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SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

Happy Valley Road (south)

1.0

Design objectives

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To ensure development is in accordance with the Happy Valley Road Development Plan.

To protect nature conservation and habitat values of the adjacent Castlemaine Diggings National Heritage Park.

To protect the water quality in Forest Creek and Moonlight Creek.

To ensure that the height, scale, bulk, mass, and appearance of new development is in keeping with the landscape setting.

To encourage a built form that responds to the area's development potential as a small residential community located near to the town centre.

To maximise views to Kalimna Park and Forest Creek.

To achieve development that meets high quality urban design standards.

To retain and protect existing native vegetation and encourage new vegetation that is consistent with existing native vegetation and landscape character.

2.0

Buildings and works

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A permit is not required for emergency works, minor works, repairs and routine maintenance to existing buildings and works.

All buildings and works are to be in accordance with an approved Happy Valley Road Development Plan.

Dwellings and other buildings are to be set back a minimum of 30 metres from the Castlemaine Diggings National Heritage Park.

Street tree planting and landscaping of public spaces are to be in accordance with the approved Happy Valley Road Landscape Plan.

All dwellings are to be single storey.

The height of any building must not exceed 7 metres above natural ground level.

Works on sloping land must not involve excavation of land exceeding 1 metre.

3.0

Subdivision

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A permit is required to subdivide land.

An agreement under section 173 of the Act is to be entered into which prohibits the further subdivision of lots.

4.0

Decision guidelines

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Before deciding on an application to subdivide land, construct a building or carry out works, the responsible authority must consider the following:

- Happy Valley/Moonlight Flat Structure Plans 1A and 1B, and Local Policy

- Happy Valley Road Development Plan
- Happy Valley Road Landscape Plan
- Whether the location of proposed buildings and works will minimise the need for the removal of native vegetation
- Whether the siting, height and design of proposed building will be in keeping with the landscape character of the area
- Measures to encourage on site infiltration and minimise off-site stormwater run-off from buildings, access roads, driveways and other hard standing areas
- The need to require building envelopes to be determined at the time of subdivision as a means to encourage establishment of streetscape character, and creation of a residential community
- Comments of the Department of Sustainability and Environment in relation protection of native vegetation and proposed planting and landscaping as shown on the Happy Valley Road Landscape Plan
- Comments of the Department of Sustainability and Environment in relation to development of land adjacent to the Castlemaine Diggings National Heritage Park
- Comments of the Country Fire Authority in relation to fire risk.