

08/02/2007  
C25

## **SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO4**

### **Pennyweight Flat – Rural Conservation Zone**

#### **1.0**

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#### **Design objectives**

Protect the significant cultural heritage values of Pennyweight Flat and Pennyweight Flat Cemetery.

Protect the wide, open views and rural landscape setting of Pennyweight Flat.

Protect the strong sense of place and the visual setting of Pennyweight Flat Cemetery.

Retain and protect remnant native vegetation.

Ensure that the use of land and land management practices retain the open rural landscape of Pennyweight Flat and protect the water quality of Moonlight Creek and Forest Creek.

#### **2.0**

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#### **Buildings and works**

A permit is required for buildings and works.

A permit will only be granted for one dwelling located on Crown Allotment 31A Section G1 at the location shown on Structure Plan 1A and 1B.

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

- Elevations indicating the design of proposed buildings
- Proposed building materials for all buildings
- Location of driveway and details of surface treatment
- Proposed landscaping and tree planting

The permit application is to be accompanied by a site assessment and response, prepared in consultation with the Department of Sustainability and Environment, and is to include an assessment of the potential visual impact of proposed buildings from Pennyweight Flat Cemetery and from views across Pennyweight Flat.

#### **3.0**

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#### **Subdivision**

A permit will not be granted for any further subdivision of land except for re-subdivision to achieve consolidation of existing allotments.

#### **4.0**

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#### **Decision guidelines**

Before deciding on any application, the responsible authority must consider:

- Whether the siting, height and design of proposed building will be in keeping with the landscape and cultural heritage character of the area
- Comments of Heritage Victoria in relation to heritage issues
- 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.