DRAFT DIAMOND GULLY STRUCTURE PLAN

FEBRUARY 2010
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Acknowledgements

Beveridge Williams wish to acknowledge the contribution of:

Cr Philip Scheir (current) Project Reference Group : Chairperson
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**Disclaimer**

Information contained within this Draft Structure Plan has been prepared to inform the future land use and development of land within the Diamond Gully Structure Plan area and should be read in conjunction with related Technical Assessments used to inform the preparation of this Structure Plan.

It is anticipated that this Structure Plan will become an incorporated / reference document within Mount Alexander Planning Scheme following the preparation, consideration, and adoption / approval of a Planning Scheme Amendment to the Mount Alexander Planning Scheme in accordance with Part 3 of the Planning and Environment Act 1987.

Further review or modification of this Structure Plan and the associated Planning Scheme Amendment could arise from the approval process associated with the Proposed Planning Scheme Amendment.

On this basis, readers of this Structure Plan are cautioned to ensure that information contained within is used for the expressed purposes for which the Structure Plan has been prepared and that regard is given to the subsequent Planning Scheme Amendment process under the Act.
1 INTRODUCTION

Diamond Gully has been identified by Mount Alexander Shire Council as a future residential location.

Beveridge Williams is the lead consultant appointed by the Mount Alexander Shire Council to work with authority and community stakeholders to prepare the Diamond Gully Structure Plan to guide the residential development process.

During the course of this project, Beveridge Williams has been supported by a Council appointed Project Steering Committee (PSC), Project Reference Group (PRG) and a range of sub-consultants (as acknowledged on the previous page).

1.1 What is a Structure Plan?

A Structure Plan is a strategic land use and development document that creates a preferred vision to guide the development of a selected area and to identify implementation techniques to achieve the preferred vision over time.

Structure Plans are widely used by authorities and land owners to complement municipal planning schemes and to facilitate land use and development objectives identified in strategy and policy documents. In this case, the Structure Plan will ultimately guide the residential transformation of the Diamond Gully area.

The preparation of a Structure Plan should involve consultation with authorities and the wider community and a consideration of a wide range of technical issues that have the potential to impact on future land use and development – including environmental features, relationships with surroundings areas, infrastructure capacity and site layout / built form.

1.2 How the Structure Plan was prepared

Preparation of the Structure Plan was undertaken over a period of three (3) years and involved the following steps.

Step 1 - Technical Assessments

A range of assessments were undertaken. These included:

- Flora and Fauna (Biosis Research)
- Planning and Land Use (Beveridge Williams)
- Draft Landfill Risk (Meinhardt)
- Infrastructure (Beveridge Williams)
- Water and Hydrology (Neil Craigie ad Pat Condina)
- Access and Movement (Traffix Group)
- Landscape and Open Space (Beveridge Williams)
- Land Capability (Wrigley Dillon)
- Wildfire Management (Phil Neander and Beveridge Williams)
Step 2 – Prepare Key Issues Paper
A Key Issues Paper was prepared that, amongst other things, presented pertinent issues and spatial mapping from each Technical Assessment. This was used to inform discussion at a Designers Workshop (Step 3).

Step 3 – Designers Workshop
A Designers Workshop comprising landowners, community and authority representatives was convened on Thursday 24 September 2009 at Campbell’s Creek Community Centre and assisted in:
- developing a vision for Diamond Gully
- re-confirming opportunities and constraints across the site
- identifying options for future land use and development.
Proceedings of the Designers Workshop are presented in Appendix A.

Step 4 – Prepare Draft Structure Plan
A Draft Structure Plan was prepared having regard to:
- Environmental constraints
- Land use risks
- Access points and linkages

Upon ascertaining these constraints and access / network / linkage requirements, further assessment of individual precincts and their connectivity within the Structure Plan area was undertaken. Factors considered at this time included, but were not limited to:
- land area and ownership characteristics,
- existing land uses,
- surrounding context, and
- existing planning controls.

The Draft Structure Plan sought to present an arrangement of land uses for Diamond Gully that balanced competing objectives but also provided certainty for the future development of this recognised residential urban growth area for Castlemaine.
Step 5 – Community Open Day

Mount Alexander Shire Council convened a Community Open Day on Saturday 24th October 2009 at the Campbell’s Creek Community Centre to present and facilitate discussion / feedback to the Draft Structure Plan.

A copy of the Draft Structure Plan presented at the Community Open Day is presented in Appendix B.

Proceedings of the Community Open Day are presented in Appendix C.

