

Planning for Housing in Maldon and Newstead

Issues and Opportunities Paper

May 2023



Acknowledgement of Country

Mount Alexander Shire Council acknowledges the Dja Dja Wurrung and Taungurung Peoples as the Traditional Custodians of the lands and waters of the place known as Mount Alexander Shire. We recognise their role in caring for country and their ongoing living culture in our region.

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Executive Summary

Mount Alexander Shire Council is establishing a framework for residential development in line with State Government planning guidance. This involves the preparation of local housing strategies, neighbourhood character strategies and other strategic work that will come together to inform this framework.

The key challenge for managing housing growth in the Shire is not just about ensuring there's enough residential land supply but also about ensuring that new housing provided in the right locations, is responsive to its context and that there is a diverse range of housing that matches the changing housing needs. This includes considering things like neighbourhood character, heritage, access to services and facilities, environmental risks and constraints (like bushfire and flooding), and the physical capability of the land to safely accommodate residential development.

In the Mount Alexander Shire, the number of people living in a household is reducing and lone person households are increasing, while separate houses (detached dwellings) are expected to continue to make up the majority of houses over time. Planning policy can help to encourage more diverse housing options and provide guidance for the preferred housing outcomes. Planning for Housing in Maldon and Newstead, along with the Housing and Neighbourhood Character Strategy for Castlemaine, Campbells Creek and Chewton and Plan Harcourt, is to help guide residential development in the Shire into the future that considers these changing housing needs.

This Issues and Opportunities Paper is the first step in the Planning for Housing in Maldon and Newstead project. It is to be used to generate discussion and input from the community and other key stakeholders, and feedback is to be considered in preparing the draft strategy.

This paper outlines the following:

- Urban expansion will continue to be limited in Maldon due to the bushfire hazards surrounding the town and the need to protect identified, significant landscapes.
- Growth in Newstead is to continue to be encouraged, however this needs to be carefully managed around environmental risks (including flooding and bushfire risk) and neighbourhood character values.
- The municipal residential land supply and demand assessment has found that Maldon and Newstead have 53 and 43 years of residential land supply respectively. This may change following this strategy as land constraints and neighbourhood character considerations can be taken into account.
- The municipal residential land supply and demand assessment has found that the annual average land demand is 6.2 and 7 residential lots respectively.
- The graphical framework plans for Maldon and Newstead need to be reviewed within the context of housing and future residential development. This may include reviewing township boundaries if needed.
- The residential zones in Maldon and Newstead need to be reviewed following updated State Government guidance.
- Future residential development needs to be directed to locations where bushfire risk is low. This is most challenging in Maldon.
- Future residential development needs to be directed away from flood prone land in Newstead.
- Future housing needs to have regard to the heritage context, particularly in Maldon, as well as identified neighbourhood character values.

1. Introduction

Why are we planning for housing in Maldon and Newstead?

Mount Alexander Shire's population is growing and a strategic approach towards housing is needed. This includes ensuring that new housing is being provided in the right locations and that there is a diverse range of housing that matches our residents' changing housing needs. This means taking into account heritage values, environment features (including the natural environment and biodiversity as well as environmental risks such as bushfire) and neighbourhood character, as well as the housing needs of the current and future populations.

A comprehensive review of the Maldon and Newstead framework plans has not been undertaken since they were prepared in 2004, and a review of the residential zones in Maldon and Newstead is needed to ensure appropriate application of residential zones since the State Government's Planning Practice Note 91 'Using the residential zones' was published in 2019.

This strategy, along with Plan Harcourt and the Housing and Neighbourhood Character Strategy for Castlemaine, Campbells Creek and Chewton, is to address the State Government's Planning Practice Note 90 'Planning for Housing' in establishing a 'residential development framework' for the Mount Alexander Shire. This is to bring together the strategic work undertaken for these towns to ultimately balance all of the outputs and objectives by prioritising preferred development outcomes for different areas.

The residential development framework will assist in identifying housing change areas and inform the application of the residential zones and overlays. Housing change areas generally can include:

- Minimal change (protecting neighbourhood character).
- Incremental change (consolidating existing urban areas).
- Substantial change (planning for intensification).

What is the purpose of the Issues and Opportunities Paper?

This Issues and Opportunities paper establishes the strategic context and identifies issues and opportunities that relate to planning for housing in Maldon and Newstead. This is to inform the preparation of the Planning for Housing in Maldon and Newstead strategy.

The paper is a discussion paper on which we are seeking feedback, to help the preparation of the Planning for Housing in Maldon and Newstead strategy.

The paper is accompanied by the following attachments:

- Attachment 1: Strategic policy and context
- Attachment 2: Housing Needs Assessment

Feedback heard on the paper during consultation will be considered to help inform the preparation of the draft strategy.

What is Council's role in planning for housing?

Council's role in housing is to facilitate the orderly provision of housing, through mechanisms within the Mount Alexander Planning Scheme, such as policy, zoning and overlays. This includes encouraging housing diversity and directing new development into sustainable and appropriate locations with access to services, transport and facilities.

The Mount Alexander Planning Scheme contains state, regional and local policies and provisions that control land use and development, and these are to guide the preparation of this strategy. This includes policy that emphasises the need to support infill residential development.

It is important to note that housing is affected and influenced by policy at all levels of government, with each level of government having a different role and responsibility in relation to housing.

