
9.2 PROPOSED PLANNING SCHEME AMENDMENT C136 – KILMORE SOUTH-GROWTH PRECINCT, MCIVORS ROAD, KILMORE

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File No: PL/05/274

Attachments: 1. Amendment C136 - Documentation

SUMMARY

Council has received a request from Mesh Planning, on behalf of landowners within the Kilmore South-East Growth Precinct, to rezone the area from Farming Zone (FZ), partly Rural Living Zone (RLZ) and partly Public Use Zone (PUZ4 – Transport) to General Residential Zone (GRZ1). The planning consultants act specifically on behalf of the owners of 50 Mclvors Road, 15 and 105 Wandong Road, Kilmore however, they have indicated support from all landowners within the area.

The proposed rezoning is in accordance with the recommendations of the Kilmore Structure Plan and the *Mitchell Planning Scheme*. The draft documentation for proposed Planning Scheme Amendment C136 forms Attachment 1 to this Report.

This report recommends that Council request authorisation from the Minister for Planning to prepare an Amendment to the *Mitchell Planning Scheme* generally in accordance with Attachment 1. Following receipt of authorisation, the Planning Scheme Amendment will be placed on public exhibition in accordance with the requirements of the *Planning and Environment Act 1987*.

RECOMMENDATION

THAT Council:

1. Seeks Ministerial Authorisation in accordance with Section 8(A) of the *Planning and Environment Act 1987* for the preparation of a Planning Scheme Amendment C136 Kilmore South Growth Precinct, Mclvors Road, Kilmore, generally in accordance with the draft documentation at Attachment 1 of this report.
2. Subject to Ministerial Authorisation, Council officers prepare and exhibit a Planning Scheme Amendment in accordance with the requirements of the *Planning and Environment Act 1987*.

BACKGROUND

Subject site and surrounds

The subject land is located to the south-east of the existing Kilmore township in the Kilmore South-East Growth Precinct as shown below. The subject land is comprised of over 170 hectares and is bounded to the north by Tootle Street and the Elms Retirement Estate, to the east by Quinns Road, to the south by Wandong Road and to

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the west by the Northern Highway. There are seventeen (17) properties proposed to be included within this amendment.



The subject land is situated at the southern gateway into the township, 52km north of Melbourne, and 3-4km from the Kilmore Township. The future Kilmore-Wallan Bypass is planned to the south of the subject land, along the southern boundary, at Wandong Road.

The land is currently occupied with structures typical to a Farming Zone, including multiple residences and associated sheds and outbuildings, with the land predominately used for grazing. There is existing planted vegetation along McIvors Road, Quinns Road and Wandong Road and along property boundaries, with significant vegetation along Quinns Road protected via an existing Vegetation Protection Overlay. The surrounding area consists of low density residential and lifestyle properties to the west of the site, west of the Northern Highway while the Elms Retirement Estate is located to the north of subject land, accessible via Tootle Street.

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Large lifestyle dwellings surround the retirement village. South of the site is used and zoned for farming purposes.

The subject land is entirely subject to the Development Plan Overlay (DPO5 – Kilmore Growth Precincts) and the Vegetation Protection Overlay (VPO1 – Roadside and Corridor Protection) applies to part of the land on both sides of Quinns Road. It is proposed that the extent of the existing VPO1 be extended along Quinns Road based on actual vegetation cover.

The Amendment does not include land at 2 Tootle Street which has recently been rezoned from Farming Zone to General Residential Zone, via Amendment C120, and forms part of the Kilmore South-East Growth Precinct.

