

Draft Housing and Neighbourhood Character Strategy

Castlemaine, Campbells Creek and Chewton



Fact sheet: Happy Valley/Moonlight Flat area

Background

Parts of Happy Valley and Moonlight Flat are currently located within the urban boundary of the Castlemaine township. This is an area with unique characteristics and various environmental sensitivities and assets.

The environmental sensitivities that exist within the area mean that it is not an area that is conducive to further residential development or expansion. These environmental constraints include:

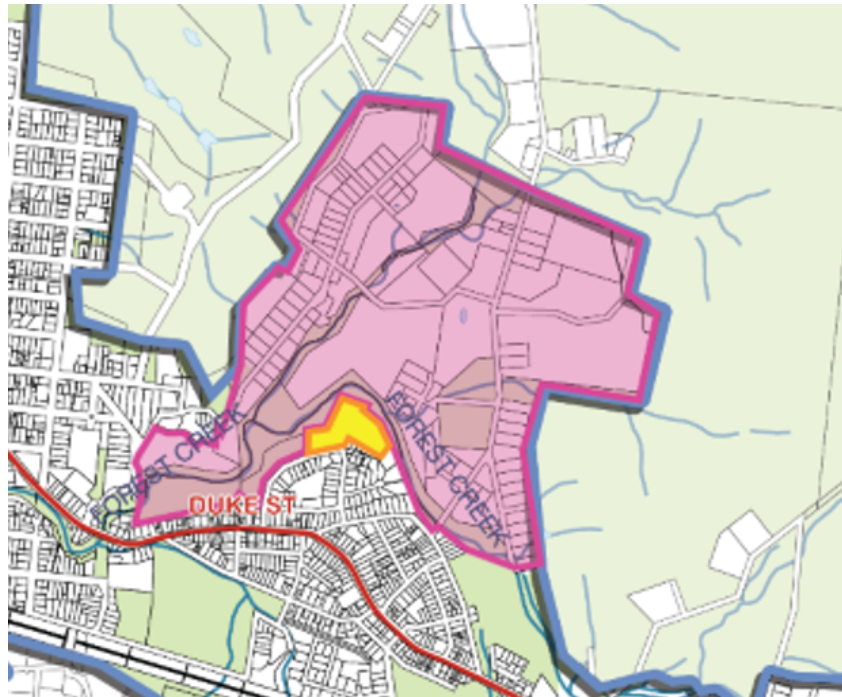
- Bushfire risk.
- Native vegetation.
- Biodiversity and existence of threatened species within the area.
- Potential impacts on the Castlemaine Diggings National Heritage Park.
- Cultural heritage sensitivity.
- Potential contamination.
- Proximity to Crown Land.

What does the draft strategy recommend for the Happy Valley area?

The combined challenges of this area demonstrate the area's limited capacity and appropriateness to accommodate future development, and it is therefore proposed to:

- Exclude the Happy Valley/Moonlight Flat area from the Castlemaine township boundary, including the land zoned farming along Montgomery Street (see Figure 1 pink and yellow highlighted areas). See Figure 2 for the current Castlemaine Framework Plan (from Clause 11.01-1L-03 of the Mount Alexander Planning Scheme), which shows the current township boundary.
- Review the local planning policy relating to Happy Valley/Moonlight Flat at Clause 11.01-1L-03 of the Mount Alexander Planning Scheme to be consistent with the recommendations of this strategy.
- Review the zoning and overlays currently applied to this area to ensure that planning controls appropriately reflect this. Specifically, this is likely to include:
 - For land within the Development Plan Overlay (Schedule 5) area identified as 'no development proposed' on the endorsed Development Plan, rezoning to Rural Conservation Zone and application of the Restructure Overlay. The Restructure Overlay would require consolidation of these parcels, and likely indicate the location for where a future dwelling may be permitted if planning permission was given.
 - Review the application of the Development Plan Overlay (Schedule 5) and Design and Development Overlay (Schedule 2).

Figure 1: Areas proposed to be excluded from the township boundary



What are the current planning zoning and overlay controls that apply to the area?

