

15/06/2017
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SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO17**.

WEDGE & EBDEN STREETS, KYNETON - FORMER INDUSTRIAL ZONE AREA

This schedule applies to land at 88-90 Wedge Street and 85A Ebden Street, Kyneton.

This schedule aims to ensure coordinated residential development in the areas (A and B) as shown on the map in this schedule and to coordinate the provision of necessary infrastructure and to ensure the protection of natural features, especially Post Office Creek.

1.0 Requirement before a permit is granted

15/06/2017
C99

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

2.0 Requirements for a development plan

15/06/2017
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A development plan must be prepared for all of the land within Area A or B (as marked on the map within this schedule) rather than a subset of Area A or B, unless otherwise agreed to by the responsible authority. A development plan may be prepared for one of Areas A or B, or both Areas A and B.

The development plan must include the following matters to the satisfaction of the responsible authority, as appropriate:

- A subdivision design for all of the land covered by the plan which identifies the location, dimension and area of all lots.
- The provision of convenient internal and external access.
- The provision of appropriate integration and linkages to the established road networks and linkages to allow for future access opportunities to adjacent land.
- Lots oriented to maximise solar access and energy efficiency.
- A building envelope for each lot which is consistent with the preferred neighbourhood character for the Kyneton Township Residential Village West Precinct.
- Any requirements of the environmental audit that need to be addressed in Area A.
- A landscaping plan for roadside verges.
- A management plan for the riparian zone along the north bank of Post Office Creek for Area A.
- Stormwater and drainage design, which includes:
 - An integrated approach to stormwater system management designed and implemented on a catchment wide basis, that includes consideration of development impacts and provides for the stormwater management of any construction stage(s), interim stage(s) and the final development.
 - A stormwater management system that ensures peak discharge rates, volumes and pollutant loads of all stormwater leaving a site post development are no greater than pre-development and that ensures no detriment to any surrounding area or the water quality of Post Office Creek.
 - Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system components and that:

- includes measures to safely control discharge for all storms, including 1 in 100 year ARI events;
 - includes designation of all floodways or areas subject to inundation; and
 - identifies and quantifies any site discharge off the site, detailing the location and manner of discharge across the site boundary.
- The provision of necessary physical and social infrastructure, including road and footpath works, traffic management improvements, drainage, community infrastructure elsewhere in the town that may be used by future residents in the development.
 - The provision of all infrastructure reasonably required by the development of the land identified in this schedule, whether within or outside the developable area, and at no cost to the responsible authority.

DPO17 Area Map