ISSUES AND DISCUSSION

Kilmore Structure Plan

Kilmore has been identified as a town that is capable of accommodating additional growth under the Hume Regional Growth Plan. Through the preparation of the structure plan, it now demonstrates clear guidance in terms of growth and change expected for the township. Key to this is the Kilmore South East growth precinct, which incorporates the following key design principles:

- To encourage a diversity of housing outcomes of between 600m² to 900m² but also provide for:
 - o Smaller lots in proximity to the activity node, community facilities and other activity and open space nodes.
 - o Larger lots generally along Quinns Road and the Wallan-Kilmore bypass interface and other topographically sensitive areas.
 - o Diverse housing outcomes and choice that can respond to changing needs and market conditions over time.
- To encourage subdivision design which prioritises a highly permeable and connected movement network, with modifications to respond to site conditions, topography, views and other amenity conditions.
- To encourage streetscapes which reinforce a rural-style outlook along the eastern and southern interfaces which define the southern gateway of Kilmore.
- To encourage subdivision and development which has regard to the precinct's strategic role as a key gateway location into Kilmore and encourage sensitive development and high quality built form outcomes along the Northern Highway interface.
- A permeable local street network with avoidance of use of cul de sacs, private streets and gated communities.

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- Provision for landscaping of streets with canopy trees and diverse street cross-sections.
- To ensure subdivision design integrates drainage infrastructure into the precinct's wider, drainage, movement and open space network.
- To encourage subdivision design to plan for the protection of significant native vegetation and scattered trees which contribute to biodiversity and character values as part of precinct.

These design principles, and other key guiding themes outlined in the structure plan, will also be demonstrated through the subsequent Development Plan and subdivision approval processes.

The Kilmore Structure Plan identifies that rezoning requests within the nominated Growth Precincts will be considered on a discretionary basis by Council and based on the ability of a request to achieve net community benefit. Below is an assessment table of the rezoning request in accordance with the net community benefit criteria identified within Figure 74 of the Kilmore Structure Plan:

Criteria	Officer Response
Criteria 1: Genuine development interest and the proposal is for an entire precinct or significant portion.	Yes – the proposal is for the remainder of the South-East Growth Precinct. While the proponent acts on behalf of 50 Mclvors Road, 15 and 105 Wandong Road, they have indicated support from all landowners and will prepare a development plan to encompass the entire area.
Criteria 2: The land adjoins other land that has been developed for urban purposes and would not result in isolated / disconnected development from the existing urban area.	Yes – the land is adjacent to 2 Tootle Street, also within the South-East Growth Precinct and the subject of a recent rezoning and development plan for residential development, while the Elms Estate is located directly to the north.
Criteria 3: The proposal will deliver missing links which will improve network connectivity.	Yes – the proposal will deliver infrastructure for the entire precinct, including pedestrian and vehicle connections and a potential linear park bisecting the area.

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Criteria	Officer Response
Criteria 4: Development of the land will facilitate transfer of land that is nominated for public purposes.	Yes – where relevant. Council remains in discussion with the Department of Transport in relation to any proposal to acquire land to support the Northern Highway/ Tootle Street intersection. At this stage VicRoads has advised the design is not finalised. Future use of the former railway corridor and need for a response from VicTrack is discussed in the section below.
Criteria 5: Detailed planning has been undertaken including preparation of background reports and a development plan.	No - The consultants have advised they are currently in the process of preparing a development plan and other background reports for the entire area. Officers have indicated the need for this detail to be provided prior to Council's final determination of the rezoning request.
Criteria 6: The proposal represents the orderly extension of existing reticulated services and provision is made for adjoining / nearby land.	Yes – the Amendment will result in the identification and delivery of infrastructure for the entire area.
Criteria 7: Proponents are willing to enter into a Section 173 Agreement (or equivalent) with Council to implement a Shared Infrastructure Funding Scheme to ensure a coordinated and timely approach to delivery of infrastructure.	Council officers have flagged with the proponent the need for infrastructure contributions to be implemented during the processing of this Planning Scheme Amendment. This will be based on the recently prepared Kilmore Infrastructure Framework.