The Happy Valley/Moonlight Flat area is currently zoned a mix of:

- Rural Conservation Zone
- Low Density Residential Zone
- Public Conservation and Resource Zone
- Farming Zone

The following overlays are applied to parts of this area:

- Development Plan Overlay (Schedule 5)
- Design and Development Overlay (Schedule 2, schedule 4)
- Floodway Overlay
- Restructure Overlay (Schedule 1)
- Significant Landscape Overlay (Schedule 2)
- Land Subject to Inundation Overlay
- Heritage Overlay

See Figures 5-8 in this fact sheet for zoning and overlay maps and where these zones and overlays above are specifically applied.

Visit the [Mount Alexander Planning Scheme](#) for more details on each of the zones and overlays.

Additional background on zoning and overlays within Happy Valley/Moonlight Flat:

There is existing zoning in this area that acknowledges housing development potential in this area. The Happy Valley/Moonlight Flat Strategic Plan (2005) outlined recommendations for residential subdivision and growth within distinct precincts throughout the area, with directions for fully serviced residential development along the south of Happy Valley Road, and lower density housing in the Hundredweight Hill area. However, the environmental constraints on further development, coupled with these recommendations, present challenges to the future of the area.

Development Plan Overlay (DPO) Schedule 5 applies to land along Happy Valley Road within this area. This correlates with the northern part of Precincts 1 and 3 on the Happy Valley/Moonlight Flat Strategic Plan A (see the Structure Plan at Figure 3). The overlay requires that a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority (unless it states otherwise in a schedule to the overlay).

A development plan for the whole DPO5 area was endorsed by Council in December 2021. This plan identifies two distinguished areas of the overall development plan (see Figure 4):

- Area A: two proposed dwelling envelopes. Development of this area is subject to a future planning permit.
- Area B: 'no development proposed' on the majority of the remaining development plan area.

The remaining areas zoned Low Density Residential along Happy Valley Road (south of Pennyweight Flat) are not subject to the Development Plan Overlay and are developed with a dwelling.

There is also another area zoned Low Density Residential that is located in Precinct 2 on the Happy Valley/Moonlight Flat Strategic Plan, along Colles Road and McKay Street. All properties within this area are developed with a dwelling and it is recommended to remain in its current zoning.

The Low Density Residential Zone specifies that each subdivided lot must be at least:

- 0.4 hectares for each lot where reticulated sewerage is not connected; or
- 0.2 hectares for each lot with connected reticulated sewerage

Other land within this Happy Valley/Moonlight Flat area not specified above are recommended to remain within their current zoning, including the land zoned farming on Montgomery Street.

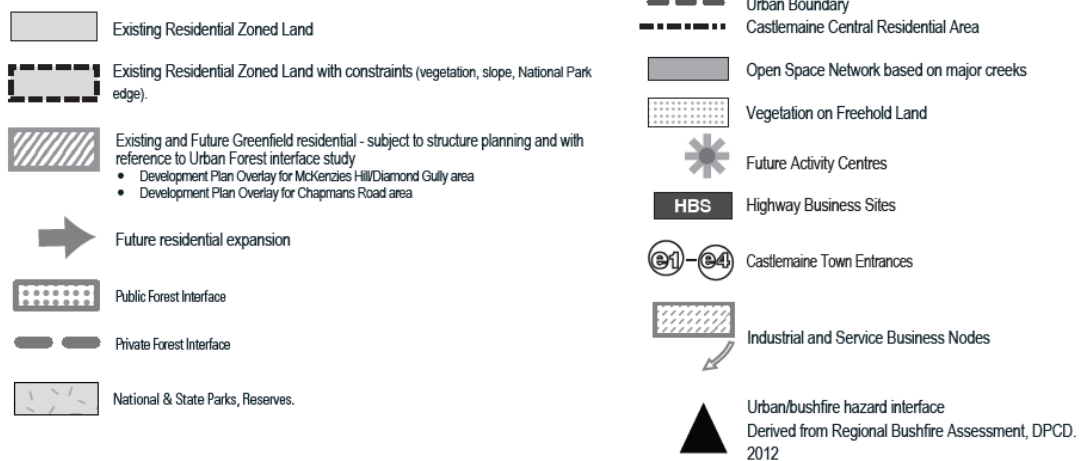
Where can I get help?