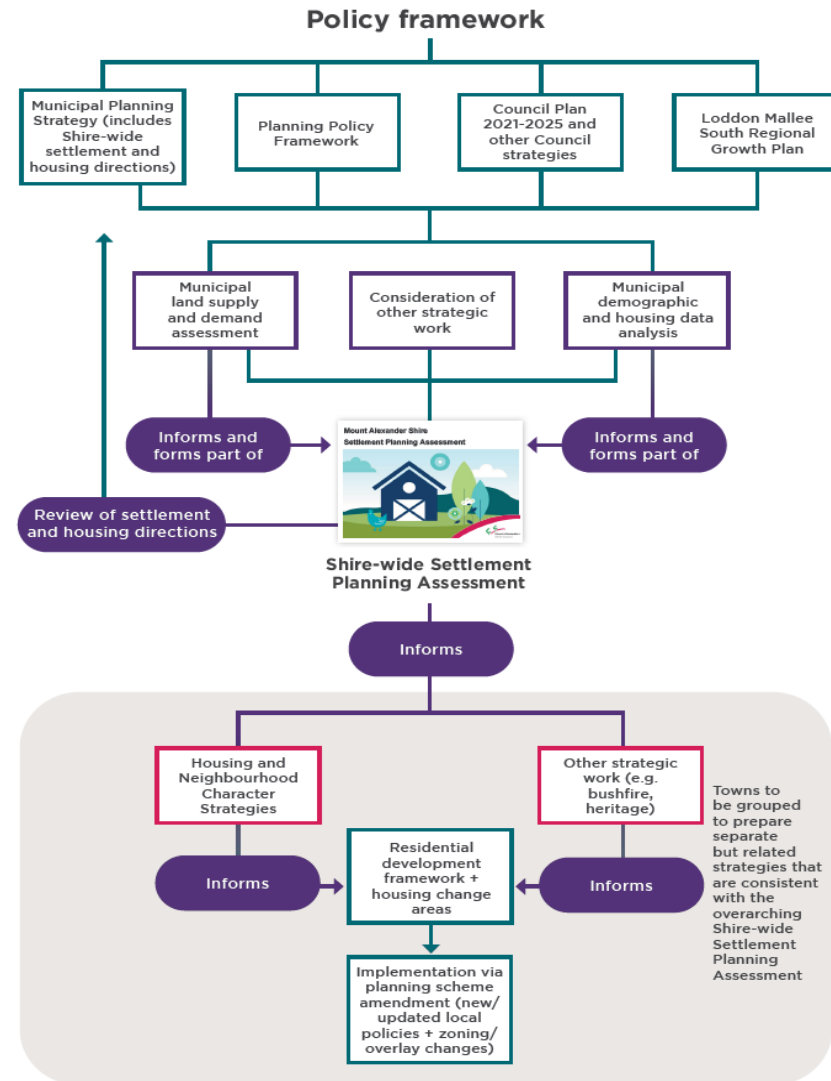
How does this project fit into Council's settlement planning work?

Council's Shire-wide Settlement Planning Assessment (2023) reviewed the existing overarching framework for managing residential growth in the municipality including the role of different settlements (towns) and the relationships and interdependencies between localities. The Assessment found that the Shire has sufficient residential land to accommodate the projected demand for at least the next 15 years.

At the same time, Council is undertaking town-based settlement plans and housing strategies that are to be consistent with the overarching Settlement Planning Assessment and provide further analysis and recommendations for managing housing growth into the future. These are to be consolidated into a residential development framework.

Figure 1 helps to illustrate how these projects relate and form Council's Settlement Planning program.

FIGURE 1 COUNCIL'S SETTLEMENT PLANNING PROGRAM DIAGRAM



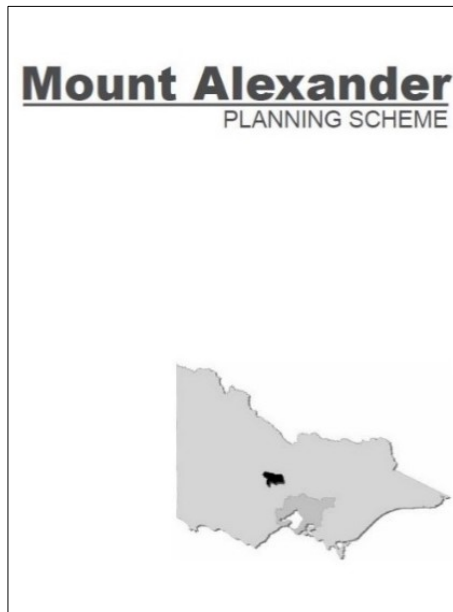
Project stages

FIGURE 2 PROJECT STAGES AND TIMEFRAMES



2. Guiding planning policy for housing

In addition to the Planning Practice Note 90 prepared by the State Government, there is existing state, regional and local planning policy in the Mount Alexander Planning Scheme that provides guiding policy in planning for housing. Refer to Attachment 1 to this paper and the Mount Alexander Planning Scheme at www.planning.vic.gov.au for more details.



Key state planning policy includes the following:

- Limiting urban sprawl and direct growth into existing settlements.
- Developing compact urban area that are based around existing or planned activity centres to maximise accessibility to facilities and services.
- Planning for urban growth should consider:
 - Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
 - Neighbourhood character and landscape considerations.
 - The limits of land capability and natural hazards and environmental quality.
 - Service limitations and the costs of providing infrastructure.
- Monitoring development trends and land supply and demand for housing and industry.
- Planning to strengthen the resilience of settlements and communities and prioritise protection of human life by directing population growth and development to low bushfire risk locations.
- Facilitating well-located, integrated and diverse housing that meets community needs.

Key local planning policy includes the overarching strategic directions and hierarchy for settlement planning. This includes:

Castlemaine (including Campbell's Creek and Diamond Gully) is the main population centre in Mount Alexander Shire, accounting for about 50 per cent of the Shire's total population. It is the key administrative and commercial centre for the Shire. Diamond Gully situated three kilometres to the south west of the Castlemaine town centre will be Castlemaine's primary urban growth area. There is also potential for urban expansion in the McKenzie Hill area. Subdivision and residential development in Diamond Gully needs to be balanced against the protection of significant vegetation and prioritising the protection of human life in areas at risk from bushfire.

Maldon is the second largest township. The town has been recognised for its heritage significance. The retail centre in High Street, Maldon, is the second largest retail centre in the Shire. It provides local shopping needs for the township and the rural district in the north western part of the Shire and serves an important tourism role. Urban expansion will continue to be limited in Maldon due to the bushfire hazards surrounding the town and the need to protect identified, significant landscapes.

Newstead is a local community centre, on the Loddon River. It provides services to residents of the township itself and surrounding rural area. Growth in Newstead is to continue to be encouraged, however this needs to be carefully managed around environmental risks (including flooding and bushfire risk) and neighbourhood character values.