Kilmore Infrastructure Framework and Contributions

The Kilmore Infrastructure Framework (KIF) is a reference document to the *Mitchell Planning Scheme* that provides a strategic basis for seeking contributions for planned infrastructure within Kilmore. This enables the opportunity for collection of contributions and / or works in kind for delivery of developer funded infrastructure. Prior to development commencing, an agreement in accordance with section 173 of the *Planning and Environment Act 1987* will be entered into between Council and the developer. This will relate to (but may not be exclusive to) the delivery or apportionment of contributions toward the following infrastructure projects identified in the KIF (Section 5.4):

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Project number	Project description	Delivery responsibility	Category
IN10a	Northern Highway and Mclvors Road Intersection Stage 1 (Type C unsignalised intersection)	Developers	Transport
IN10b	Northern Highway and Mclvors Road Intersection Stage 2 (signalised intersection)	Developers	Transport
IN11c	Northern Highway and Tootle/ Harrington Street Stage 3 (signalised intersection (western leg))	Developers	Transport
IN12	Grave Street/Tootle Street Intersection	Developers	Transport
RDO5	Mclvors Road (over PUZ and abutting community uses)	Developers	Transport

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Project number	Project description	Delivery responsibility	Category
RDO6	Tootle Street extension (new Connector Road over drainage reserve)	Developers	Transport
RDO7	New Connector Road (adjacent to Quinns Road)	Developers	Transport
RDO8	Anderson Road Upgrade (between Centenary Drive and Quinns Road)	Developers	Transport
CF03b	Kilmore Library Upgrade (Growth)	Council	Community
CFO5	Community Hub (P3- South-East Precinct)	Council / Developers	Community
CFO6a	Indoor Multipurpose Facility (Growth)	Council / Developers	Community
OSO1b	JJ Clancy Reserve Upgrade (Growth)	Council	Active Recreation and Open Space
OS02b	Kilmore Leisure Centre Expansion (Growth)	Council	Active Recreation and Open Space

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Project number	Project description	Delivery responsibility	Category
OSO4	Active Open Space (P3 South-East)	Developers	Active Recreation and Open Space
SHO2c	Construction of missing path links within existing Kilmore Creek corridor (Growth Precincts)	Council	Active Recreation and Open Space
SHO7	Construction of shared paths (P3)	Developers	Active Recreation and Open Space

Former Railway Line

The subject land is bisected diagonally by the former railway line which has a width of approximately 40 metres and is currently within the Public Use Zone (Schedule 4 – Transport). This land currently forms the boundary between residential land to the north and rural / farming land to the south.

The Kilmore Structure Plan designates the former railway line between Tootle Street and Wandong Road as a future linear open space reserve for the purposes of a shared path network. This will in effect safeguard the future use of the land for this purpose and provides Council with the opportunity to acquire the land over time as a developer contribution item as identified in the KIFF. In addition, the Wallan-Heathcote Rail Trail Feasibility Study identifies the former railway line as having potential to form the basis of the rail trail corridor.

VicTrack have deemed the former railway line land as being surplus to requirements. Council officers have encouraged the proponent to discuss acquisition of this land and has informed VicTrack of the rezoning request. A future development plan will need to be lodged illustrating the shared path generally in accordance with the Kilmore Structure Plan, prior to development commencing.

CONSULTATION

The Kilmore Structure Plan was adopted following an extensive consultation process including workshops, drop-in sessions, market display stalls, surveys, focus groups, a community liaison group and feedback from key agencies.

The rezoning request was forwarded to key agencies such as the Country Fire Authority, Goulburn Broken Catchment Management Authority, Department of

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Transport (formerly VicRoads) and the Environment Protection Agency for initial comment. No concerns were raised by these agencies at the time of writing.

If Ministerial authorisation is received for the preparation of a proposed Planning Scheme Amendment, public exhibition would be required in accordance with the provisions of Section 19 of the *Planning and Environment Act 1987*. Public exhibition will include sending notices to the land owners / occupiers for surrounding properties. Public exhibition will also include advertising within the local newspapers and via Council's website, as well as hard copies of the Amendment being made available for public inspection during opening hours at the Kilmore Library, the Broadford Customer Service Centre and the Wallan Planning and Building Office. Following completion of the exhibition period, a report will be provided to Council which outlines the exhibition process and any submissions received.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

As this is a proponent led amendment, the applicant will bear the costs associated with its processing such as fees and costs associated with public exhibition or an Independent Planning Panel, and minimise the financial implications for Council.