If you have any further questions or would like to understand more details about these details, email the Strategic Planning Team on strategicplanning@mountalexander.vic.gov.au or call (03) 5471 1700.

Figure 2: Castlemaine Framework Plan

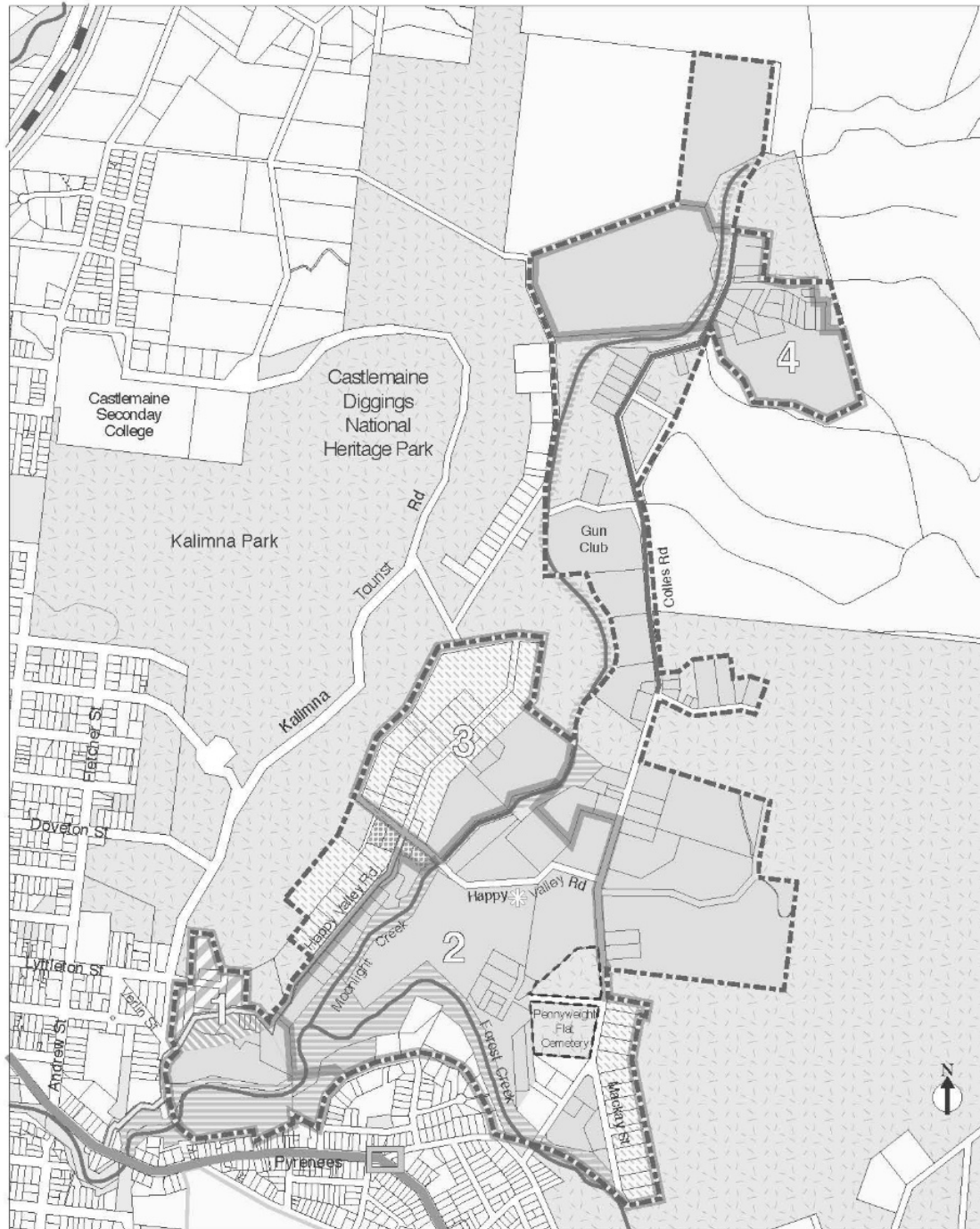


PLAN 3: CASTLEMAINE LAND USE FRAMEWORK



Note, this township contains Land where multiple bushfire risk factors exist.
(Regional Bushfire Assessment, DPCD, 2012)