Harcourt is a local community centre, identified as a place for population growth in the Loddon Mallee South Regional Growth Plan. Harcourt is located next to Mount Alexander and is well placed to take advantage of tourism opportunities. The area is well known for its apple and pear orchards, providing a significant contribution to the State's apple supply. Growth is to be encouraged in Harcourt.

Taradale is a small village at the southern edge of the Shire along the Calder corridor. The town is located along Back Creek which feeds into the Coliban River. A significant landmark of the town is the Taradale Viaduct along the Melbourne to Bendigo railway line, which reaches a height of approximately 36 metres.

Elphinstone is a small village along the Calder Corridor. The town has good road transport connections, being located where the Pyrenees Highway intersects with the Calder Highway. The railway line also runs through the centre of the town, creating a physical separation. Growth is to be encouraged in Taradale and Elphinstone subject to reticulated sewerage infrastructure.

There are also small rural communities at **Baringhup, Fryerstown, Guildford, Metcalfe, Sutton Grange, Vaughan and Yapeen.**

Key local planning policy also includes Council's strategic directions for housing. This includes:

- Encouraging increased residential densities within 20 minutes walking distance from town centres or close to retail, health and community facilities.
- Encouraging the adaptation of existing building stock for varying forms of accommodation, including shop top living or warehouse-style living.
- Encouraging large developments to include a proportion of social housing within the development.
- Encouraging alternative residential design concepts such as cluster housing.
- Encouraging new subdivisions to have a diversity of lot sizes, including smaller lots to promote affordability.
- Supporting the development of smaller dwellings to respond to the changing housing needs of the community.
- Encouraging larger developments to provide a mix of housing types and sizes, including one- and two-bedroom accommodation that are suitable for smaller households.

3. Overview of the Shire: Population and housing

The information in this section has been extracted from the Mount Alexander Shire Settlement Planning Assessment (2023).

Population

As of the 2021 Census the population of Mount Alexander Shire was 20,253 (ABS 2021). Between 2006 and 2021, the average annual population growth of the Shire was 1.24%. This is lower than the state of Victoria's average annual population growth over this period of 2.12%.

TABLE 1 MOUNT ALEXANDER SHIRE: POPULATION CHANGE IN CENSUS YEARS 2006 - 2021

Year	2006	2011	2016	2021
Mount Alexander Shire	17,068	17,592	18,762	20,253
Castlemaine (SA2 area)	n/a	9,733	10,583	11,352

Source: REMPLAN Community 2022 and ABS 2021

The distribution of the population in 2011 and 2016 throughout the Shire's urban areas shows that the majority of the population reside in Castlemaine (38% of the population in 2011 and 39% of the population in 2016). In both years, approximately 65% of the Shire's population resided in urban areas. While the figures for Guildford and Elphinstone show a population decline (between 2011 and 2016), this is most likely due to the combination of the reduction in household size and low dwelling construction within the respective township boundaries, and does not account for the population growth that it is likely to have occurred within the rural surrounds of these town (counted in 'Elsewhere in Shire').

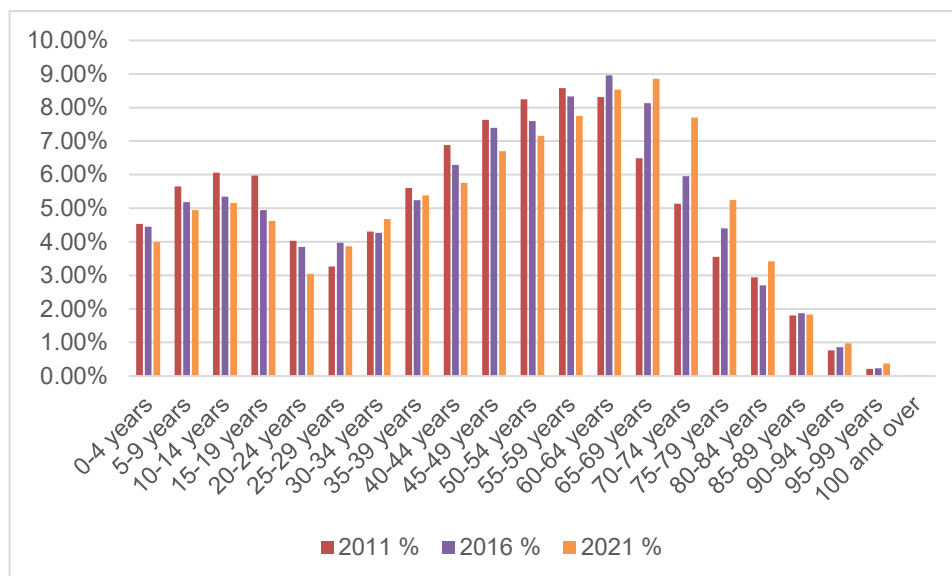
TABLE 2 MOUNT ALEXANDER SHIRE: POPULATION DISTRIBUTION* (2011, 2016, 2021)

Township/area	2011	2016	2021
Castlemaine (includes SSC Castlemaine and McKenzie Hill)	6,732	7,343	7,528
Campbells Creek	1,435	1,691	1,936
Chewton	433	470	576
Maldon	1,195	1,230	1,317
Newstead	517	579	661
Harcourt	519	606	681
Elphinstone	178	167	208
Taradale	127	145	133
Guildford	244	206	240
Elsewhere in Shire	6,205	6,311	6,924
Total	17,585	18,748	20,224

* This is based on forecast areas/township boundaries.
Source: REMPLAN Community 2023

The population of the Mount Alexander Shire is ageing, with the median age in the Shire increasing from 47 in 2011 to 51 years of age in 2021. The proportion of people aged over 60 has increased since 2011, while the proportion of young people aged between 0 and 24 years of age has reduced since 2011. Maldon is the oldest locality in the Shire with a median age of 60 years.