Step 6 – Prepare Structure Plan and Report

Following consideration of comments / feedback received and further discussion with Council, modifications to the Draft Structure Plan were undertaken and have been reflected in this Structure Plan Report.
2 BACKGROUND

2.1 Structure Plan Area

The Diamond Gully Structure Plan area (the “Structure Plan area”) is located approximately three (3) kilometres south-west of the Castlemaine town centre as shown in Figure 1 below.

![Figure 1: Diamond Gully Structure Plan Area](image)

The Structure Plan area comprises approximately 182 hectares of land generally bounded by:

- Pyreenees Highway to the **north**
- Martin Street / Sluicers Road / Diamond Gully Road / Lemon Street to the **east**
- Ranters Gully Road to the **south**
- Willy Milly Road and the ridgeline which forms part of the Castlemaine Urban Growth Boundary to the **west**.
2.2 Study Context

The need to prepare a Structure Plan for Diamond Gully is supported in strategic planning work undertaken by Council including the Castlemaine Residential Strategy (2005). This recognises McKenzies Hill and Diamond Gully as being the “major focus for new residential neighbourhoods over the next 20 years” (p. 25) and goes on to identify:

- That approximately 50 hectares of Residential 1 zoned land is undeveloped.
- That an Incorporated Plan Overlay should be prepared to cover areas, including Diamond Gully, to co-ordinate growth and to specifically determine future road network and open space links, protect native vegetation, and establish the most cost efficient way to service the area with sewerage infrastructure.

Consideration was given to the Castlemaine Residential Strategy, amongst a wide range of other strategic planning initiatives to be reflected in the updated Municipal Strategic Statement (MSS), by the Planning Panel for Amendment C24 which was appointed by the Minister for Planning and was convened in November 2005. At this time, the Panel:

- Supported the preparation of a Structure Plan for the Diamond Gully Area which would be subject of “community debate” (p. 86) and go through a planning scheme amendment process.
- Supported the application of an Incorporated Plan Overlay to assist in co-ordinating growth and servicing of the land; and
- Recommended that Council prepare the Castlemaine Urban Forest Interface Study to inform the preparation of the Structure Plan.

On this basis and at the direction of Mount Alexander Shire Council the Diamond Gully Structure Plan has been prepared to:

- Clearly articulate the assets and values that underpin future development, use and management of the study area.
- Integrate the land use processes in the context provided by sustainable social, environmental and economic outcomes and surrounding land use.
- Identify and recommend measures which may be critical for securing successful implementation of the Structure plan.
- Provide a prioritised implementation program for the planning actions.
3 THE VISION FOR DIAMOND GULLY

Following is a Vision Statement that has been developed with the input of participants at the Designers Workshop.

This Vision Statement was presented to the participants at the Community Open Day and received broad support as an “aspirational” statement for the future land use development and management of land within Diamond Gully and to guide the preparation of the Structure Plan.

“Diamond Gully will be Castlemaine’s primary urban growth area located in a Box Ironbark forest setting and with convenient access to Castlemaine.

The unique environmental features of Diamond Gully will be protected and celebrated. The needs of the new residential community will also be accommodated. These needs include a variety of lot sizes and dwelling types - sited, designed and managed in an environmentally sensitive manner. A network of connectivity and linkages is provided internal to Diamond Gully as well as to Castlemaine and nearby Campbells Creek.

The final urban form of Diamond Gully will demonstrate high quality urban design and development that is informed by the context and environmental attributes of the area.

Implementation of this vision will be achieved through a partnership arrangement with Council, authorities / agencies, landowners and the community.

For these reasons Diamond Gully will be seen as a great place to live and where the town meets the bush.”
4 THE STRUCTURE PLAN

A copy of the Diamond Gully Structure Plan is presented in Figure 2 on the following page. Within this Section of the Structure Plan Report is supporting information that includes a description of:

- key environmental constraints,
- key land use risks,
- access / linkage / network considerations, and
- designated land use / development precincts.

Figure 2: Diamond Gully Structure Plan
Not to Scale
4.1 Environmental Constraints

A number of environmental constraints apply to the Structure Plan area. An account of these follow.

4.1.1 Trust for Nature Covenant Area

A Trust for Nature Covenant applies to land at 69 Diamond Gully Road and is reflected in the Structure Plan. This covenant applies specifically to the property and protects against further development on the land.

4.1.2 Lushington Reserve

Lushington Reserve is Parks Victoria owned land that is managed by the McKenzie’s Hill Action and Landcare Group. Representations have been made to extend this reserve in a southerly direction to include the former landfill cells / Council depot. Whilst the Structure Plan recognizes the merit in this, further discussion and agreements will be required with Council as the owner of the land to formally facilitate this.

