

18/12/2012
VC93**SCHEDULE 1 TO THE COMPREHENSIVE DEVELOPMENT ZONE**Shown on the planning scheme map as **CDZ1****HIDDEN VALLEY COMPREHENSIVE DEVELOPMENT PLAN****Land: 670 Northern Highway, Wallan****Purpose**

To provide for the integrated subdivision and development of the land in accordance with the Hidden Valley Comprehensive Development Plan, December 1999 (Revision 01, March 2002).

To provide for recreational rural and equestrian facilities and activities in conjunction with residential and resort development on a range of lot sizes.

1.019/01/2006
VC37**Table of uses****Section 1 - Permit not required**

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Carnival	Must meet the requirements of "A Good Neighbour" Code of Practice for a Circus or Carnival, October 1997.
Circus	Must meet the requirements of "A Good Neighbour" Code of Practice for a Circus or Carnival, October 1997.
Dwelling	Must be generally in accordance with the Hidden Valley Comprehensive Development Plan, December 1999 (Revision 01, March 2002) or any subsequent staged plan approved by the Responsible Authority.
Home occupation	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Rural industry	Must be in association with a vineyard and be generally in accordance with the Hidden Valley Comprehensive Development Plan, December 1999 (Revision 01, March 2002).
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.

Use	Condition
Any other use not in Section 3	Must be generally in accordance with the Hidden Valley Comprehensive Development Plan, December 1999 (Revision 01, March 2002) or any subsequent staged plan approved by the Responsible Authority.

Section 2 - Permit required

Use	Condition
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Any use in Section 1 if the condition is not met.	

Section 3 - Prohibited

Use
Adult sex book shop
Animal boarding
Brothel
Corrective institution
Industry (other than Rural industry)
Intensive animal husbandry
Motor racing track
Saleyard

2.0

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Use of land

An application for use is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act if it is generally consistent with the Hidden Valley Comprehensive Development Plan, December 1999 (Revision 01, March 2002).

3.0

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Subdivision

Applications must meet the following requirements:

- Each lot smaller than 2 hectares must be provided with a reticulated supply of water.
- Each lot must be capable of effectively disposing effluent on site if reticulated sewerage is not provided.
- Each lot must be provided with a reticulated supply of electricity located underground unless special and unusual circumstances exist.
- Each lot must have access to a road constructed to the satisfaction of the responsible authority in accordance with its engineering guidelines.
- Each lot smaller than 1 hectare must be connected to a reticulated sewerage disposal network.

The owner of the land to be subdivided may, and must if the responsible authority so requires, enter into an agreement under Section 173 of the Act to provide for:

- design guidelines in relation to the use and development of the land; and
- a community infrastructure levy in accordance with Part 3B of the Act.

An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act if it is generally consistent with the Hidden Valley Comprehensive Development Plan, December 1999 (Revision 01, March 2002).

4.0
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Buildings and works

A permit is required to construct a building or to construct or carry out works other than:

- Dwelling
- Outbuilding if required to support the use of the land for agricultural purposes provided that it is less than 120m² in floor area (and where the total floor area of all outbuildings does not exceed 200m²).

Application requirements

An application must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed uses.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Scaled elevation drawings to identify the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, its source, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 37.02-4, the responsible authority must consider, as appropriate:

- the contents and intent of the Hidden Valley Comprehensive Development Plan, December 1999 (Revision 01, March 2002).
- any design guidelines which may apply to the land;
- the purpose statements of this schedule.

An application for buildings and works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2), and (3), and the appeal rights of Section 82(1) of the Act if it is generally consistent with the Hidden Valley Comprehensive Development Plan, December 1999 (Revision 01, March 2002).

5.0

Advertising signs

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Advertising sign requirements are at clause 52.05. Land within the Hillside, Lakeside, Homestead and Estate Lots Precinct and the Eastern Precinct is within Category 3 of the table at Clause 52.05. All other land in this zone is within Category 1.

Hidden Valley
Comprehensive Development Plan

Prepared by

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**December 1999
(Revision 01, March 2002)**

About this Comprehensive Development Plan

This Comprehensive Development Plan (CDP) is an incorporated document of the Mitchell Planning Scheme.

The Mitchell Shire Council is the responsible authority for the Mitchell Planning Scheme. Under Clause 37.02, Schedule 1 of the Scheme, Council must take this Comprehensive Development Plan into account when assessing planning applications for the use, development and subdivision of land at Hidden Valley.

Any application for use, development or subdivision within the Comprehensive Development Plan area must have regard to this Comprehensive Development Plan.

Introduction

Hidden Valley comprises approximately 1,000 hectares. It has been comprehensively planned for residential, rural and recreational development.

Of the 950 residential lots which comprise the development, it is intended that there be a range of lot types including “Hillside” and “Lakeside” lots which are small lots clustered around common property, “Golf Links Lots” which have golf course frontage, “Homestead Lots” which range up to 2ha and “Estate Lots” which are larger than 2ha.

Recreational and resort activities are planned on key sites such as those adjacent to the lake areas and proposed golf courses. These elements will create a complementary resort focus to the overall development.

This Comprehensive Development Plan (CDP) includes a concept plan for the development of the area and a description of the elements which will achieve the concept.