FIGURE 3 MOUNT ALEXANDER SHIRE: POPULATION BY AGE COHORT 2011, 2016 & 2021



Source: ABS Census 2011, 2016, 2021

Households

As at the 2021 Census:

- The average household size in Victoria was 2.5.
- The average household size in Mount Alexander Shire was 2.2.
- In Victoria, the most common household type was 'Couple Family with children' (32.4%), followed by 'Couple Family with no children' (25.7%) and 'Lone persons' (25.4%).
- In Mount Alexander Shire, the most common household type was 'Lone persons' (32.4%), followed by 'Couple Family with no children' (31.6%) and 'Couple Family with children' (21.3%). From 2016 to 2021, 'Lone persons' households increased by 16.4% from 2,325 to 2,706 (REMPLAN Housing, 2023).

Housing type/structure

The dwelling stock in Mount Alexander Shire is primarily detached dwellings, which represents 96.2% of total dwelling stock. A further 3.3% of the dwelling stock is medium density (semi-detached houses, townhouses, flats or apartment-style developments). In comparison to Victoria as a whole, the Shire has less medium density housing.

TABLE 3 DWELLING STRUCTURE OF PRIVATE DWELLINGS IN MOUNT ALEXANDER SHIRE 2021
(EXCLUDING VISITOR ONLY AND OTHER NON-CLASSIFIABLE HOUSEHOLDS)

Dwelling structure	Number of dwellings	% of dwellings
Separate house	8,075	96.2
Semi-detached, row or terrace house, townhouse, etc.	257	3.1
Flat or apartment	13	0.2
Other dwelling	33	0.4
Total	8,378	100

Source: ABS Census 2021

TABLE 4 DWELLING STRUCTURE OF OCCUPIED PRIVATE DWELLINGS 2011 - 2021 MOUNT ALEXANDER SHIRE*

Dwelling structure	2011	2016	2021**
Separate house	6,636	6,949	8,075
Semi-detached, row or terrace house, townhouse etc.	127	271	257
Flat or apartment	262	56	13
Other / not stated	71	42	33
Total occupied private dwellings	7,096	7,318	8,075

Source: ABS Census 2011, 2016, 2021

Housing: Number of bedrooms

Almost half (47%) of all private dwellings in the Shire have 3 bedrooms, with almost a further quarter (24.6%) being 4 bedroom houses.

As household sizes are generally on the decline, this is likely to mean that there is and will be a mismatch of dwelling supply and that in demand. It could also mean that smaller households don't necessarily seek smaller dwellings.

TABLE 5 NUMBER OF BEDROOMS IN DWELLINGS IN MOUNT ALEXANDER SHIRE IN 2021 (EXCLUDING VISITOR ONLY AND OTHER NON-CLASSIFIABLE HOUSEHOLDS)

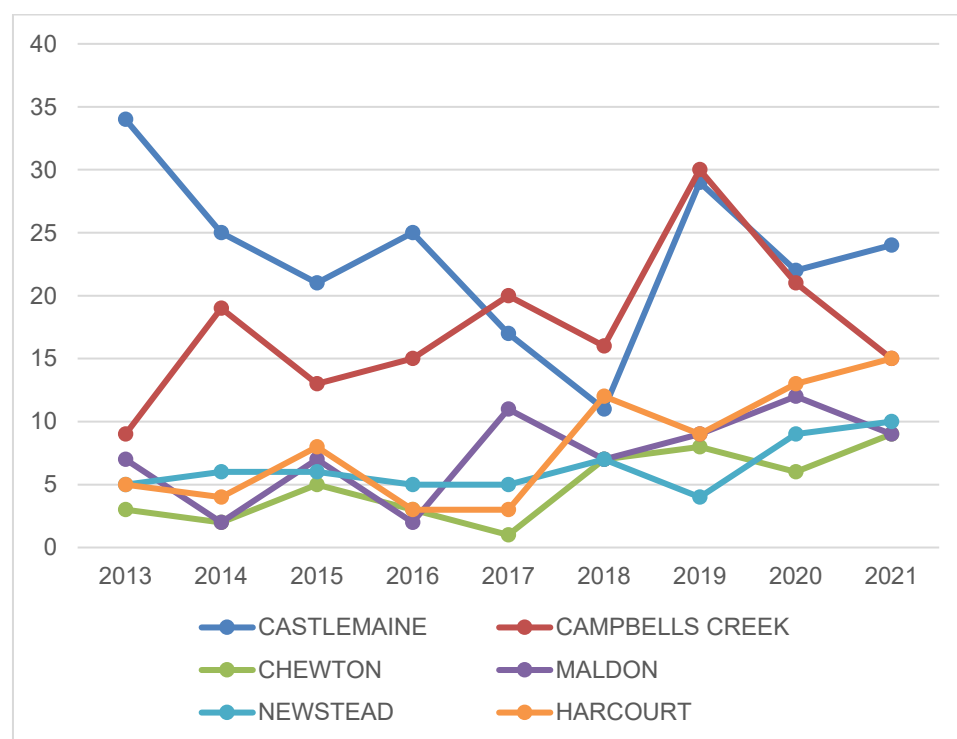
Number of bedrooms	Number of dwellings	% of dwellings
None (includes studio apartments or bedsitters)	46	0.5
1 bedroom	335	4.2
2 bedrooms	1,870	22.3
3 bedrooms	3,949	47
4 or more bedrooms	2,066	24.6
Number of bedrooms not stated	109	1.3
Total	8,395	99.9%

Source: ABS Census 2021

New dwelling approvals

A review of dwelling approvals (through certificates of occupancy) from 2013 to 2021 highlights that most of the new dwellings constructed over this time were located in Castlemaine and Campbells Creek. Over the past three years there has been a notable increase in total number of dwelling approvals across the municipality. Recent subdivision activity within Harcourt has also supported strong growth over 2018 to 2020 in particular.

FIGURE 4 NEW DWELLING APPROVALS IN MOUNT ALEXANDER SHIRE 2021 TO 2021



Source: Council Building Permit data 2022 (number of occupancy permits issued)

Residential land supply and demand

The Settlement Planning Assessment included a residential land supply and demand analysis for the Shire, undertaken by REMPLAN (June 2022). This confirms that the Shire has sufficient residential land to meet the projected population growth over the next 15 years, as required by State Planning Policy.

