

SCHEDULE 12 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO12**

KILMORE INDUSTRIAL AREAS DEVELOPMENT PLAN

This schedule applies to the southern part of the land at 15 and 45 Costellos Road, and to the land at 75 and 105 Willowmavin Road and Lot 7 on PS332594P Highgate Road, Kilmore.

1.0 Requirement before a permit is granted

Any application to subdivide the land must be in general accordance with the approved Development Plan.

Any planning permit application must be in accordance with the approved Development Plan.

Where a Development Plan has not been approved, the Responsible Authority may grant a permit to construct a building or carry out works, provided it is satisfied that the buildings or works will not prejudice the preparation of the Development Plan.

2.0 Conditions and requirements for permits

Conditions will be imposed on permits to subdivide land to ensure compliance and to facilitate construction of works identified in the approved development plan.

3.0 Requirements for development plan

The Development Plan must:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and provide for buffer areas which will provide for appropriate screening of development from sensitive land uses including the Northern Highway where applicable;
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure;
- Identify the staging and anticipated timing of development;
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation;
- Provide sealed linkages between major roads and urban areas;
- Provide extension and linkages between existing roads where possible;
- Ensure development doesn't encroach on prominent ridgelines;
- Provide adequate provisions for safe pedestrian and cycle movement;
- Provide a drainage report with all applications to demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts to soil and water downstream of the development. Drainage design should comply with the principles of Water Sensitive Urban Design to the satisfaction of the responsible authority.