4.1.3 Flora and Fauna

Recognising that Diamond Gully is Council’s preferred residential urban development area and that this area will be subject to transformation over time, the Structure Plan seeks to balance competing interests to retain native vegetation whilst accommodating urban development.

Areas of high and medium significance vegetation have been identified. The Structure Plan protects and celebrates these areas whilst recognising that some clearance of native vegetation is required to enable residential development subject to appropriate vegetation off-sets being achieved.

This is also evident within the Structure Plan through the “trimming” of identified vegetation areas adjacent to the proposed connector road. This approach has been adopted to increase the area available for development.

The preparation of a Native Vegetation Precinct Plan will enable the accurate identification of native vegetation locations and condition and identify areas that may be suitable for off-set planting in the event that native vegetation is to be removed. It is acknowledged that this work may result in some further refinement of the location and classification of areas of high / medium vegetation significance.

An important consideration in the planning for native vegetation areas within Diamond Gully is the issue of ownership and management responsibility. Interest has not been formally expressed by Council, Parks Victoria and / or the Department of Sustainability and Environment to acquire and manage additional reserve areas. Consequently, the Structure Plan seeks to encourage and support the management of native vegetation and potential off-sets planting / remediation works on private land. This approach could be achieved through the application of Section 173
Agreements with any planning permits to issue and will be informed through further work associated with the recommended Native Vegetation Precinct Plan.

During the planning approval stages for future subdivision, consideration should be given by the Responsible Authority to the application of a Section 173 Agreement on any planning permit to issue, in relation to the keeping of domestic animals.

### 4.1.4 Watercourses

Diamond Gully is characterised by several ephemeral (ie. seasonal) creeks and drainage lines. These form an important part of the natural environment and provide natural overland flow paths during periods of rainfall.

The main watercourses are depicted on the Structure Plan together with the location of existing dams that are generally fed by the watercourse.

Further development near the watercourses will require more detailed design to accommodate water sensitive urban design responses across the study area. Notated on the Structure Plan are locations for “Proposed Wetland / Retarding Basin” that could be incorporated into these designs.

These water sensitive urban design responses could incorporate a combination of open channel, pipe, storages, or seasonal wetland features depending on the context and ultimate development of the specific precinct. Typically consideration of this level of detailed design is undertaken at a planning permit stage for the subdivision of land.

A significant watercourse is located in the southern part of the Structure Plan area around which future development and works could focus. As a general requirement, authorities seek a 30m wide reserve between a watercourse and development. Following is a typical cross-section of a watercourse that demonstrates how development could integrate with the natural watercourse in this location.
4.2 Land Use Risk Areas

4.2.1 Existing and Former Landfills

The Structure Plan depicts the location of existing and former landfill sites in relation to the Structure Plan area. The Draft report prepared by Meinhardt : Infrastructure and Environment identifies two “high risk” buffer areas associated with the landfill sites. These include:

- **200m (high risk)** buffer surrounding the existing Sluicers Road landfill.
  
  Meinhardt state that “the 200m buffer should remain in force for as long as [the landfill] site is operational. Once closed the buffer distance should be revisited based on the monitoring data history at the time” (p. 16)

- **100m (high risk)** buffer surrounding the former landfill sites.

The report goes on to state “it is recommended that for any new residential developments within the buffer zones a certificate of statement of audit pursuant to s53X of the Environment Protection Act 1970 be provided to Council by the proponent prior to the issue of a planning or building permit” (p. 16).

Also identified are **medium risk areas** “where the alluvial sediments extend beyond the high risk buffer and landfill gas may be present. These medium risk areas are identified in the Structure Plan and it is recommended that “any new residential development in these areas [that] an environmental assessment is undertaken by a qualified and experienced environmental professional to determine if landfill gas is present on the proposed site. A report should be provided to Council for consideration prior to the issue of a planning permit or building permit. If landfill gas is detected then Council should request a Statement or Certificate of Audit be prepared by the proponent pursuant to s53X of the Environment Protection Act 1970.” (p. 16)

The Structure Plan incorporates these recommendations and does not propose new residential development within the high risk areas. Medium risk areas can be developed but only in accordance with EPA requirements.

It is noted that the Meinhardt Report is yet to be formally accepted / approved by the EPA. Further work will be required by Council to secure EPA support for this approach.

4.2.2 Wildfire Management Risk Areas

Through this assessment the Structure Plan adopts the buffer and design requirements of the CFA document titled “Building in a Wildfire Management Overlay – Applicant’s Kit” (2007).