Council has allocated funds within the Strategic Planning budget for growth area planning matters and can use this where required with regard to cost and officer time.

POLICY AND LEGISLATIVE IMPLICATIONS

The Planning Scheme Amendment proposes to rezone land to the south east of Kilmore in accordance with the Kilmore Structure Plan in the *Mitchell Planning Scheme*.

The Amendment is consistent with the relevant objectives of the Council Plan 2017 – 2021, including the following:

Strategic Objective: Responsible Planning

To demand best practice outcomes when planning for future growth.

Relevant Key Strategies: *Plan for growth and change through best practice design of services, infrastructure, open space and recreation facilities.*

Plan for a diversity of housing and households.

RISK IMPLICATIONS

Risk Ranking is determined using [ROHS201-G1- Corporate Risk Matrix](#). Risk is identified as Low, Medium, High or Very High.

Risk	Risk Ranking	Proposed Treatments	Within Existing Resources?
The nature of unknown submissions from other	Low	Attempt to resolve as many issues prior to a	Can be achieved within existing

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Risk	Risk Ranking	Proposed Treatments	Within Existing Resources?
agencies/stakeholders that may alter Council's position on a specific matter.		formal Planning Panel hearing.	resources however, there may be a need to engage specialists (depending on nature of issue).

SUSTAINABILITY IMPLICATIONS (SOCIAL AND ENVIRONMENTAL)

The Amendment will facilitate a residential development providing key infrastructure and services including transport connections, active open spaces and local parks and community facilities in key locations to encourage walkable neighbourhoods.

The Amendment seeks to extend the existing VPO1 along Quinns Road and rationalise the existing width based on actual vegetation cover. This will help facilitate a planned development that protects existing significant roadside vegetation along Quinns Road, with opportunities for providing linear parks along the drainage corridor bisecting the area, to be utilised as a green link for pedestrians and cyclists.

CHARTER OF HUMAN RIGHTS IMPLICATIONS

The rights protected in the *Charter of Human Rights and Responsibilities Act 2006* were considered in preparing this report and it's determined that the subject matter does not raise any human rights issues.

CHILDREN AND YOUNG PEOPLE IMPLICATIONS

The Kilmore Structure Plan has identified areas for community facilities and open spaces which have the ability to provide local infrastructure to support the needs of young people. This can be through the provision of parks and green links, particular to the existing government school.

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OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

The proposed Planning Scheme Amendment is strongly supported by the Kilmore Structure Plan and presents a logical extension to the urban area of Kilmore, particularly given recent development at 2 Tootle Street.

The Planning Scheme Amendment will allow for a coordinated residential development that delivers key infrastructure and connections within the Kilmore South Area and to surrounding development.

This report recommends that a Planning Scheme Amendment be prepared and exhibited in accordance with the relevant provisions of the *Planning and Environment Act 1987*.

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MITCHELL SHIRE COUNCIL

Council Meeting Attachment

DEVELOPMENT AND INFRASTRUCTURE

17 FEBRUARY 2020

9.2

**PROPOSED PLANNING SCHEME
AMENDMENT C136 – KILMORE SOUTH-
GROWTH PRECINCT, MCIVORS ROAD,
KILMORE**

Attachment No: 1

Amendment C136 - Documentation

Planning and Environment Act 1987

MITCHELL PLANNING SCHEME

AMENDMENT C136

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared Mitchell Shire Council, who is the planning authority for this amendment.

The amendment has been made at the request of Wandong Kilmore Pty Ltd.

Land affected by the Amendment

The amendment applies to approximately 171 hectares of land identified in the *Kilmore Structure Plan 2016* as within the South-East Growth Precinct. The precinct is bordered by the Northern Highway to the west, Wandong Road to the south, Quinns Road to the east. Anderson Street, the 2 Tootle Street residential development site and existing residential development border the north.