Components of the Comprehensive Development Plan

Each of the key elements of the plan, are explained in more detail below and are illustrated in the concept plan at **Figure 1**. Decisions about use and development including subdivision within the area should have regard to the following statements.

(**N.B.** Statements in this plan as to whether a permit is required relate to the zone provisions. Other planning controls, eg. overlays, may apply.)

Subdivision

General:

- Subdivision plans should generally accord with **Figure 1**.
- Roads and lots should be placed with regard to the natural contours of the land.
- Building envelopes for residential lots should be defined on each subdivision plan approved.

Hillside, Lakeside, Homestead and Estate Lots Precinct:

- A range of lot sizes is appropriate in this precinct from the “Hillside”, “Lakeside” and “Homestead” lots which are 400m² - 2ha, to “Estate” lots which are larger than 2ha.

Golf Course Precinct:

- Subdivision can include a more intensive, resort based mix of housing.

Eastern Precinct:

- Lots in this precinct should be larger than 1ha.

Use and Development

General:

- Dwellings must be located within the building envelope designated on staged subdivision plans.
- The design and siting of all dwellings will be guided by the Hidden Valley Design Guidelines, prepared by Hidden Valley Australia Pty Ltd.

Hillside, Lakeside, Homestead and Estate Lots Precinct:

- On all lots in this precinct, use of land for a Dwelling does not require a permit.
- On lots in this precinct larger than 1ha, the following uses do not require a permit:
 - Agriculture (except Animal boarding, Dog breeding, Racing dog keeping, Intensive animal husbandry, Rice growing and Timber production).

Eastern Precinct:

- On the lots in this precinct, the following uses do not require a permit:
 - Agriculture (except Animal boarding, Dog breeding, Racing dog keeping, Intensive animal husbandry, Rice growing and Timber production); and,
 - Dwelling.
- Building envelopes for dwellings must be at least 100 metres from the Hume Freeway.

Golf Course Precinct Lots:

- In this precinct the following uses do not require a permit:
 - Accommodation (except Boarding house, Camping & caravan park, Corrective institution, Dependent person's unit, Hostel, Nurses home and Nursing home).

Golf Course and Associated Country Club Precinct:

- In this precinct the following uses do not require a permit:
 - Accommodation (except Boarding house, Camping & caravan park, Corrective institution, Dependent person's unit, Hostel, Nurses home and Nursing home);
 - Food and drink premises; and,
 - Leisure and recreation (except Motor racing track, Paintball games facility and Race course).
- A permit may be issued for the overall staged development of the golf course, enabling progressive works to be undertaken without additional planning permits, provided they accord with an approved master plan detailed in the planning permit.
- Conditions placed on planning permits may include conditions regarding maximum floor areas of individual components of the development.

Hillside, Lakeside, Homestead & Estate Lots and/or Golf Course and Golf Course Precinct Lots Precinct:

This precinct will be used for residential purposes and may include golf course uses.

A range of residential development is appropriate from "Golf Course Precinct Lots" adjoining a golf course (if a golf course is provided in the precinct) to "Hillside, Lakeside, Homestead and Estate Lots" (which can be located either adjoining the golf course or elsewhere in the precinct).

Use and development must accord with the provisions provided above for the "Hillside, Lakeside, Homestead and Estate Lots Precinct" or, on land adjoining the golf course, Hidden Valley Australia Pty Ltd may utilise the provisions for the "Golf Course Precinct

Lots” precinct. The provisions of the “Golf Course Precinct Lots” precinct may not be used on land which does not adjoin an existing or proposed golf course.

In areas to be used or developed for a golf course in this precinct, the following use does not require a permit:

- Golf course

Equestrian Centre Precinct:

- The following uses do not require a permit in this precinct:
 - Animal husbandry (except Animal boarding, Dog breeding, Racing dog keeping and Intensive animal husbandry);
 - Leisure and recreation (except Motor racing track, Paintball games facility and Race course); and,
 - Place of assembly (except Amusement parlour, Drive in theatre, Nightclub, Place of worship)

Village Resort Precinct:

- Uses which do not require a permit in this precinct include:
 - Accommodation (except Boarding house, Camping & caravan park, Corrective institution, Dependent person’s unit, Hostel, Nurses home and Nursing home);
 - Food and drink premises;
 - Leisure and recreation (except Motor racing track, Paintball games facility and Race course);
 - Office;
 - Place of assembly (except Drive in theatre); and,
 - Shop (except Adult sex bookshop).
- Conditions placed on planning permits may include maximum floor areas of individual components of the development. The maximum retail floor area in the precinct without a permit is 2,500 sqm of combined leasable floor area.
- A permit is required pursuant to Clause 52.15 of the Mitchell Planning Scheme for a helicopter landing site. A helicopter landing site within the resort or lakes area to service the resort is exempt from the notification and appeal provisions of the Act.

Lake Areas, Collector Roads, Open Space Trails, and Links:

- Informal outdoor recreation in these areas does not require a planning permit.

Commercial Vineyard and Winery Precinct:

- Uses which do not require a permit in this precinct are:
 - Agriculture (except Animal boarding, Dog breeding, Racing dog keeping, Intensive animal husbandry, Rice growing and Timber production);
 - Dwelling; and,
 - Winery.