The Final Report of the Bushfire Royal Commission investigation of the 7 February 2009 Victorian Bushfires is yet to be released. It is anticipated that this report will make specific comment and recommendations about the appropriateness of developing within bushfire prone areas and the appropriateness of existing planning
tools / techniques (including, but not limited to planning strategy, policy, zones and overlays). Careful consideration should be given to the findings of this Report when released. This may require a further review of the Wildfire Management Technical Report prepared by Phil Neander & Associates and Beveridge Williams (October 2009) and the recommendations that have flowed through to the design of the Diamond Gully Structure Plan.

Since the 7 February 2009 Victorian bushfires, a Royal Commission has been established to investigate the events surrounding this catastrophe. On 11 March 2009, Victoria adopted the Australian Standard AS3959-2009 through its Building Regulations 2006. This new Australian Standard applies to the whole State, and areas are now defined under six Bushfire Attack Levels (BAL), categories ranging from low to extreme. As a result, there are an increased number of construction requirements to be considered, at a building permit stage, ranging from ember protection to direct flame contact protection.

This Australian Standard, together with the pending findings of the Victorian Bushfire Royal Commission due to be released in July 2010 will require further consideration during the implementation of this Structure Plan.

It is noted that at the time of writing that the Minister for Planning has approved Planning Scheme Amendment C34 which applies the Wildfire Management Overlay across parts of the Mount Alexander municipality including the Structure Plan area. Consideration must now be given to the provisions of this overlay when preparing or assessing an application within areas affected by this overlay.

### 4.2.3 Land Capability Risk Areas

The land capability assessment identified areas of Severe, High and Medium Risk. It is noted that the land capability risk areas strongly correlate with the High and Medium Significant Vegetation Areas and identified areas where further consideration should be given to construction techniques and on-site sewer disposal.

The Structure Plan recognises that within these areas further consideration should be given to construction techniques and on-site sewer disposal.

### 4.2.4 Existing Industrial Land Uses

The land to the north-east of the Structure Plan area is zoned and used for a variety of industrial uses.

The most notable of these is the Coliban Water Wastewater Treatment Plant which is classified in the Mount Alexander Planning Scheme as “treatment of aqueous waste” under Clause 52.10 “Uses with Adverse Amenity Potential”. This clause triggers need to consider a threshold distance of 200m from a sensitive land use (inc. land in a Residential 1 Zone, a hospital or an education centre).
4.3 Access and Linkages

4.3.1 Gateways and Entries

**Pyrenees Highway** will continue to provide the principal vehicle access between Diamond Gully and Castlemaine to the north.

VicRoads do not support direct access to new development sites being provided from Pyrenees Highway. Rather access could be provided by service road or existing internal roads to the Structure Plan area.

Concern is currently held about the ability for the Pyrenees Highway and Diamond Gully Road intersection to adequately provide a major access point to the Structure Plan Area. On this basis, VicRoads have expressed a preference for the Pyrenees Highway and Diamond Gully Road intersection to be closed and for a new “controlled intersection” to be provided approximately 150m to the east at **Ireland Street**.

This controlled intersection will facilitate improved access to the south (Diamond Gully) and other areas under development to the north. The controlled intersection will take the form of traffic lights or a roundabout – to be designed to the satisfaction of VicRoads.

**Ranters Gully Road** is a local government collector road that travels along the southern boundary of the Structure Plan area. Midway along this southern boundary is a logical access point for a connector road / intersection to be provided. An opportunity exists for Council to facilitate a gateway design in this location.

The **southern extension of Diamond Gully Road** provides connectivity between the Structure Plan area and Campbell’s Creek to the south. The alignment and condition of this road has been identified by the Traffix Group as being suitable for construction and use as a formal two-way urban street. Given that this road currently serves a very low level of traffic and that minimal development is envisaged within the Structure Plan area that is likely to increase the traffic movement along this section of Diamond Gully Road, it is proposed to retain the road in its current form with appropriate Council maintenance to apply. This will enable existing properties that rely upon this section of the road to continue to use it and also provide an additional emergency access.

4.3.2 Internal Road Network

**Diamond Gully Road** is the key access road that traverses the Structure Plan area. The northern extent of Diamond Gully Road has been identified as containing significant roadside vegetation that is important to the character of this area and would constrain a future widening of the road in this location.

A new gateway road entry to the Structure Plan area is proposed from **Ireland Street**. VicRoads is supportive of this arrangement and acknowledge that a controlled intersection in this location would facilitate improved vehicle movements from the Pyrenees Highway to Diamond Gully and future development areas to the north of the highway.
A new constructed Collector Street in this location would continue through the Structure Plan area to Ranters Gully Road in the south. In determining the alignment of this collector street consideration has been given to utilise existing road reservations and “trimming” native vegetation within the surrounding area to maximise areas capable of accommodating some form of urban development.