Figure 3: Plan A: Happy Valley / Moonlight Flat Structure Plan



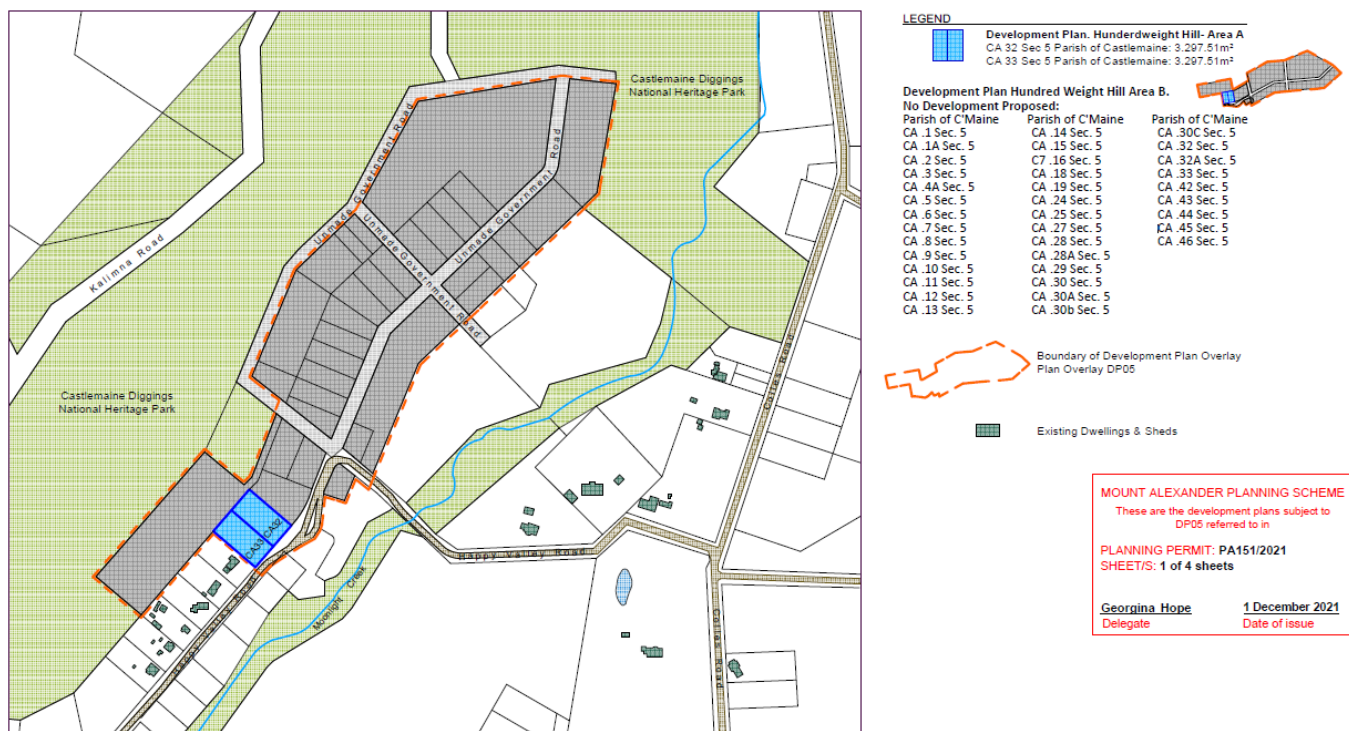
**PLAN A: HAPPY VALLEY / MOONLIGHT
FLAT STRUCTURE PLAN** (refer also to Plan B)