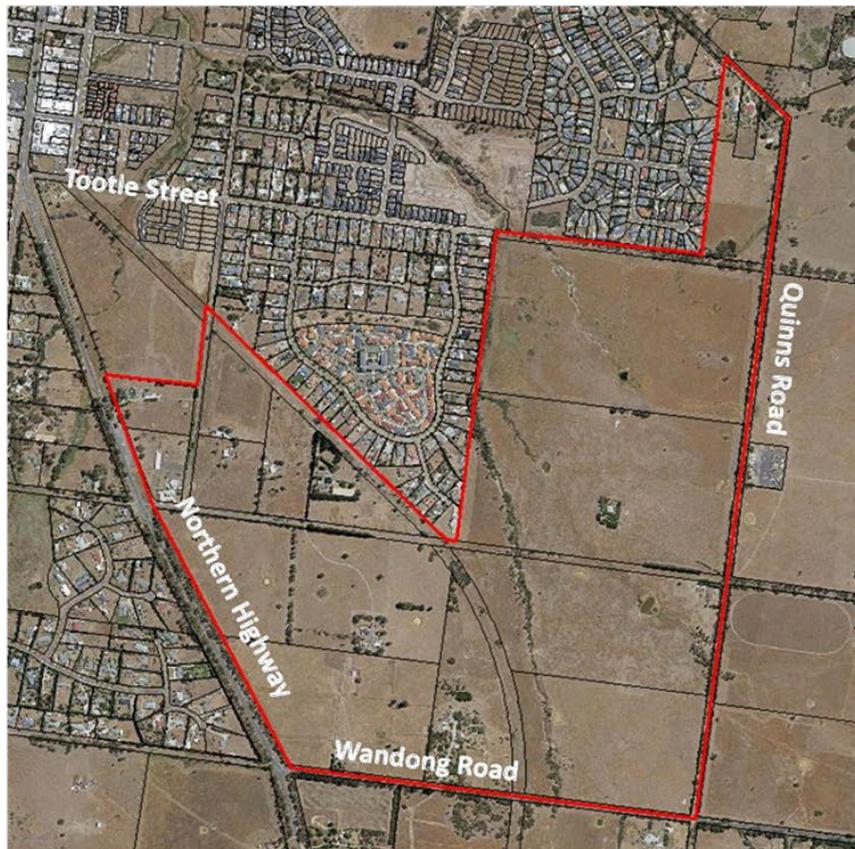


Figure 1: Subject land within the Kilmore South-East Growth Precinct

What the amendment does

The Amendment proposes to rezone land identified in the *Kilmore Structure Plan 2016* at Clause 21.11-3 of the *Mitchell Planning Scheme* as within the South-East Growth Precinct from Farming Zone, Rural Living Zone and Public Use Zone to General Residential Zone and amend the extent of the Vegetation Protection Overlay Schedule 1 within the precinct.

Specifically, the amendment proposes to:

- Rezone land from Farming Zone (FZ), Rural Living Zone (RLZ) and Public Use Zone (PUZ) to the General Residential Zone (GRZ) within the precinct.
- Amend the extent of the Vegetation Protection Overlay (VPO) Schedule 1 within the precinct to extend to cover all roadside vegetation on the Quinns Road, Anderson Road site frontages, add to the Tootle Street road reserve and remove from cleared land.
- Amend Planning Scheme Map Nos. 15 and 16.
- Amend Planning Scheme Map Nos. 15VPO and 16VPO.

Strategic assessment of the Amendment**Why is the Amendment required?**

The amendment is required in order to achieve the strategic directions of the *Kilmore Structure Plan 2016* and at Clause 21.11-3 of the *Mitchell Planning Scheme* which sets a framework to guide the growth and development of Kilmore.

