HAPPY VALLEY/MOONLIGHT FLAT STRUCTURE PLAN

Policy Basis
This policy applies to land identified as a Local Policy Area on the Happy Valley/Moonlight Flat Structure Plan.

Objectives

Access and safety
To provide a road network that ensures safe and convenient movement for vehicles, pedestrians and cyclists.
To ensure that road alignments and construction standards have regard to landform and landscape character setting.
To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

Watercourses, floodplains and open space
To restore Forest Creek and Moonlight Creek and their environs to a healthy condition.
To develop an open space corridor based on Forest Creek and Moonlight Creek.
To preserve the flood storage functions of Forest Creek and environs.

Landscape and habitat
To provide for the movement of wildlife and connections linking habitat areas.
To protect the landscape, environmental and habitat values of the adjacent Castlemaine Diggings National Heritage Park.
To protect the open landscape character of Pennyweight Flat, Happy Valley and Moonlight Flat.
To retain remnant native vegetation and encourage the use of indigenous trees and plants where revegetation is proposed.

Protection of heritage
To protect both the indigenous and European cultural heritage and cultural landscape significance of Pennyweight Flat, Pennyweight Flat Cemetery, and the Moonlight Flat/ Lady Gully area.

Housing and residential subdivision
To promote high quality architectural or design standards for residential environments and built form.

Wildfire protection
To ensure that the risk from wildfire is minimised.

Policy
Where a permit is required for use or development, it is policy to:

Safety
- Ensure that the land is suitable for the proposed use in accordance with Ministerial Direction No. 1 (Potentially Contaminated Land) prior to the issue of a planning permit for development or use of land for a sensitive use.
Watercourses, floodplains and open space

- Ensure that any development or use of land adjacent to Forest Creek and Moonlight Creek safeguards and enhances the health of the creeks and the regeneration of the public land along the creeks.
- Require that buffer zones of native vegetation be established and maintained along all watercourses.
- Ensure that any development or use of land in the vicinity of Forest Creek preserves and complements the flood storage functions of the creek and its environs.
- Require a Land Capability Assessment and a Stormwater Management Plan for all land in the valley prior to the issue of a permit for development.
- Require lots to be fully serviced in Precinct 1.

Landscape and habitat

- Ensure that use and development does not have an adverse impact on views and vistas across Pennyweight Flat/Happy Valley, including to and from Hundredweight Hill.
- Encourage the use of indigenous plants where revegetation and/or landscaping is proposed.
- Encourage the establishment of new open space areas and corridors that reflect local landscape character and native vegetation.
- Encourage the creation of public open space areas that link with Castlemaine Diggings National Heritage Park, Forest Creek and Moonlight Creek.

Protection of heritage

- Ensure that heritage sites and culturally significant areas are protected.
- Ensure that use and development adjacent to the Castlemaine Diggings National Heritage Park does not damage its heritage and nature conservation values, character or setting.

Housing and residential subdivision

- Encourage site responsive residential design and architecture.
- Implement the recommendations for Precincts 1-4 in the Happy Valley/Moonlight Flat Strategic Plan.
- Provide for fully serviced residential development within Precinct 1 as shown on the Structure Plans (Plans A and B).

Wildfire protection

- Ensure that use and development minimises the risk from wildfire.
- Ensure that fire prevention and mitigation measures (water supply requirements, emergency vehicle access, fuel-modified buffer zones) are incorporated into future developments.

Decision Guidelines

Before deciding on an application to use or develop land, the responsible authority should consider the following:

- Comments of the North Central Catchment Management Authority and the Castlemaine Landcare Group for proposals relating to land adjacent to Forest Creek and Moonlight Creek;
- Comments of Department of Environment, Land, Water and Planning in relation to development proposals adjacent to the Castlemaine Diggings National Heritage Park;
- Comments of the Country Fire Authority; and
- Comments of the Shire Heritage Advisor in relation to development proposals adjacent to Heritage Overlay sites and areas.
- Happy Valley/Moonlight Flat Strategic Plan: Stage One – Site Analysis, 2003
- Historical Summary of the Happy Valley Moonlight Flat Study Area, June 2003
- Draft Management Plan for the Castlemaine Diggings National Heritage Park, July 2005
PLAN A: HAPPY VALLEY/MOONLIGHT
FLAT STRUCTURE PLAN (refer also to Plan B)

TRAFFIC & ACCESS
- Vehicle Access (proposed for residential neighbourhoods in Precincts 1 & 3)
- Traffic Impact Assessment Report - to be provided by developers as part of subdivision application for Precincts 1 & 3.
- Upgrading of intersections - to improve sight distances for vehicles entering Murphy Street

OPEN SPACE & RECREATION
- Open Space Corridors with walking trails
- Wildlife Corridors
- Proposed Pennyweight Flat Heritage Park - apply Public Acquisition Overlay (recommended purchase by Parks Vic or community)
- Castlemaine Diggings National Heritage Park
- Study Boundary & Local Policy Area - a Happy Valley/Moonlight Flat Structure Plan

ZONING
- Existing Residential 1 Zone
- Proposed Rural Conservation Zone - rezone from Rural Zone
- Retain Existing Low Density Residential Zone, Lot sizes and building envelopes in Precinct 3 to be determined by land capability assessments for all LDFZ land.
- Proposed Rural Conservation Zone - rezone from Rural Zone

OVERLAYS (refer to Study recommendations & Overlay Schedules for each Precinct)
1. Happy Valley Road - Development Plan Overlay, Design & Development Overlay
2. Pennyweight Flat - Design and Development Overlay & Restructure Overlay
3. Hundredweight Hill/Moonlight Flat - Development Plan Overlay
4. Lady Guffy/Moonlight Flat - Design and Development Overlay
- 5 X 2.9 hectare minimum lots in accordance with plan in GOO Schedule
- Heritage Overlay covering heritage sites/archaeological remains
- Potential housing areas including land swap to create proposed Pennyweight Flat Heritage Park. Investigate affordable housing options.
PLAN B: HAPPY VALLEY ROAD STRUCTURE PLAN (refer also to Plan A)

- Existing Residential 1 Zone
- Proposed Residential 1 Zone - rezone from Rural Zone
- Potential housing areas including land swap to create Pennyweight Flat Heritage Park. Investigate affordable housing options.
- Existing Low Density Housing
- Retain Existing Low Density Residential Zone
- Proposed Rural Conservation Zone - refer to RCZ Schedule
- Proposed Public Open Space (Precinct 1)
- Proposed Wildlife Corridor (apply Public Acquisition Overlay)
- Castlemaine Diggings National Heritage Park
- Open Space Corridors

- General Location for Building Envelope in Precinct 2.
- Upgrade Happy Valley Road (north-south alignment)
- Upgrade Happy Valley Road (east-west alignment as alternative access route)
- Upgrade Unsealed Section of Colles Road (north to Happy Valley Road)
- Investigate re-alignment of Happy Valley Road subject to completion of updated flood mapping for Forest Creek
- Proposed Vehicle Access Road and Pedestrian Links to Forest Creek and National Heritage Park
- Proposed foot and cycle crossing of Forest Creek
- Traffic Impact Assessment Report - to be undertaken by developer/s as required by Development Plan Overlay Schedules for Precincts 1 & 3.
- Existing Native Vegetation
- Proposed Pennyweight Flat Heritage Park
- Study Area Boundary