- TRAFFIC & ACCESS**
- Vehicle Access (entry/exit for residential neighbourhoods in Precincts 1 & 3)
 - ▭ Upgrading of intersections
- OPEN SPACE & RECREATION**
- ▨ Open Space Corridors with walking trails
 - ▤ Wildlife Corridor
 - ▩ Castlemaine Diggings National Heritage Park
 - Study Boundary

- ZONING**
- ▨ Existing General Residential Zone 1
 - ▤ General Residential Zone 1 - Precinct 1
 - ▩ Retain Existing Low Density Residential Zone
 - ▩ Rural Conservation Zone

- OVERLAYS**
- 1: Happy Valley Road - Development Plan Overlay, Design & Development Overlay
 - 2: Pennyweight Flat - Design and Development Overlay & Restructure Overlay
* general location for building envelope
 - 3: Hundredweight Hill/Moonlight Flat - Development Plan Overlay
- Design and Development Overlay
- Proposed Significant Landscape Overlay
 - 4: Lady Gully/Moonlight Flat - Design and Development Overlay
- 5 X 2.0 hectare minimum
- heritage sites/archaeological remains

Figure 4: Development Plan – Hundredweight Hill, Areas A & B



TP01 DEVELOPMENT PLAN Hundredweight Hill: Areas A & B
PLANNING APPLICATION: Crown Allotments 32 & 33, Section 95, Parish of Castlemaine, 47 Happy Valley Road, CASTLEMAINE

Figure 5: Planning Zones

Zoning

Castlemaine, Campbells Creek and
Chewton

Scale: 1:60,000m

- Township Boundary
- Railway Line
- Disused Railway Line
- Train Station
- Parks/Reserves
- Waterbody
- Watercourse
- CAD Boundary
- Major Roads
- C1Z Commercial 1 Zone
- C2Z Commercial 2 Zone
- FZ Farming Zone
- GRZ1 General Residential Zone
- IN1Z Industrial 1 Zone
- IN3Z Industrial 3 Zone
- LDRZ Low Density Residential Zone
- PCRZ Public Conservation and Recreation Zone
- PPRZ Public Park and Recreation Zone
- PUZ Public Use Zone
- RCZ Rural Conservation Zone
- RLZ Rural Living Zone
- TRZ Transport Zone
- TZ Township Zone