An indicative cross section for the Collector Street is presented below.

Consideration should be given to closing Langslow Street to vehicle traffic at Diamond Gully and to providing access to existing and proposed industrial areas directly from Martin Street.

Provision has been made for local streets to accommodate access to future development areas.

4.3.3 Pedestrian and Bicycle Linkages

Pedestrian and bicycle paths are accommodated within the Structure Plan area to provide an alternative means of travel through the Structure Plan area.

This includes, but is not limited to:

- a shared path adjacent to the collector road
- a creek line path along the southern extent of the Structure Plan area.

Connection points with the existing network in the surrounding area are provided at:
- Pyrenees Highway / Ireland Street where a controlled intersection is proposed and a designated on-road bicycle lane exists to Castlemaine town centre and
- A potential linkage from Sluicers Road to Campbell’s Creek which has been identified by Council for update to link Castlemaine and Campbell’s Creek to the south.

Further investigation of potential alignments to legitimise a link to Campbell’s Creek will require further investigation by Mount Alexander Shire Council.

4.3.4 Public Transport

Mount Alexander Shire Council and the Department of Transport are keen to ensure that development within Diamond Gully has the ability to accommodate public transport services.

It is envisaged that a bus service is the most effective and likely service to for this area. Accordingly a 7m wide collector road that loops through the Diamond Gully Structure Plan areas is proposed.

Potential will exist for this bus service to link to the surrounding road network and provide access to Castlemaine township, Castlemaine railway station and other destinations.

4.4 Land Use and Development Precincts

The Structure Plan has been divided into various area designations. An account of the area designations follow.

4.4.1 Northern : Residential In-Fill Area

The northern residential in-fill area is generally located adjacent to the Pyrenees Highway and is characterised by land that is generally already zoned Residential 1, is used for residential purposes and is held in multiple ownership.

A significant opportunity to accommodate sensitive in-fill residential development is available within this area.

The Diamond Gully Structure Plan proposes to close Diamond Gully Road and to establish a controlled intersection (traffic lights or roundabout to the satisfaction of VicRoads) at the juncture of Ireland Street. A preliminary review of the Ireland Street alignment indicates that a 7m wide collector road in this location can be accommodated within the existing road reserve without the need to purchase or acquire private property.

Land adjacent to the Ireland Street gateway is currently zoned Industrial 1. To provide a more appropriate entry to this residential growth area of Castlemaine, the Structure Plan recommends the rezoning of the land adjacent to Ireland Street to Residential 1.
In-fill development within this area will have regard to the following matters:

- No direct vehicle access to be provided from Pyrenees Highway.
- Water sensitive urban design responses should be considered, where appropriate, to protect existing watercourses in line with the Water and Hydrology and Drainage Technical Assessment prepared by Neil Craigie and Pat Condina.
- Provision of rainwater tanks in line with CFA requirements (10,000 litres per dwelling).
- Provision of reticulated services and formed roads to the satisfaction of Council.
- Further assessment and EPA approval of buffers associated with medium risk areas identified by Meinhardt in their assessment of the existing and former landfills.

4.4.2 Diamond Gully Road : Residential In-Fill Area

The Diamond Gully Road : Residential In-Fill Area is located centrally in the Structure Plan area on the east and west side of Diamond Gully Road.

The land is held in private and multiple ownership and is characterised by existing residences. This includes a dwelling with recognised heritage significance that is incorrectly identified within the Heritage Overlay (Schedule 379) and should be investigated in further detail to justify a reduction in the curtilage of a new Heritage Overlay.

Land on the west side of Diamond Gully Road is already zoned Residential 1.

Land on the east side of Diamond Gully Road is currently zoned Industrial 1. It is recommended that this area be rezoned to Residential 1 to enable the residential subdivision of the land. The rezoning of this land will accommodate residential development along Diamond Gully Road between Pyrenees Highway and the Southern : Residential Greenfield Area (detailed below) and assist in providing an improved planning control regime between land uses to the Langslow Street : Industrial Area (detailed below).

