen. In November 1888 he erected a photographic studio either on this land or on the remaining portion that he also purchased off Hill. In 1890 Hugen sold all the land to George Payne and moved to Rutherglen to continue his photographic business there until his death.

The present brick and timber building is recorded in a photograph by Lindsay G. Cumming taken circa 1910. The only alteration carried out to the façade was the demolition and rebuilding of the verandah, in the 1980's. The interior of the main building comprises of baltic pine lining boards, brick walls and skylight.

During 1907, renovations to the existing building were carried out and according to the local paper the current sky light was erected. The adjoining timber section was originally lined with baltic pine. Recent renovations found most of the original baltic linings intact.

The buildings were in 1899 was leased to David Edward McNeil and George Payne the younger where they were general merchants. The building was existing in 1899 and may indeed have first been erected in 1888, but as yet it has not been proved.

In 1910 Payne and Whitworth had a general store comprising of grocery, drapery, butchery, millinery and dressmaking on site. George Payne died 5<sup>th</sup> July 1926. The ownership passing to Nelson Gordon Payne then to George Alexander Payne. In 1950 the property passed out of the Payne family after 60 years of ownership to Edelstein & Karp P/L of 142 Queensbury Street Carlton.

At some stage, a major extension took place to the rear of the original section of building with a timber and asbestos clad section added. There was also another extension made at some time with a corrugated iron roof. Both the asbestos and iron roof have recently been replaced.

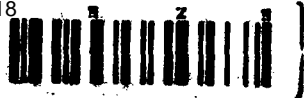
Edelstein & Karp were clothing manufacturers. They employed a large staff of local women. They maintained the factory to early 1953 when they sold to John Melville Lawrence and Mildred Lawrence of Yea. Lawrence's established a dry cleaning business on the property. Eventually they ran into financial problems and on sold the property to the recently established North Eastern Laundry and Dry Cleaners Limited. The main timber and brick building housed the heavy machinery required in the business and the smaller



building served as the reception area at the front and at the rear laundered garments were hanging awaiting collection. In 1971 the adjoining brick building was erected to serve as a self-contained coin operated Laundromat.

In 1977 Stan and Lena Hortin purchased the property and ran the laundry for about 6 years. In the end business became so hard they decided to close. All the machinery and equipment was then disposed of at a clearing sale. The premises were then occupied by the Cupples brothers selling second hand goods.

In 1986 Julie and Malcolm McKenzie purchased the freehold of the old dry cleaners and opened up a nursery. In September 1989, K&N Winward P/L purchased the freehold as the new office for the Alexandra Standard. The Heyes family undertook major renovations and subsequently moved in from the paper's former location alongside U.T Creek and adjoining the Alexandra Library. They also erected a steel framed and clad print room where the local paper was produced until fairly recently.



# MINUTE PAPER

Murrindindi Shire Council  
RECEIVED ALEXANDRA  
22 AUG 2018 *AK*  
Item No: .....

Shire of Murrindindi

Your Ref C63-SF/1194

20<sup>th</sup> August 2018

Murrindindi Shire Planning Scheme  
Amendment No C63

Notice of preparation of an amendment.

I refer to your advice dated 10<sup>th</sup> August 2018 regarding proposed amendments to the Heritage Overlay Schedule.

I am the owner of 43 Grant Street Alexandra which is currently subject to HO 39 Alexandra Main Street Precinct.

Whilst I understand the reasoning behind your proposed amendment I do however object to the overlay being removed from my property.

43 Grant Street has erected upon it a substantial brick and weatherboard shop(s) having been erected in the 1890s by George Payne. There are also subsequent additions to the building which have occurred over time.

The main building(s) served as a large general store for many decades being run by the Payne family. In later years it has served as a clothing factory, dry cleaners and is

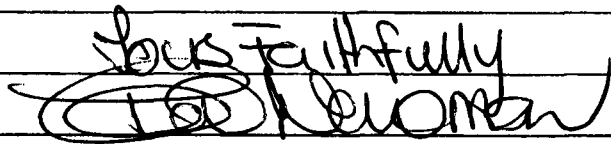
MINUTE PAPER

- 2 -

currently a newspaper office.

The building(s) comprises an important part of Alexandria's commercial landscape and is a remnant of this area of Cent Street's early commercial development.

If 43 Cent Street cannot be retained under HO 39 I therefore request it be listed independently as an important surviving remnant of Alexandria's early commercial development of Cent Street.

Sincerely,  
  
D.I. Newman