

08/02/2007
C25**SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO6****HAPPY VALLEY ROAD (SOUTH)****1.0 Requirement before a permit is granted**08/02/2007
C25

All proposals to construct a building or carry out works before the Happy Valley Road Development Plan has been approved must be accompanied by a report demonstrating that the proposed buildings or works will not prejudice the long-term future development of the land for residential development.

2.0 Requirements for development plan08/02/2007
C25

The Happy Valley Development Plan must be generally in accordance with the Happy Valley/Moonlight Flat Strategic Plan – Final Report and Local Policy and include:

- A traffic impact assessment report for the Happy Valley Road intersection with the Pyrenees Highway prepared to the satisfaction of the responsible authority in conjunction with VicRoads
- Site assessment and response, including natural features, slope, orientation, views, drainage lines, native vegetation, and measures to minimise impact on neighbouring and nearby land, including the Castlemaine Diggings National Heritage Park. The site assessment and response is to be prepared in consultation with the Department of Sustainability and Environment, the Castlemaine Landcare Group, and where the Development Plan is not a joint proposal of all owners of land affected, the comments of non-participatory land owners
- An environmental audit or report in accordance with Ministerial Direction No. 1 must be prepared for the land prior to the issue of a planning permit for development of land for a sensitive use
- Consideration of the potential to realign Happy Valley Road and provide a north-south axis for the main access street in accordance with Structure Plan 1B
- A downslope, east-west orientation for lots on sloping land to the north of the Precinct
- Graduation of lot sizes from smaller lots fronting Happy Valley Road to larger lots adjacent to the National Heritage Park
- Creation a view focus along the main access street that is enclosed by Forest Creek Reserve and the National Heritage Park
- Siting, height and design of built form that responds to the landscape character of the area
- A proposed public open space area to the north as indicated on the Happy Valley/Moonlight Flat Structure Plan 1B
- Major pedestrian connection along the main access street linking the National Heritage Park with Forest Creek
- Pedestrian access to Forest Creek
- A landscape plan for road reserves and public spaces prepared by a qualified landscape architect and/or horticulturalist. The landscape plan is to be prepared in consultation with the Department of Sustainability and Environment

- Creation of streetscape character through establishing building envelopes with setbacks from Happy Valley Road and the main access street, and street tree planting in accordance with an approved Landscape Plan
- A residential layout plan showing lot sizes, and the locations and sizes of proposed building envelopes
- Retention of native vegetation in the residential layout and design
- Proposals to minimise off-site stormwater run-off from buildings, access roads and other hard standing surfaces including on site infiltration where feasible
- Housing diversity and choice, particularly for smaller households (eg. single and two person households)
- All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications
- The stages, if any, in which the land is to be subdivided and developed.