

28/03/2019
C123**SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO10**.

KILMORE STRATEGIC DEVELOPMENT SITES**1.0**28/03/2019
C123**Objectives**

None specified.

2.028/03/2019
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.

3.028/03/2019
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 and Kilmore Infrastructure Framework, August 2017.

4.028/03/2019
C123**Requirements for a 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.
- A permeable movement network including connector and local road and path system that facilitates access both within the precinct and to broader areas of Kilmore.
- The location and upgrade of community infrastructure and trunk services to the land that may be required.
- Surrounding land uses and interfaces.
- Subdivision layout demonstrating a diversity of residential lot sizes where appropriate.

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

Planning Assessment and Design Reponse Report

- A Planning Assessment and Design Response Report which provides:
 - A written and plan-based response 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 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, and 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.

Local Street Level Concept Plan

- A Local Street Level Concept Plan showing a pedestrian walkway and cycle path plan which identifies as appropriate:
 - Responds to the topography of the land, key site features such as vegetation, significant view lines, waterways and places of cultural heritage significance.
 - The interfaces with and proposed connections to existing or shared planned pathways within the surrounding shared pathway network.
 - Shared path connectivity in accordance with the *Kilmore Structure Plan, August 2016*.

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 Victoria's *Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)*.

Servicing and Drainage Strategy

- A Service and Drainage Strategy including a civil infrastructure and drainage report 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 site). 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*.