In-fill development within this area will have regard to the following matters:

- Water sensitive urban design responses should be considered, where appropriate, to protect existing watercourses in line with the Water and Hydrology and Drainage Technical Assessment prepared by Neil Craigie and Pat Condina.
- Provision of rainwater tanks in line with CFA requirements (10,000 litres per dwelling).
- Provision of reticulated services and formed roads to the satisfaction of Council.
- Potential threshold distances under Clause 52.10 of the Scheme that may be required to existing industrial land uses to the east (dependent on timing / staging of development between the two areas).
Further assessment and EPA approval of buffers associated with medium risk areas identified by Meinhardt in their assessment of the existing and former landfills

4.4.3 Southern : Residential Greenfield Area

The Southern : Residential Greenfield Area represents the most significant opportunity for residential development within the Structure Plan area. This land is predominantly held in single ownership. Direct and convenient access can be provided along an upgraded Diamond Gully Road (400m north of the highway) and an upgraded access from Ranters Gully Road from the south at the location of the existing unconstructed road reservation. An opportunity exists for Council to undertake further design work to create an attractive gateway entry from Ranters Gully Road providing a “sense of arrival” – acknowledging the width of the Ranters Gully Road reservation in this location.

The Department of Transport has expressed a need for a 7m wide collector road that preferably loops around this area. This configuration has been provided and connects to Diamond Gully Road to the north-west and Sluicers Road to the north-east.

An opportunity exists to design development around the existing seasonal watercourse that traverses through the middle of this development area. Development focused around this watercourse has the potential to aid the stormwater management regime and to provide visual interest / amenity. The indicative cross-section presented in Figure 3 demonstrates how development could interface in this location.

Through the technical assessments and consultation phases of this project, no demand for the provision of designated commercial or community facilities has been identified. Opportunities for services including medical centres and home occupations to establish within this area (and other residential areas) will continue to exist in line with the provisions of the Residential 1 zone.

Residential development in this area is arranged by concentric rings with:

- An inner core on the west side of the watercourse providing the opportunity for medium density residential development. This may include 2-3 storey residential buildings (apartments / townhouses) on lot sizes in the order of 400m².
- Conventional residential development on lots between 400-1,000m² surrounding.

Vehicle access to these areas will be facilitated by a combination of connector road and access streets that satisfy Council and Country Fire Authority vehicle access requirements and may involve an arrangement of:

- An access street and pedestrian / bicycle path immediately west of the watercourse; and
- A series of cul-de-sacs from the collector road to the east that link with a localised pedestrian and emergency vehicle laneway located parallel to the watercourse.
Development within this area should have regard to the following matters:

- Water sensitive urban design responses should be considered, where appropriate, to protect existing watercourses in line with the Water and Hydrology and Drainage Technical Assessment prepared by Neil Craigie and Pat Condina.
- Provision of rainwater tanks in line with CFA requirements (10,000 litres per dwelling).
- Provision of reticulated services and formed roads to the satisfaction of Council.
- Potential threshold distances under Clause 52.10 of the Scheme that may be required to existing industrial land uses to the east (dependent on timing / staging of development between the two areas).
- Further assessment and EPA approval of buffers associated with medium risk areas identified by Meinhardt in their assessment of the existing and former landfills.

An opportunity exists to investigate the restoration and re-use of the cottage located on the south-west corner of Diamond Gully Road and Sluicers Road. Further assessment of the heritage significance and associated cartilage is recommended. It is noted that this land falls within the landfill high risk area as detailed in the Draft Meinhardt assessment.

### 4.4.4 Langslow Street : Industrial Area

The existing land use and zoning arrangement for the Langslow Street : Industrial Area has the potential to compromise the future amenity of the planned residential areas in Diamond Gully.

This area is zoned part Industrial 1 and part Special Use Zone (Schedule 6 – Local Government). This land is held in private ownership and it is proposed to:

- Rezone the east portion of the land to Industrial 1.
- Rezone the west portion of the land adjacent to the proposed Residential 1 Zone to Industrial 3 Zone. This zone arrangement will provide an increased level of amenity protection for residential land whilst facilitating economic activity on the land subject to planning approvals required under the provisions of respective zones. This arrangement will also facilitate the use of land for a non-sensitive use within the area potentially affected by landfill buffers.

Development within this area should have regard to the following matters:

- Water sensitive urban design responses should be considered, where appropriate, to protect existing watercourses in line with the Water and Hydrology and Drainage Technical Assessment prepared by Neil Craigie and Pat Condina.
- Provision of rainwater tanks in line with CFA requirements (10,000 litres per dwelling).
- Provision of reticulated services and formed roads to the satisfaction of Council.
Potential threshold distances under Clause 52.10 of the Scheme that may be required to existing industrial land uses to the east (dependent on timing / staging of development between the two areas).

Provision of vehicle access form Martin Street to avoid potential residential / industry traffic conflicts.

