

08/02/2007
C25

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**

Hundredweight Hill/Moonlight Flat – Low Density Residential Zone

1.0 Design objectives

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To create an overall low density character.

To achieve residential design and built form that responds to the area's environmental characteristics and values including landform, remnant native vegetation, Moonlight Creek and Castlemaine Diggings National Heritage Park.

To achieve siting and design of future residential development that has regard to views obtained into the area from Pennyweight Flat.

To achieve development that is compatible with the natural form of the site.

To protect the water quality of Moonlight Creek.

To retain and protect remnant native vegetation and wildlife habitat.

To reduce the level of fire risk by siting and design of buildings and subdivision layout.

To ensure that residential design establishes pedestrian and wildlife links to Moonlight creek and National Heritage Park.

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

2.0 Buildings and works

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A permit is required for buildings and works.

Road design and construction is to minimise sealed road width and provide for open, grass, swale verges.

Building setback distances on lots adjoining the National Heritage Park are to meet the relevant standards of the Department of Sustainability and Environment. A fuel modified zone is to be provided within the setback area.

All buildings and works are to be in accordance with an approved Hundredweight Hill/Moonlight Flat Development Plan.

All proposed buildings and roadways must be located within building envelopes shown on the approved Hundredweight Hill Development Plan.

Lot boundary fences are to be of wire, post and rail construction, or similar open type construction.

A single public access point and gate into the Heritage Park is to be provided, following comments of Department of Sustainability and Environment. The location of the entry point is to be provided to the satisfaction of Department of Sustainability and Environment.

All dwellings are to be single storey.

All proposed buildings are to have a mass, form, height and scale and external materials and colours that will not visually dominate in the landscape and bushland setting.

An application for permit for proposed buildings and works must be accompanied by plans and information showing:

- Elevations indicating the design of proposed buildings

- Proposed building materials for all proposed buildings
- An assessment of the visual impact of proposed buildings on Hundredweight Hill be undertaken from the viewpoints of Pennyweight Flat and Pennyweight Flat Cemetery, as appropriate.

Tree planting and landscaping of road reserves and public spaces is to be in accordance with an approved Landscape Plan prepared by a qualified landscape architect and/or horticulturalist. The Landscape Plan is to provide a plant list of native species selected in consultation with the Department of Sustainability and Environment.

3.0 Subdivision

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A permit is required to subdivide land.

Subdivision layout is to be in accordance with an approved Hundredweight Hill Development Plan.

Subdivision layout is to utilise natural drainage corridors for drainage purposes and for creation of minor public accessways for vehicles and pedestrians.

Lot sizes adjoining the National Heritage Park are to be large enough to allow building envelopes to be located away from ridgelines and elevated areas.

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
- Hundredweight Hill/Moonlight Flat Development Plan
- Hundredweight Hill Landscape Plan
- Whether the location of proposed buildings and works will minimise the need for the removal of native vegetation
- Whether the proposed building or works has regard to the natural features of the land and is designed and sited in recognition of such factors as the slope of the land, existing vegetation, natural drainage corridors, and habitat values of the National Heritage Park
- Whether the siting, mass, height, and design of proposed building will be in keeping with the landscape character of the area
- Measures proposed to 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 of minimising the impact of future development of the land on the landscape, views from across Pennyweight Flat, natural drainage system, and significant native vegetation
- Comments of the Department of Sustainability and Environment in relation protection of native vegetation and proposed planting and landscaping
- 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.