

21/12/2017
C114

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

KYNETON SOUTH RESIDENTIAL DEVELOPMENT AREA

This schedule applies to land in Kyneton South and the Kyneton Riverwalk Precinct.

1.0

15/06/2017
C99

Requirement before a permit is granted

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 or carry out works associated with an alteration or addition to an existing dwelling or
- construct one dwelling and associated outbuildings on any existing lot provide it does not prejudice the overall residential development.

2.0

15/06/2017
C99

Conditions and requirements for permits

The following requirements apply to permits:

- All lots must be serviced with reticulated water and sewerage and underground, reticulated electricity.
- All lots must be serviced with sealed roads and underground stormwater drainage.

3.0

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Requirements for development plan

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 include the following requirements:

- Be generally in accordance with the local policy for Kyneton at Clause 21.13-2.
- Show the proposed lot layout.
- Identify the proposed use of all areas.
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Address the provision of necessary physical and social infrastructure, including road and footpath works, traffic management improvements, drainage, community infrastructure and, for development south of the Campaspe River, the provision of infrastructure to directly service the construction of a bridge over the Campaspe River and associated necessary road upgrades.

The development plan must include the provision of infrastructure where the development impacts on infrastructure beyond the developable area.

The development plan must state that the provision of all infrastructure reasonably required by the development of the land identified in this schedule, whether within or outside the developable area, is at no cost to the responsible authority.

- Detail the staging and anticipated timing of development, including the infrastructure that will be provided with each stage.
- Identify significant areas of existing vegetation and provide for its preservation where appropriate.
- Include an indicative landscape concept plan for public open space areas, including roadside verges.

- Provide appropriate integration and linkages for vehicles, bicycles and pedestrians between the site and existing established road networks and adjoining development sites.
- Where required, specify the location and type of linkages over the Campaspe River to provide access back to the township.
- Include a construction management plan that provides details of construction vehicle access, parking and manoeuvring, and strategies for limiting impacts on existing residents.
- Set out a proposed subdivision layout which:-
 - In Kyneton South, provides a variety of lot sizes and densities across the development area allowing for a variety of housing types and for other compatible land uses;
 - In Kyneton South, provides a permeable, grid-based layout of roads, footpaths and cycle paths that facilitates movement within the site, ensuring that pathways link an open space network with the Campaspe River corridor;
 - In the Kyneton Riverwalk Precinct, creates a low density spacious character with a range of lot sizes to provide a transition to the Low Density Residential Zone to the east;
 - 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
 - Orients lots to maximise solar access and energy efficiency.
- Show the proposed size and location of any open space which:-
 - Is clearly visible and accessible to residents within the development area;
 - Is connected to existing or proposed open space areas;
 - Is not flood affected or otherwise constrained; and
 - Integrated with areas and corridors of habitat significance where possible.
- Include design guidelines for private realm development.
- Show the location of any major infrastructure easements.
- Include an integrated water plan, which provides for the efficient use of all available water sources and reduces the use of potable water supplies, where deemed appropriate by the relevant water authority and the responsible authority. If an integrated water plan is not deemed appropriate include a stormwater management plan 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 to discharge.