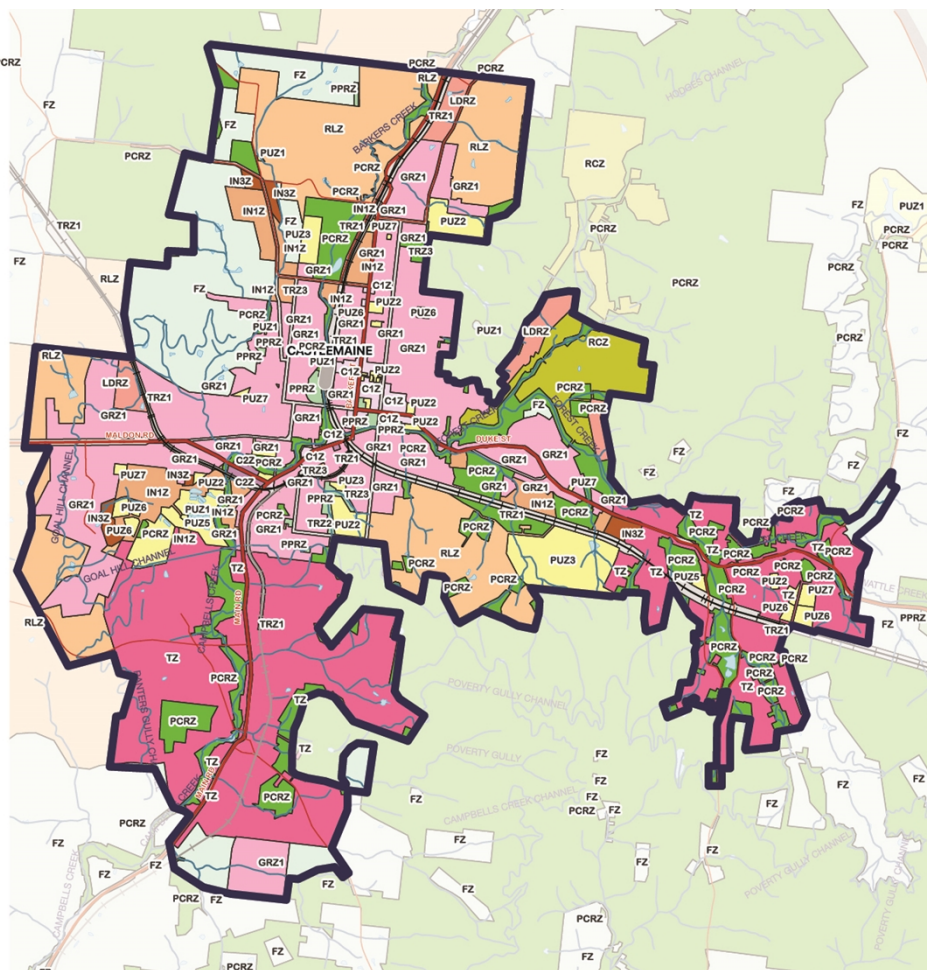


Figure 6: Planning Overlays (excluding Bushfire Management Overlay and Heritage Overlay)

Overlays (excluding Bushfire Management and Heritage Overlays)

Castlemaine, Campbells Creek and Chewton

Scale: 1:60,000m

- | | |
|------------------------------------|----------------------|
| Township Boundary | Railway Line |
| Design and Development Overlay | Disused Railway Line |
| Development Plan Overlay | Train Station |
| Environmental Audit Overlay | Parks/ Reserves |
| Erosion Management Overlay | Waterbody |
| Environmental Significance Overlay | Watercourse |
| Flooding Overlay | Major Roads |
| Land Subject to Inundation Overlay | |
| Public Acquisition Overlay | |
| Restructure Overlay | |
| Specific Controls Overlay | |
| Significant Landscape Overlay | |
| Vegetation Protection Overlay | |

