

28/03/2019  
C123**SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**.

**KILMORE RURAL LIVING AND LOW DENSITY AREAS****1.0**28/03/2019  
C123**Objectives**

None specified.

**2.0**28/03/2019  
C123**Requirement before a permit is granted**

A permit may be granted to use or to subdivide land, construct a building or to construct or carry out works before a development plan has been prepared to the satisfaction of the Responsible Authority.

**3.0**28/03/2019  
C123**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

- If not already resolved via a suitable form of agreement, a permit must contain requirements which implement the offsite (external) developer contribution obligations, as identified within the required Infrastructure Delivery Strategy and in accordance with the *Kilmore Structure Plan, August 2016*.

**4.0**28/03/2019  
C123**Requirements for development plan**

A development plan must include the following requirements:

Generally in accordance with the *Kilmore Structure Plan, August 2016* as appropriate including:

- Response to topography, high points, key views and vistas.
- The development and use of each part of the land.
- The local street road layout.
- The location of community infrastructure and trunk services to the land.
- Surrounding land uses and interfaces.
- Subdivision layout including building envelopes or exclusion areas, and effluent disposal envelopes, if appropriate.
- For the site bordered by Kellys Lane and the Northern Highway provision of an east-west road link.
- For the site fronting Hunts Road provision of a road network that avoids court bowls.

The Development Plan must be accompanied by, and demonstrate consistency with, the following;

**Planning Report**

- A written and pln-based Planning Report to the Design and Development Objectives contained within Section 4.5.2 of the *Kilmore Structure Plan, August 2016* and provides a response to each of the assessments as required.
- A site analysis and design response plan with written explanation that responds to the supporting information requirements.

### **Traffic Impact Assessment Report**

- A Traffic Impact Assessment Report which reviews projected internal and as required external traffic and movement network impacts, to the satisfaction of the responsible authority and identifies costs for developer contributions where the impact is deemed outside the developable area. The following must be considered within the assessment report:
  - The distribution, hierarchy and characteristics of vehicular and pedestrian circulation networks.
  - The ability to achieve safe access to the surrounding road network.
  - Consideration of any known relevant VicRoads infrastructure projects.

### **Flora and Fauna Assessment and Response**

- A Flora and Fauna Assessment and where necessary an Arboriculture Assessment, which identifies existing vegetation (including native grasses), fauna and natural drainage lines required to be protected and enhanced in the subdivision design. The assessment must include appropriate management recommendations in accordance with *Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)*. For the site bordered by Kellys Lane and the Northern Highway where appropriate a 30 metre vegetation buffer and 30 metre minimum building setback from the waterway is recommended.

### **Servicing and Drainage Strategy**

- A Civil Infrastructure and Drainage Report (Servicing and Drainage Strategy) that addresses the capacity of infrastructure to service the development (including drainage and sewerage), the treatment and retardation of stormwater and responds to the principles of water sensitive urban design and environmental functions of waterways. The report should have regard to the policies and guidelines of servicing authorities.

### **Heritage Survey**

- A preliminary desktop Heritage Study which considers both aboriginal archaeological sites and post-contact heritage assessment and whether a cultural heritage management plan is required pursuant to the *Aboriginal Heritage Act 2006* is required.

### **Infrastructure Delivery Strategy**

- An Infrastructure Delivery Strategy which identifies the anticipated staging and timing of the provision of infrastructure on and off the subject sit). The Infrastructure Delivery Strategy should address as appropriate:
  - The provision, staging and timing of stormwater drainage and flood management works.
  - The provision, staging and timing of internal and external roadworks.
  - Any other infrastructure related matter reasonably requested by the responsible authority associated with the subdivision of the land.
  - Infrastructure requirements as nominated in the Kilmore Infrastructure Framework, August 2017.