The proposed rezoning:

- Is consistent with the directions contained in the *Kilmore Structure Plan 2016*, including Action 84 which states the land in the South East Growth Precinct is to be rezoned to General Residential Zone, and is in accordance with Clause 21.11-3 (Local Areas/Kilmore).
- Forms a logical expansion of Kilmore's residential growth.
- Will facilitate orderly development of 17 land parcels via Development Plan Overlay (DPO) Schedule 5 which applies to the subject land.
- Will facilitate the first stage in the transfer of land for community infrastructure, including a primary school site and active open space.

How does the Amendment implement the objectives of planning in Victoria?

The proposed amendment implements the following objectives contained in Section 4(1) and 12(1)(a) of the Planning and Environment Act 1987:

- (a) to provide for the fair, orderly, economic and sustainable use, and development of land;
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- (f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);
- (g) to balance the present and future interests of all Victorians.

The proposed amendment implements the above objectives to provide for the orderly and sustainable use and development of land for residential purposes on land that has been identified as suitable for residential development as per the *Kilmore Structure Plan 2016* which is consistent with State and Local Policy.

How does the Amendment address any environmental, social and economic effects?

Environmental

The subject land is located in a rural area on the edge of Kilmore's existing urban area and forms a logical extension to the township. The subject land is predominately cleared farmland with vegetation located along McIvors Road, Quinns Road and Wandong Road and along property boundaries. The proposed amendment addresses environmental considerations by extending the VPO along the Quinns Road and Anderson Road site frontages to protect existing roadside vegetation. The VPO is extended along the unmade Tootle Street road reserve which is vegetated and forms part of a drainage line. It is proposed to reduce the extent of the VPO where land is clear of vegetation.

The land contains minor waterways to the east of the subject land which run in a north-south alignment and contains scattered trees and shrubs. As a result of development, these areas will be enhanced and protected to improve the environmental health and quality of these existing areas, and will ultimately form part of the public realm for passive recreation, as per the directions set out in the *Kilmore Structure Plan 2016*.

Social and Economic

Kilmore is experiencing strong population growth which is creating demand for new residential land. The *Kilmore Structure Plan 2016* responds to the need to accommodate residential growth by identifying several growth precincts. The proposed rezone will provide land for residential use and deliver essential infrastructure to sustain and service the future urban area. The *Kilmore Structure Plan 2016* nominates land within the subject area for active open space, integration of passive open space along waterways, a shared path network and a primary school which will benefit current and future residents.

Does the Amendment address relevant bushfire risk?

The subject land is not affected by the Bushfire Management Overlay. The Country Fire Authority (CFA) was consulted during preparation of the *Kilmore Structure Plan 2016* which nominated the subject land as appropriate for residential development.

The proposed amendment meets the objectives and strategies of Clause 13.02-1. The views of the CFA will be sought during exhibition of the proposed amendment.

The subject land is within a designated Bushfire Prone Area. If the proposed amendment is approved dwellings will be subject to further bushfire safety requirements under the *Building Act 1983*.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The proposed amendment is consistent with the requirements of the Ministerial Direction 11 on the Form and Context of Planning Schemes as per Section 7(5) of the Planning and Environment Act 1987.

The proposed amendment is consistent with Ministerial Direction No.1 – Potentially Contaminated Land. The subject land has been used for rural residential and agricultural purposes and not for industrial uses. A contamination assessment has been prepared to support the proposed amendment which confirms the land is suitable for sensitive uses.

The proposed amendment is consistent with Direction No. 9 – Metropolitan Strategy. Plan Melbourne 2017-2050 contains policy to support planning for growth in peri-urban townships and identifies Kilmore as a town with capacity for growth.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The proposed amendment is in accordance with the following relevant objectives of the Planning Policy Framework:

Clause 9 – Plan Melbourne

This Clause requires the consideration and application of strategies identified within *Plan Melbourne 2017-2050*. Direction 4.5 – ‘Plan for Melbourne’s green wedges and peri-urban areas’ seeks to plan and manage sustainable urban growth that is concentrated in and around major towns within Melbourne’s peri-urban area. The proposed rezoning will contribute towards this desired planning outcome.