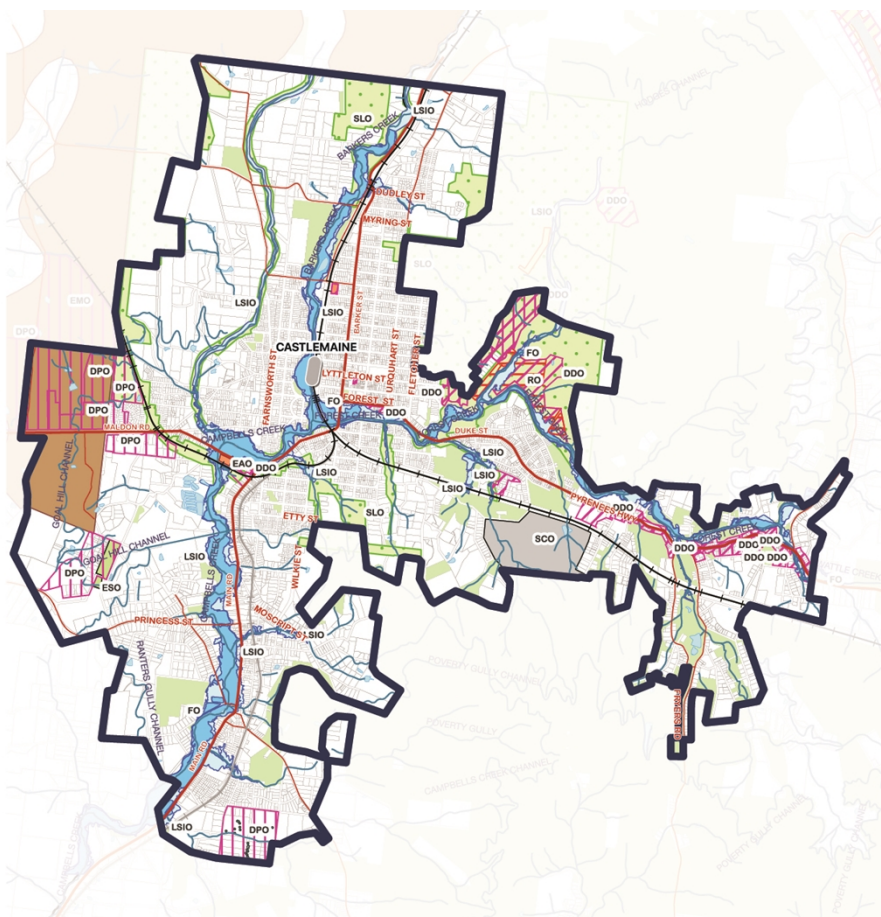


Figure 7: Bushfire Management Overlay

Bushfire Management Overlay

Castlemaine, Campbells Creek and Chewton

Scale: 1:60,000m

- | | |
|--|----------------------|
| Township Boundary | Railway Line |
| Bushfire Management Overlay | Disused Railway Line |
| Bushfire Management Overlay - Schedule 1 | Train Station |
| Parks/ Reserves | Waterbody |
| Major Roads | Watercourse |

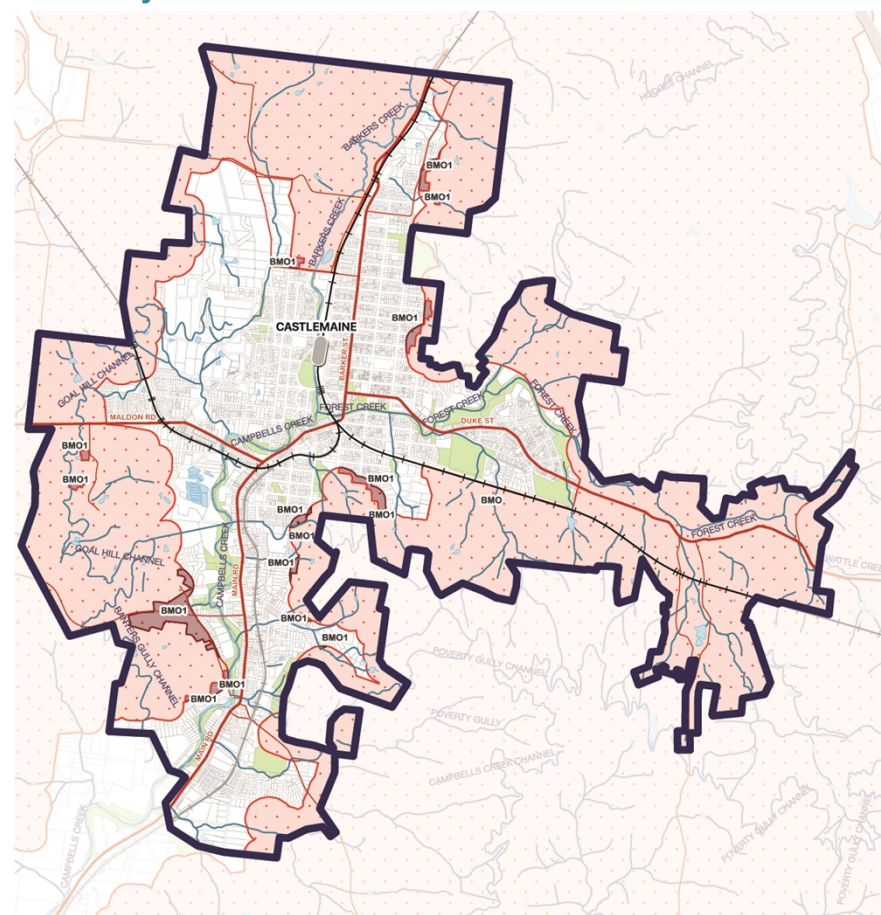


Figure 8: Heritage Overlay

Heritage Overlay

Castlemaine, Campbells Creek and
Chewton

Scale: 1:60,000m

