

11/12/2014
C97

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**.

RESIDENTIAL DEVELOPMENT IN KYNETON

Kyneton has significant areas zoned for residential purposes where a development plan has not been prepared. The schedule aims to improve the quality of residential subdivision in Kyneton through the protection of significant features, provision of infrastructure and orderly staging of development.

These controls expire on 31 December 2016.

1.0 Requirement before a permit is granted

13/09/2012
C67(Part 1)

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to construct buildings and works associated with an alteration or addition to an existing dwelling.

2.0 Conditions and requirements for permits

13/09/2012
C67(Part 1)

Any permit in respect of land containing a place of cultural heritage significance must contain a condition which gives effect to the recommendation for the protection, restoration and interpretation of the place.

3.0 Requirements for development plan

25/10/2012
C66

A development plan should address land in contiguous ownership and has potential interconnection of open space, roads and pedestrian links.

The development plan must be informed by the following matters to the satisfaction of the responsible authority except where prior agreement in writing is provided from the responsible authority that one or more of these actions are not relevant to the site:

A development plan must show:

- A clear indication of all proposed land uses within the plan area.
- The proposed road layout pattern which:
 - Provides convenient internal and external access for residents;
 - Allows for the provision of public transport;
 - Provides convenient and safe pedestrian and cycle networks with linkages to adjoining development and major destinations such as schools, shops, sports facilities; and
 - Provides accurately located road linkages to surrounding areas and corresponds to adjoining development plans.
- The proposed subdivision layout which:-
 - Provides a variety of lot sizes and densities across the development cell allowing for a variety of housing types and for other compatible land uses;
 - Takes into consideration the topography of the land, particularly with regard to the provision of useable open space, site elements such as vegetation, waterways or other significant features, and physical infrastructure such as roads and reticulated services (water, sewer, drainage); and
 - Allows for passive solar development.

- The proposed location of local open space which:-
 - Is clearly visible and accessible to residents within the development area;
 - Connected to existing or proposed open space areas;
 - Is not flood effected or constrained; and
 - Integrated with areas and corridors of habitat significance where possible.
- The location of any major infrastructure easements.
- The stages, if any, by which the development of the land is proposed to proceed, including a statement regarding the ability for each stage to be provided with all required infrastructure before certification of the plan of subdivision.
- The provision of, and timing of provision of, physical infrastructure; clearly demonstrating the ability to overcome before certification of a plan of subdivision any deficiency in any reticulated service or infrastructure item required by the proposed development.

The development plan must be informed by the following matters to the satisfaction of the responsible authority:

- The location, dimension and areas of all lots.
- A detailed site analysis of the natural, cultural and strategic context of the site.
- A land capability assessment including a discussion of the impact of the land capability on the proposed development, including its ability to be serviced and showing the location and dimension of any effluent disposal areas. An assessment is to be undertaken to determine if lots less than 6000m² should be serviced with reticulated sewerage and that lots larger than 6000m² should consider the need for reticulated sewerage where land capability cannot support on site detention.
- An environmental survey of the land, involving a flora and fauna survey, which identifies existing vegetation (including grasses) and natural drainage lines required to be protected and enhanced in the subdivision design. Where significant vegetation is identified a management plan is required to aid in the protection and management of any identified environmental assets to the satisfaction of the responsible authority.

The management plan required by this provision must:-

- Outline the objectives for the management of future public open space;
 - Have a focus on the protection and enhancement of native vegetation and ecological processes whilst providing for public use which is sympathetic to these objectives;
 - Address how remnant vegetation will be protected from informal access which may be detrimental to the long term survival of that vegetation; and
 - Specify how a 'net gain' outcome, as defined in Victoria's Native Vegetation Management Framework, can be implemented where native vegetation is to be removed.
- The location of major drainage lines, water features, proposed retarding basins and floodways and the means by which they will be managed.
 - A stormwater management plan must be prepared and submitted which provides for: protection of natural systems; integration of stormwater treatment into the landscape; protection of water quality; and reduction of run-off and peak flows, including the removal of sediment litter and other urban wastes from stormwater prior to discharge.
 - A traffic management plan prepared addressing the impact of the development on the arterial and local road network, addressing mitigation works required on the road network in addition to funding responsibilities.

- A functional road layout plan to provide a safe, pedestrian-orientated principle road network. The plan must be submitted showing typical road cross sections and integration with the existing and proposed road network and the location of a public transport interchange. The plan should provide for a bicycle and pedestrian network which includes links to adjoining land and networks.
- An environmental audit that identifies any environmental hazards or contamination on the land and proposed treatment, if any, or a qualified statement indicating the absence of such hazards or contamination.
- An assessment of the need for community education, commercial, open space, and recreational facilities in the area and the location and staging of the provision of physical services or any community education, commercial, open space, and recreational facilities on the site.

Any approved development plan may be amended to the satisfaction of the responsible authority. The responsible authority will seek the opinion of any relevant referral authority that may be affected by the proposed change.