Key conclusions from the assessment include:

- The total residential supply across the Shire up until 2041 is 4,342 lots (which includes supply in both residential and non-residential zoned land), and the majority of residential land supply is provided within Castlemaine, followed by Campbells Creek. Castlemaine, Campbells Creek and Chewton are estimated to provide 68.7% of the total primary townships' land supply up until 2041.
- Maldon and Newstead have 53 and 43 years of land supply respectively (where the annual average land demand is 6.2 and 7 lots respectively).
- Harcourt is anticipated to be the most constrained township with 20 years of supply.
- Supply of land in smaller townships, such as Guildford, Elphinstone and Taradale, is relatively low but the area has also sustained low annual demand. Low demand results in long period of supply, up to 115 years in Guildford. Small changes in demand could, however, reduce the number of years supply relatively quickly.
- Annual residential land demand in the Shire is forecast to gradually decrease over time, from 166 lots in 2021 to 117 lots in 2041. The total cumulative land demand across the Shire is expected to result in around 2,750 lots being required by 2041.
- The highest level of demand will be in Castlemaine, with a total demand forecast of around 975 lots by 2041. Campbells Creek is expected to have the third highest level of demand, with 369 lots required by 2041.
- Harcourt is also anticipated to attract relatively high levels of

demand due to a combination of factors including, the availability of land, demonstrated demand and dwelling construction over recent years, and strategic intent for Harcourt to provide for a large share of the municipalities growth over the medium to long-term.

- Demand in Maldon and Newstead is expected to be steady with an annual average demand of 6.2 and 7 residential lots respectively.

The residential land supply and demand analysis will be reviewed following the development of the Planning for housing in Maldon and Newstead strategy to understand the implications of the Strategy's recommendations on the overall residential land supply and demand.

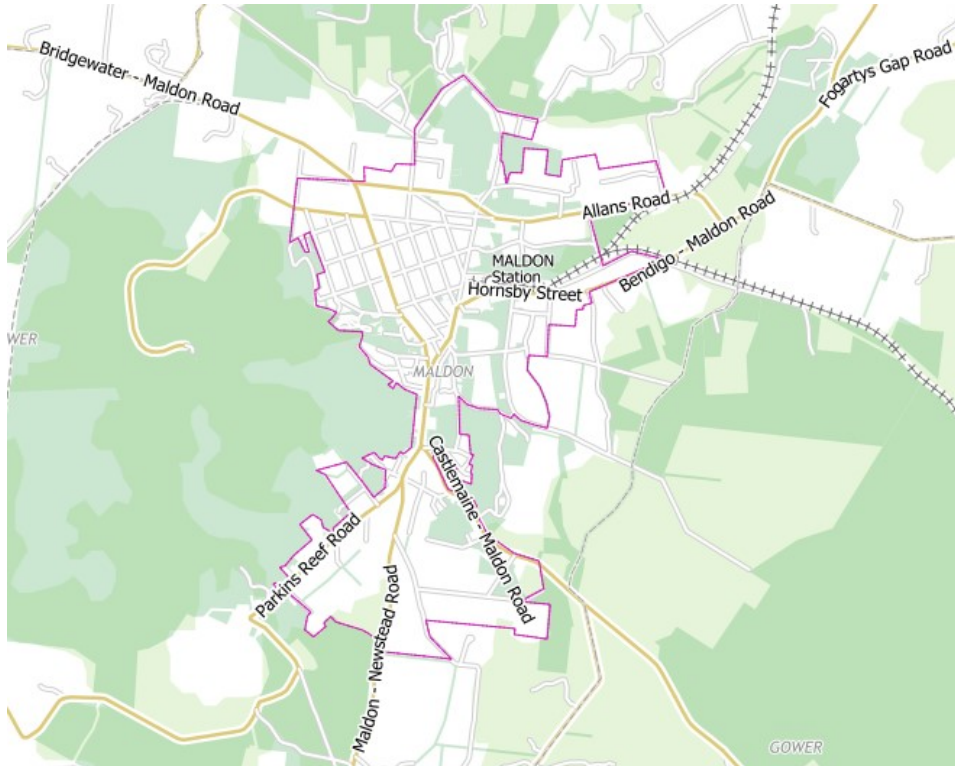
TABLE 6 TOTAL LAND SUPPLY OF SHIRE'S MAIN TOWNS*

Township:	Total land supply	Share of total	Annual average land demand 2021-2041	Years of supply
Maldon	328	9.1%	6.2	53
Newstead	306	8.4%	7.0	43
Castlemaine	1,150	32.7%	46.4	25
Campbells Creek	860	24.5%	17.6	49
Chewton	450	11.5%	5.2	78
Harcourt	315	8.6%	15.8	20
Taradale	53	1.4%	1.5	35
Elphinstone	29	0.6%	0.6	51
Guildford	66	0.6%	0.6	116

*Based on forecast areas for towns Source: REMPLAN Land supply and Demand 2022

4. Maldon

FIGURE 5 MALDON



*The pink line indicates the current town boundary

Role and strategic directions

Maldon is the second largest town in the Shire and is recognised for its heritage significance. The retail centre in High Street is the second largest retail centre in the Shire, and provides local shopping needs for the township and the rural district in the north western part of the Shire and serves an important tourism role. Urban expansion will continue to be limited in Maldon due to the bushfire hazards surrounding the town and the need to protect identified, significant landscapes.

Current planning zones and overlays

Refer to Attachment 1 for zone and overlay maps.

Population and housing

As at the 2021 Census, the urban population of Maldon (based on the UCL area) was 1,381, with a median age of 59 years and an average household size of 1.9 persons. A large proportion of households are lone person households (41.6% of all households). The number of occupied dwellings in Maldon on Census night 2021 was 677 dwellings. 662 of these are separate houses (detached dwellings) and over half of these have 3 bedrooms. Just under a third have 1 or 2 bedrooms.

Land supply for future housing

According to the Mount Alexander Shire Land Supply and Demand Assessment (REMPLAN, 2022) there is available residential land supply of over 300 lots in Maldon, accounting for 9.3% of total land supply in the Shire. Approximately half of this supply is available as existing lots (retail with title). Following the preparation of this strategy, residential land supply is to be reviewed to ensure that it accounts for the strategy's findings and recommendations. For example, some residential land may be further constrained than expected and therefore the potential for housing on this land may be limited.