4.4.5 Low Density Residential Areas

The Vision Statement, presented in Section 3 of this report, recognises the need to include "a variety of lot sizes and dwelling types - sited, designed and managed in an environmentally sensitive manner".

The Structure Plan area is characterised by three privately owned areas that have been identified as comprising vegetation of high or medium significance and that have convenient access to existing or proposed road networks. These include areas:

- East of Willy Milly Road,
- West of the Connector Road adjacent to the Southern Residential Greenfield Area
- North of Ranters Gully Road

An opportunity exists to accommodate low density residential development in these areas with indicative lot size restrictions. The application of the Low Density Residential Zone would be consistent with the urban nature of the area and could assist in balancing the need for development and pragmatically accommodating a regime (ie by way of a Section 173 Agreement on any planning approvals to subdivide) that could assist in protecting and managing existing native vegetation and accommodate additional off-set planting and management regimes.

This zoning would be supported by complementary overlay controls that would trigger the need to further consider identified constraints including:

- Land capability including on-site waste disposal and erosion / stability
- Native vegetation protection and off-set planting
- Buffers / separation distances anticipated through other means including, but not limited to:
  - Australian Standard AS3959-2009
  - The implementation of the recently extended Wildfire Management Overlay.
  - The recommendations of the Castlemaine Urban Forest Interface Study and associated Planning Scheme Amendment
  - The findings and associated work that may be required arising from the Victorian Bushfire Royal Commission.
Any development within these areas should also have regard to the following matters:

- Water sensitive urban design responses should be considered, where appropriate, to protect existing watercourses in line with the Water and Hydrology and Drainage Technical Assessment prepared by Neil Craigie and Pat Condina.
- Provision of rainwater tanks in line with CFA requirements (10,000 litres per dwelling).
- Provision of reticulated services and formed roads to the satisfaction of Council.
## 5. IMPLEMENTATION RECOMMENDATIONS

Following are key implementation recommendations required to implementation the Diamond Gully Structure Plan.

<table>
<thead>
<tr>
<th>Site</th>
<th>Recommendation</th>
<th>Strategic Justification</th>
<th>Responsibility</th>
<th>Priority</th>
</tr>
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<tbody>
<tr>
<td>All</td>
<td>Finalise and incorporate the <strong>Castlemaine Urban Forest Interface Study</strong> into the Mount Alexander Planning Scheme</td>
<td>Further work will be required by Council to finalise this study and to prepare a planning scheme amendment that applies the Design and Development Overlays as recommended for this study. Amongst other things these recommendations include consideration of matters including, but not limited to building setbacks, vegetation clearance / management and building requirements to be considered along the urban forest interface area. This will compliment other work being undertaken to provide further direction and certainty around bush fire risk and vegetation protection and management. It is understood that an amendment to the scheme to incorporate the recommendations of the study will be prepared and exhibited by Council in coming months.</td>
<td>Council</td>
<td>High</td>
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<td>Around the existing and former landfill sites</td>
<td>Finalise and secure EPA approval for the Meinhardt <strong>Landfill Risk Assessment.</strong></td>
<td>EPA support for the recommended buffer distances between the existing and former landfill and sensitive land uses will be required before the issue of any planning permit for such land uses in accordance with the Structure Plan. It is understood that these approaches will be made in coming months.</td>
<td>Council /EPA</td>
<td>Medium-High</td>
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<td>Site</td>
<td>Recommendation</td>
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<tr>
<td>All</td>
<td>Prepare a <strong>Native Vegetation Precinct Plan</strong> and incorporate this into the Mount Alexander Planning Scheme</td>
<td>Preparation of a Native Vegetation Precinct Plan (NVPP) will provide greater certainty to the future development of Diamond Gully through a detailed assessment of vegetation location and condition and identification of suitable off-set areas and numbers – in the event that native vegetation is to be removed. Once incorporated into the scheme, native vegetation can be removed and off-set in line with this plan without the need for a planning permit under Clause 52.16 (Native Vegetation Precinct Plans) and Clause 52.17 (Native Vegetation) of the Scheme.</td>
<td>Council / DSE</td>
<td>High</td>
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<tr>
<td>East of Diamond Gully Structure Plan Area</td>
<td>Undertake further assessment of potential <strong>connection and alignment for a pedestrian / bicycle path</strong> between Diamond Gully and Campbell Creek</td>
<td>Connectivity between Diamond Gully and Castlemaine is an important part of the Structure Plan. Two potential alignment / connections are identified in the Structure Plan that should be considered further in line with existing plans, to formalise the Campbell’s Creek trail.</td>
<td>Council</td>
<td>Low</td>
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<tr>
<td>All</td>
<td>Prepare a <strong>Development Contributions Plan</strong></td>
<td>Preparation of a Development Contributions Plan (DCP) will provide greater certainty to the provision of infrastructure through the Diamond Gully Structure Plan including associated cost and apportionment across multiple landowners and development sequences / timing. The DCP should be incorporated into the Scheme in the form of a Development Contribution Plan Overlay.</td>
<td>Council and Service Authorities</td>
<td>Medium - High</td>
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<td>Potentially All</td>
<td>Monitor the pending recommendations of the <strong>Victorian Bushfire Royal Commission</strong></td>
<td>The final report of the Victorian Bushfire Royal Commission is expected to be released in July 2010. It is anticipated that this report will make particular comment on the role of planning and building regulations (amongst other disciplines) in guiding land use and development within bushfire risk areas.</td>
<td>Council / CFA / DSE</td>
<td>High</td>
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</table>
### Site Recommendation Strategic Justification Responsibility Priority

