

08/02/2007
C25

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**

LADY GULLY – AREA 4 - (RURAL CONSERVATION ZONE)

1.0 Design objectives

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Protect significant historical and archaeological sites.

Provide for limited housing with building envelopes and accessways that respect landform, cultural landscape and native bushland setting.

Ensure that development occurs within approved building envelopes.

Protect existing native vegetation.

2.0 Buildings and works

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A permit is required to construct a building or construct or carry out works.

All proposed buildings must be located within building envelopes shown on the Indicative Subdivision Plan included in this Schedule.

All proposed roadways and driveways are to be constructed along alignments shown on the Indicative Subdivision Plan included in this Schedule.

A permit is not required for removal of vegetation within approved building envelopes.

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 from Colles Road and Stronels Road

Location of septic tank effluent fields

Proposed landscaping and tree planting demonstrating consistency with the Flora and Fauna Survey required during the plan of subdivision approval process.

3.0 Subdivision

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A permit is required to subdivide land.

An application for subdivision of land shall be in accordance with the Indicative Development Plan included in this Schedule.

An application for subdivision of land must include:

- A Flora and Fauna survey prepared in consultation with the Department of Sustainability and Environment
- Fire risk management plan prepared in consultation with the Country Fire Authority
- A survey to identify the existence of any pre-European artefacts on sites

Exemption from notice and review

An application for subdivision that is in accordance with the Indicative Development Plan included in this Schedule is exempt from the notice requirements of Section 52(1) (a), (b) and (d) the decision requirements of Section 64 (1), (2) and (3) and the review rights of Section 82 (1) of the Act.

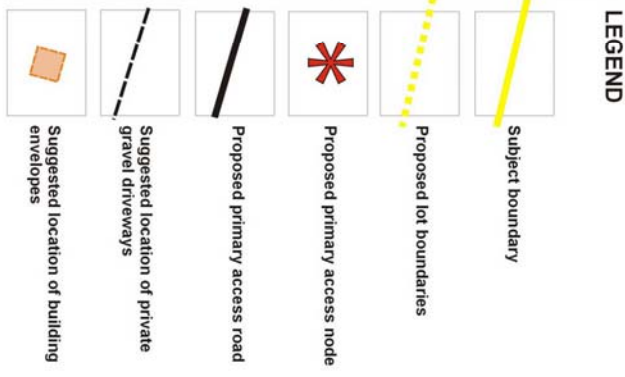
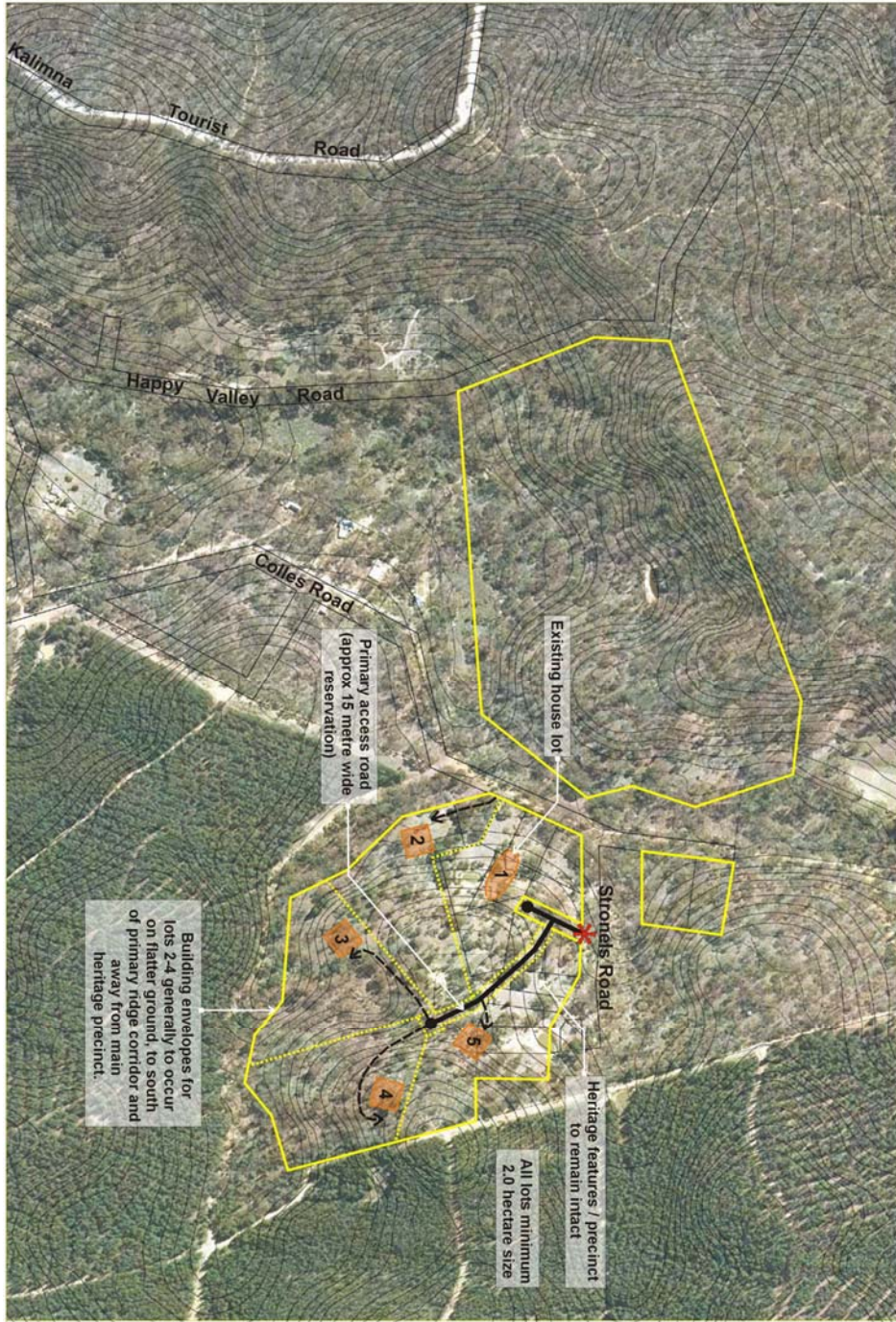
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Decision guidelines

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

- 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 and cultural heritage character of the area
- 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.



Colles Road, Moonlight Flat
Indicative Plan of Subdivision (Option A)

Job number: 013127
Drawing number: LS05A
Scale: 1:5000 @ A3 size
Date: 12 November 2003

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303 Day & Night
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