Housing demand

Demand for land for housing is a combination of a range of factors including the growth in the overall population, the structure of the population and the average household size. From 2021 to 2041, Maldon is forecast to have a total demand of 131 lots. Maldon is also anticipated to maintain the lowest number of persons per dwelling into the future with a high proportion of lone person households, which may mean a demand for smaller scale (1 or 2 bedroom) houses will be in demand.

Key issues and opportunities for future housing in Maldon

Housing needs, types and design

- There is a mismatch between the current housing make up and household type, and this is projected to continue into the future without intervention. More housing diversity can be encouraged through planning policy.
- The application of the General Residential Zone is no longer appropriate in Maldon. As per State Government guidance, the General Residential Zone is now only suitable where housing development of 3 storeys exists or more is planned. This Strategy is to review the residential zones to ensure the combined effect of zones and overlays are consistent and achieve the desired residential outcome for Maldon.
- Most of Maldon is covered by the Heritage Overlay or the Significant Landscape Overlay. This means that Maldon is likely to be a minimal residential change area (see Attachment 1 for more details about 'change' areas). Furthermore, the Maldon Design Guidelines (recently updated and are now incorporated in the scheme) that are to be considered for these areas already provide strong guidance for future development. There is therefore no need to impose additional neighbourhood character protection or guidance for these areas.
- There is no local Environmentally Sustainable Design/

Development planning policy within the Mount Alexander Planning Scheme. There is an opportunity to investigate Environmentally Sustainable Design/Development guidelines, policies and controls within the planning scheme to facilitate the design of more sustainable development (including subdivisions and houses).

Environmental risks

- A draft Bushfire Risk Assessment report (2023) has been prepared for Maldon by Kevin Hazell Bushfire Planning. This has been shared with the CFA for comment prior to finalising. The draft report provides risk mitigation recommendations for the different landscape types identified in Maldon. This includes:
 - Future development in large parts of northern Maldon should be managed through applying planning requirements for hazard management/ defensible space to lots larger than 1,200 square metres and for accommodation (including single dwellings).
 - The Bushfire Management Overlay should be applied to all land in the southern section of Maldon and subdivision potential should be removed in this area of the town to avoid directing future population growth to this area.
- Existing industrial uses (and vacant industrial-zoned land) are located in close proximity to residential areas in Maldon. There is an opportunity to identify whether buffers are needed between incompatible land uses and review underutilised land.

Native vegetation

- There is limited capacity for expansion at the edge of Maldon given native vegetation which need to be protected.
- Native vegetation within the urban areas of Maldon, including large established trees along road reserves and within public and private land, contribute towards the character of the town.

FIGURE 6 LARGE NATIVE TREES ON ADAIR STREET MALDON



Locations for future residential development

- There are opportunities to identify and ‘unlock’ unconstrained residential land within the existing township boundary for future residential development that meets the needs of the current and future population.
- The current framework plan (see Figure 9) identifies opportunities within the existing township boundary for future residential development. Further work is needed to ensure this is still appropriate. This includes:
 - Land along Allans Road that is currently zoned Industrial 1 Zone. A Shire-wide Industrial Land Use Strategy has recently commenced that will investigate whether this land is still appropriately zoned and whether it should be considered for alternative zoning.
 - Land within the southern portion of the town, which is at higher risk of bushfire and therefore directing future population to this area may no longer be appropriate. This may therefore need to be retained in its current zone (Low Density Residential Zone and Farming Zone) or rezoned from General Residential Zone to Low Density Residential Zone with a minimum lot size applied to restrict further subdivision and residential development.
- There is Council-owned land on Reef Street (opposite 9 Reef Street) and 10 Steele Street that could be investigated for an affordable housing development.

FIGURE 7 PARKINS REEF ROAD IN MALDON IS LOCATED WITHIN THE SOUTHERN PART OF THE TOWN AT HIGHER RISK OF BUSHFIRE



Infrastructure and transport

- Some roads within the Maldon urban area are unsealed. Additional housing will require upgrades to existing infrastructure that is managed by Council, including roads and drainage.
- There is good community infrastructure in Maldon that caters for the existing and future population of the town and its surrounds. This includes a primary school, hospital, preschool, neighbourhood house (that runs a community bus), community centre, playground, outdoor swimming pool and recreation facilities.
- Established footpaths exist along parts of High Street Main Street, Templeton Street, Camp Street and Adair Street, connecting residential areas to commercial areas and other key services and

