SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO5.

KILMORE NORTH, WEST AND SOUTH-EAST GROWTH PRECINCTS

1.0

Objectives

None specified.

2.0

Requirement before a permit is granted

A permit may be granted to use or 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

Conditions and requirements for permits

None specified.

4.0

Requirements for a development plan

A development plan must include the following requirements:

Generally in accordance with the *Kilmore Structure Plan, August 2016* and Maps 1, 2 or 3 below 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 connector and local road system that facilitates access both within the precinct and to broader areas of Kilmore.
- The location of community infrastructure and trunk services to the land.
- Surrounding land uses and interfaces.

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

**Planning Assessment and Design Response Report**

- A Planning Assessment Report and Design Response Report which provides analysis of how the Development Plan satisfies:
  - The vision and elements of the *Kilmore Structure Plan, August 2016*, including sections 4.6.2 (West Growth Precinct), 4.7.2 (South-East Growth Precinct) or 4.8.2 (North Growth Precinct) as relevant and general consistency with the relevant maps within this clause.
  - A site analysis and design response plan including a written explanation that responds to the supporting information requirements.

**Traffic Impact Assessment Report**

- A Traffic Impact Assessment Report which reviews projected internal and 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 and shared path circulation networks.
  - Traffic management devices.
- The ability to achieve safe access to the surrounding road network.
- A road hierarchy plan and cross-sections for all street typologies.
- Consideration of any known relevant VicRoads infrastructure projects.

**Local Street Level Concept Plan**

- A Local Street Level Concept Plan which:
  - Responds to the topography of the land, key site features such as vegetation, significant view lines, waterways, and places of cultural heritage significance.
  - Shows the development and use of each part of the land including employment and residential areas.
  - Provides a road layout that facilitates access within the precinct and to broader areas of Kilmore.
  - Shows the location, configuration and size of any public reserve, including encumbered and unencumbered reserves for the purpose of drainage and passive open space.
  - Shows the location of community infrastructure.
  - Surrounding land uses and interfaces.

**Flora and Fauna Assessment**

- A Flora and Fauna Assessment, and where necessary an Arboriculture Assessment, which identifies existing vegetation (including 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 Civil Infrastructure and Drainage Report that addresses and demonstrates:
  - The capacity of infrastructure to service the development including upgrades required to trunk and reticulated services.
  - Regard to the holistic drainage outcomes to support development.
  - The treatment and retardation of stormwater.
  - Improved environmental and waterway health outcomes, where feasible.
  - The policies and guidelines of servicing authorities and an appropriate response to the principles of water sensitive urban design.

**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 plan 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 and upgrades.
- 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, 2017.

Map 1 to Schedule 5 to Clause 43.04: Kilmore West Growth Precinct
Map 2 to Schedule 5 to Clause 43.04: South East Growth Precinct

Support development of Key Gateway Site that demonstrates a high quality architectural and landscape presence to Tootle Street and Northern Highway intersection and has regard to access constraints.