

08/02/2007  
C25

## **SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO5**

### **Hundredweight Hill (Low Density Residential Zone)**

#### **1.0**

08/02/2007  
C25

#### **Requirement before a permit is granted**

Permits will not be granted to use or development land prior to the approval of the Development Plan by the responsible authority.

#### **2.0**

08/02/2007  
C25

#### **Requirements for development plan**

##### **Design Principles for subdivision and development**

- Encourage site responsive and innovative residential design that has regard to landform, environmental, heritage and habitat values of the Castlemaine Diggings National Heritage Park (CDNHP), Moonlight Creek and significant view lines into and out of the precinct.
- Protect heritage, landscape, habitat and overall environmental values of adjacent CDNHP.
- Protect and enhance vistas and views into and out of the area.
- Maintain low density development to reflect the underlying open bushland character of the Hundredweight Hill precinct.
- Establish a wildlife corridor between the CDNHP and Moonlight Creek.
- Protect and enhance the water quality of Moonlight Creek including to rehabilitation of Moonlight Creek and environs.
- Provide for open space corridors with pedestrian links to Moonlight Creek and CDNHP.
- Retain remnant native vegetation.
- A new building adjacent to Crown land must be setback from boundaries:
  - 50 metres from a boundary to Crown land (inclusive of a Government Road)
  - 30 metres from a boundary directly abutting Crown land
- Integrate the natural drainage corridors into site layout and built form
- Ensure that subdivision, site layout and built form has regard to the steep slopes in the precinct
- Incorporate bushfire prevention and mitigation measures into subdivision, site layout and built form.

The Hundredweight Hill Development Plan must be in accordance with the Happy Valley/Moonlight Flat Strategic Plan Revised June 2006 and above design principles and include:

- A written report explaining how the residential development proposal addresses the design principles outlined above

- A traffic impact assessment report for the Happy Valley Road intersection with the Pyrenees Highway to the satisfaction of the responsible authority, in consultation with VicRoads
- Site assessment and response be undertaken in consultation with the Department of Sustainability and Environment, including natural features, slope, orientation, views, drainage lines, native vegetation, and measures to minimise impact on Castlemaine Diggings National Heritage Park
- A Land Capability Assessment Report to identify suitable building envelopes, effluent disposal envelopes, and exclusion zones
- An environmental audit or report in accordance with Ministerial Direction No. 1 (Potentially Contaminated Land) be prepared for the land prior to the issue of a planning permit for development or use of land for a sensitive use
- Proposed road layout with minor access roads following drainage lines
- Road design that minimises the width of sealed pavement and provides for open, grassed, swale verges
- A Layout Plan showing arrangement of lots, lot sizes, building envelope locations and sizes, and driveways to envelopes
- A visual impact assessment indicating the impact on views obtained from outside of the area and particularly from Pennyweight Flat
- Proposed drainage including use of natural drainage corridors in the major drainage system, and measures to encourage on site infiltration and minimise off-site stormwater run-off
- Flora and Fauna Survey prepared in consultation with the Department of Sustainability and Environment
- A survey to identify any Indigenous artefacts and sites to the satisfaction of the relevant authority
- Fire risk management plan prepared in consultation with the Country Fire Authority
- A Landscape Plan prepared by a qualified landscape architect and or horticulturalist to the satisfaction of the responsible authority showing existing native vegetation, vegetation to be retained, and proposed native planting of road reserves and public spaces
- All servicing, including water, drainage and stormwater, electricity and telecommunications
- The stages, if any, in which the land is to be subdivided and developed.