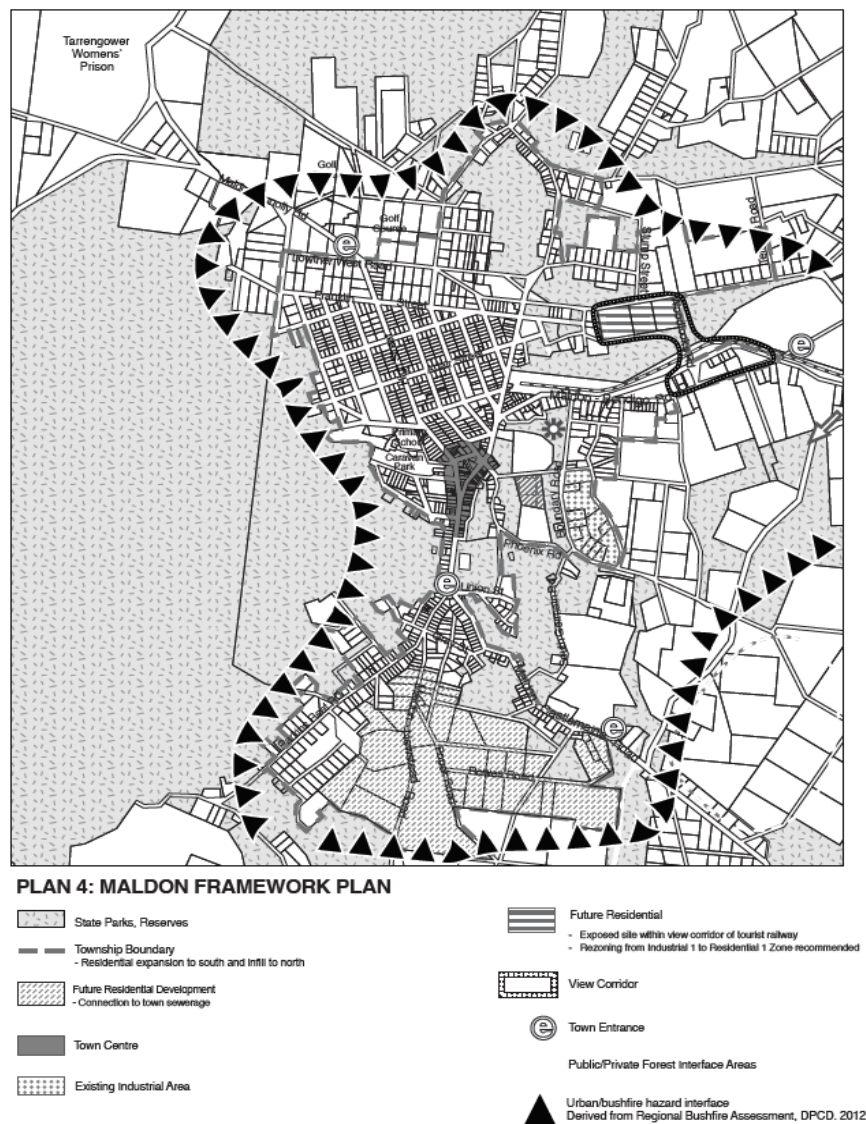
facilities.

- Public Transport Victoria's Castlemaine - Maldon bus route provides public transport within Maldon and between Maldon and Castlemaine. In the future, should demand for this service increase, there is an opportunity to advocate to the State Government to increase the frequency of this service/extend its route.

FIGURE 8 THE MALDON OUTDOOR SWIMMING POOL



FIGURE 9 EXISTING MALDON FRAMEWORK PLAN (AT CLAUSE 02.04 OF THE SCHEME)



Consultation questions

What type of housing would you like to see more of in Maldon to meet current and future housing needs?

Where in Maldon would you like to see this type of housing developed?

What elements do you like most about your neighbourhood in Maldon?

What elements would you like to see more of and/or less of in your neighbourhood in Maldon?

5. Newstead

FIGURE 10 NEWSTEAD



*The pink line indicates the current town boundary

Role and strategic directions

Newstead is a local community centre located on the Loddon River. It provides services to residents of the township itself and the surrounding rural area. Growth in Newstead is to continue to be encouraged, however this needs to be carefully managed around environmental risks (including flooding and bushfire risk) and neighbourhood character values.

Current planning zones and overlays

Refer to Attachment 1 for zone and overlay maps.

Population and housing

As at the 2021 Census, the urban population of Newstead (based on the UCL areas) was 656, with a median age of 51 and an average household size of 2.1 persons. A large proportion of households are lone person households at 40.4%. The number of occupied dwellings in Newstead on Census night 2021 was 291 dwellings. 281 of these are separate houses (detached dwellings) and 71.3% have 3 or more bedrooms.

Land supply for future housing

Newstead has the capacity for growth: it is well serviced and has good community infrastructure and local shopping facilities. According to the Mount Alexander Shire Land Supply and Demand Assessment (REMPLAN, 2022) there is available residential land supply of 306 lots in Newstead, accounting for 8.7% of the total land supply in the Shire. This excludes areas where flood risk is expected around the Loddon River. Following the preparation of this strategy, residential land supply is to be reviewed to ensure that it accounts for the strategy's findings and recommendations. For example, some residential land may be further constrained than expected and therefore the potential for housing on this land may be limited.

Housing demand

From 2021 to 2041, Newstead is forecast to have a total demand of 148 lots. Like Maldon, Newstead is also expected to maintain a low number of

persons per dwelling into the future with a high proportion of lone person households. As a result, opportunities to encourage more diverse housing including smaller dwellings should be investigated.

Key issues and opportunities for future housing in Newstead

Housing needs, types and design

- There's a mismatch between current housing stock and household type, and this is projected to continue into the future without intervention. More housing diversity can be encouraged through planning policy.
- The application of the Township Zone may no longer be appropriate for Newstead given the capacity for the town to accommodate more housing, subject to environmental considerations. This Strategy is to review the residential zones to ensure the combined effect of zones and overlays are consistent and achieve the desired residential outcome for Newstead.
- One of the actions from the Newstead Community Plan (2013) is 'Planning for a liveable Newstead, to ensure Newstead retains its unique built and natural values into the future'. This strategy will assist in identifying these values.
- While some parts of the town are covered by the Heritage Overlay, which helps to guide future built form, there is little guidance for future development in the rest of the town. A neighbourhood character strategy and neighbourhood character guidelines would assist with this.
- There is no local Environmental Sustainable Design/ Development planning policy within the Mount Alexander Planning Scheme. There is an opportunity as part of this project to investigate Environmentally Sustainable Design/Development policies, guidelines and controls within the planning scheme to facilitate the design of more sustainable residential development (including subdivisions and houses).

FIGURE 11 HOUSING ON MONASH STREET NEWSTEAD



Environmental risks

- A draft Bushfire Risk Assessment report (2023) has been prepared for Newstead by Kevin Hazell Bushfire Planning. This has been shared with the CFA for comment prior to finalising. The draft report provides risk mitigation recommendations for the different landscape types identified in Newstead. This includes:
 - growth and development should continue to be directed within the central and central northern parts of Newstead (landscape type 2 area, a lower risk location).
 - Changes should be made to the planning scheme that would require that for land located in the eastern part of Newstead, hazard management/ defensible space be applied to lots larger than 1,200 square metres and for accommodation (including single dwellings).
 - Changes should be made to the planning scheme that would

require that for all new subdivisions of land to the western part of Newstead, future development on that land must be able to achieve no more than 12.5kw of radiant heat and hazard management/ defensible space be applied.