**All**

**Prepare a Planning Scheme Amendment** to incorporate the Diamond Gully Structure Plan and associated work / recommendations into the Mount Alexander Planning Scheme

A Planning Scheme Amendment should be prepared that formally incorporates the Diamond Gully Structure Plan into the Mount Alexander Planning Scheme. This amendment will also seek to rezone land and apply overlays in a manner that assists in implementing the Structure Plan.

It is recommended, in conjunction with the zone controls directly applicable to the proposed land use designations, that a Development Plan Overlay be applied to the entire Structure Plan area to give effect to the recommendations of the Diamond Gully Structure Plan.

Consideration should be given to incorporating the results of further work into this Proposed Amendment. This could include:

- Apply Heritage Overlay (Schedule 379) to the correct property as identified within the Heritage Technical Assessment.
- Rationalise the existing arrangement of overlay controls that apply across the Diamond Gully Structure Plan area in line with technical assessments undertaken as part of this project.
- Work arising from a Native Vegetation Precinct Plan
- Work arising from a Development Contribution Plan
- Work that may arise from any revision of the Wildfire Management Technical Report arising from

<p>| Council / Referral Authorities | High |</p>
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<td>the Victorian Bushfire Royal Commission.</td>
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<td>Prepare and assess <strong>planning permit applications</strong> to subdivide and develop</td>
<td>Upon approval of a Planning Scheme Amendment, it is envisaged that landowners / developers will be in a position to apply for planning permits to subdivide and undertake buildings and works in accordance with the planning controls that apply in the Scheme at this time. Applications should follow detailed site assessment and consideration of design / engineering details typically required for in-fill or Greenfield development.</td>
<td>Landowners / Developer</td>
<td>Low</td>
</tr>
</tbody>
</table>
| Cottage and Coliban Water Aqueduct (potential heritage features) | Undertake **heritage assessment for the cottage (located at the corner of Diamond Gully Road and Sluicers Road) and the Coliban Water aqueduct** as identified within the Heritage Technical Assessment. | Council may wish to review these features at the time of reviewing their Heritage Strategy and provisions of the Heritage Overlay. Alternatively, in the event that any development that may impact on these feature proceeds work undertaken by Council, the applicant could be requested to undertake a heritage assessment as part of any planning application. It is noted that, at the time of writing:  
- The owner of land upon which the cottage is located has indicated a clear intent to restore this building; and  
- No road works or development is envisaged adjacent to the Coliban Water Aqueduct along the southern portion of Diamond Gully Road. Development. | Council / Landowner | Low |
| Lushington Reserve and Council Depot land at corner | Investigate potential expansion of Lushington Reserve to the south | Representations were made to potentially extend Lushington Reserve to the south over land currently used as a Council Depot (former landfill site) and beyond. Depending on Council’s future intention for this land, further | Council and Parks Victoria | Low |
## Site Recommendation Strategic Justification Responsibility Priority

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<td>along Martin Street and Langslow Street</td>
<td>consideration could be given to this extension under separate cover.</td>
<td></td>
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</tr>
</tbody>
</table>
6. REFERENCES

Beveridge Williams, Diamond Gully Structure Plan - Planning and Land Use Assessment, Final, October 2008


Beveridge Williams, Diamond Gully Structure Plan, Landscape and Open Space – Background Report, July 2008


Wrigley Dillon, Diamond Gully Structure Plan, Preliminary Land Capability Assessment, October 2008


Meinhardt Infrastructure & Environment, Castlemaine Existing ad Former Landfills – Qualitative Risk Assessment : Draft Report, October 2009

Additional references used in the preparation of the above Technical Assessments are detailed Technical Assessments