- There is an opportunity to increase Newstead's resilience to bushfire through planning policy.
- Parts of Newstead located along the Loddon River are vulnerable to floods. A flood study should be carried out to inform planning overlays, which would ensure that future use and development avoids land affected by flooding, or is developed in a way to minimise the potential flood risk to life, health and safety.

Native vegetation

- There is limited capacity for expansion at the edge of Newstead given native vegetation which need to be protected.
- Native vegetation within the urban areas of Newstead, including large established trees along road reserves and within public and private land, contribute towards the character of the town. There is an opportunity to formally recognise this through the neighbourhood character work.

FIGURE 12 NATIVE TREES ALONG CODRINGTON STREET NEWSTEAD



Locations for future residential development

- There are opportunities to identify and 'unlock' unconstrained residential land within the existing township boundary for future residential development that meets the needs of the current and future population.
- The current framework plan for Newstead (see Figure 9) identifies opportunities within the existing township boundary for future residential development. Further work is needed to ensure this is still appropriate. This includes:
 - Part of the land along Panmure Street and Hilliers Street (south of Pyrenees Highway and north of Canrobert Street) is identified for 'future medium density housing' (this is also illustrated by the blue dotted line in Figure 14). Some of this has been developed on the western side of Panmure Street in the form of small lot subdivision (lots ranging from 380 to 500

square metres). There are potential further opportunities in this location for small scale housing.

- There is Council-owned land on the southeast corner of Hilliers and Canrobert Streets that could be investigated for an affordable housing development.

FIGURE 13 NEW HOUSING DEVELOPMENT ON PANMURE STREET NEWSTEAD



FIGURE 14 'FUTURE MEDIUM DENSITY HOUSING' AREA (INDICATED BY BLUE DOTTED LINE) AS DENOTED BY THE CURRENT NEWSTEAD FRAMEWORK PLAN



Infrastructure and transport

- Construction of the Newstead Solar Farm is expected to commence in 2023. Once completed, the solar farm will provide renewable energy to homes in Newstead.
- There are unsewered pockets of Newstead, as identified by the Domestic Wastewater Management Plan, 2023. There is an opportunity to investigate full reticulated sewerage for these areas as new housing is constructed.
- Some roads within the Newstead urban area are unsealed. Additional housing will require upgrades to the existing infrastructure that is managed by Council, including roads and drainage.

- There is good community infrastructure in Newstead. This includes a primary school, kindergarten, rural transaction centre (community centre with community library, community bus, service Australia access point and banking service centre), arts hub, Men's shed, community garden, playgrounds, outdoor swimming pool and recreation facilities.
- Established footpaths exist along parts of the Pyrenees Highway, Panmure Street, Canrobert Street, Codrington Street and Peel Street, connecting residential development to shops and other facilities.
- The Maryborough to Melbourne via Castlemaine V/Line coach service travels through Newstead. Should demand for public transport increase as the town's population grows, there is an opportunity to advocate to the State Government for greater services/expansion of routes.

FIGURE 15 NEWSTEAD RURAL TRANSACTION CENTRE

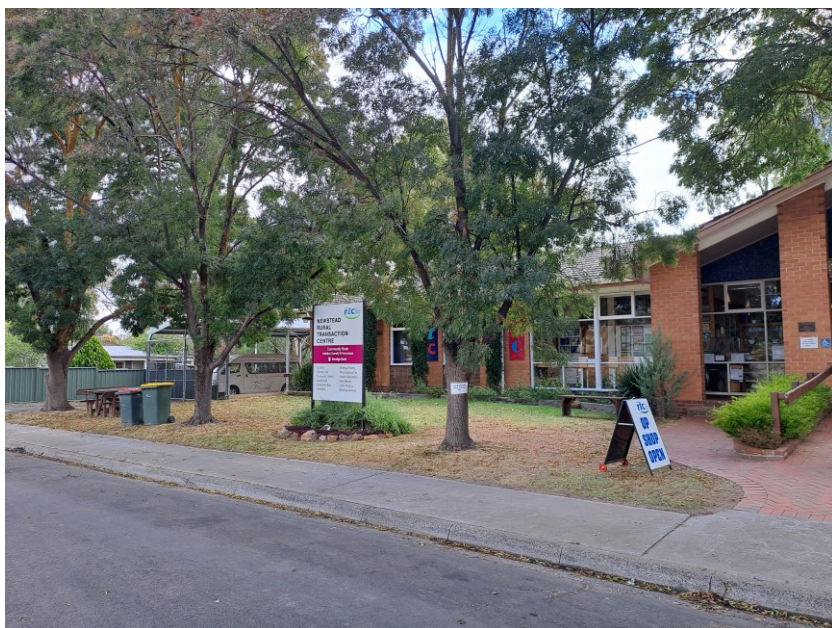


FIGURE 16 EXISTING NEWSTEAD FRAMEWORK PLAN (AT CLAUSE 02.04 OF THE SCHEME)



PLAN 5: NEWSTEAD FRAMEWORK PLAN



Consultation questions

What type of housing would you like to see more of in Newstead to meet current and future housing needs?

Where in Newstead would you like to see this type of housing developed?

What elements do you like most about your neighbourhood in Newstead?

What elements would you like to see more of and/or less of in your neighbourhood in Newstead?

6. Being involved and next steps

This paper asks a series of consultation questions that you can respond to via:

- **The Shape Mount Alexander webpage**
- **Email to strategicplanning@mountalexander.vic.gov.au**
- **Hard copy/letter in person at the Civic Centre, Corner of Lyttleton Street and Lloyd Street Castlemaine or via post PO Box 185 Castlemaine VIC 3450**
- **In person at a drop-in session (see shape.mountalexander.vic.gov.au for more details)**

Feedback heard during this stage of the project is to be considered in the preparation of the Planning for Housing in Maldon and Newstead strategy.

To stay up-to-date with information on this project, including the opportunity to provide feedback on the draft strategy, register your interest via www.shape.mountalexander.vic.gov.au.

Attachment 1: Strategic and Policy Context

Attachment 2: Housing needs assessment

Refer to separate documents.

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