Clause 11 – Settlement

The objective of this clause is for planning to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation, open space, commercial and community facilities and infrastructure. The proposed amendment facilitates the orderly planning and delivery of land for residential development in a township that has been identified for growth by *Plan Melbourne 2017-2050*. Within the subject site land is nominated for active and passive open space, childcare/kinder facilities and a primary school via the *Kilmore Structure Plan 2016*, Clause 21.11-3 (Local Areas/Kilmore) and Development Plan Overlay Schedule 5 which will ensure orderly future development.

The proposed amendment is in accordance with Clause 11.02-1S which seeks to ensure a minimum supply of residential land over a 15-year period. Mitchell Shire is experiencing strong population growth. Research prepared by Spatial Economics on behalf of Mitchell Shire Council has identified that Kilmore has approximately 10-12 years of residential land as of July 2018 based on the rate of residential dwellings constructed in Kilmore. The proposed rezone will ensure Mitchell Shire including Kilmore has sufficient residential zoned land to service population growth.

Clause 16 – Housing

The proposed amendment is in accordance with Clause 16.01-2, location of residential development, which seeks to locate new housing in or close to activity centres and employment corridors and at other strategic development sites that offer good access to services and transport. The subject land borders the Northern Highway and as outlined above future community facilities are planned for. The subject land is a logical development front for Kilmore.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

21.02 Settlement

This proposed amendment is in accordance with the objective of planning for orderly development of existing settlements by implementing the directions of the *Kilmore Structure Plan 2016* which specifically nominates the subject land for future residential purposes.

21.11-3 Local Areas – Kilmore

The proposed amendment is supported by and in accordance with Clause 21.11-3 which seeks to:

- Ensure that any proposed use or development within Kilmore is generally consistent with the *Kilmore Structure Plan 2016* and the *Kilmore Infrastructure Framework 2017*, which guides preferred growth and development outcomes and prioritises delivery of infrastructure for the town.
- Support well designed growth precincts that represent ‘complete neighbourhoods’ and are connected to the established areas of Kilmore including the Sydney Street town centre and existing facilities via establishment of an integrated open space and movement network.
- Protect the Kilmore and Kilmore East settlement boundary by avoiding residential development beyond the boundary.

The proposed amendment is consistent with the *Kilmore Structure Plan 2016* and the Kilmore Framework Plan at Clause 21.11-3 which nominates the subject land as a residential growth area. The subject land is covered by Development Plan Overlay (DPO) Schedule 5 which will ensure future development is a ‘complete neighbourhood’ through future preparation of a Development Plan.

Does the Amendment make proper use of the Victoria Planning Provisions?

The proposed Amendment makes appropriate use of the Victorian Planning provisions through rezoning of the land from Farming Zone, Public Use Zone and Rural Living Zone to General Residential Zone. The General Residential Zone is the most appropriate zone given the relevant planning context and guidance provided by the *Kilmore Structure Plan 2016*.

How does the Amendment address the views of any relevant agency?

The Amendment will be formally referred to all relevant agencies as part of the public exhibition process. The proposed amendment is consistent with the *Kilmore Structure Plan 2016* which was prepared in consultation with key agencies.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The future development of the subject land for residential purposes will impact on the existing and future transport network of Kilmore. This will be addressed in further detail at the time a Development Plan is lodged and approved by the Responsible Authority.

Kilmore Structure Plan 2016 and *Kilmore Infrastructure Framework 2017* contains high-level guidance for future transport network upgrades and new infrastructure required to safely service an increase in residents in the area. Future development will be further supported by further traffic investigations and liaison with transport agencies during preparation of a Development Plan for the subject land.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The proposed amendment will not have a significant impact on the resources and administration costs of the responsible authority. The amendment consolidates the future rezoning and development of 17 land parcels which significantly reduces resource and administrative cost burdens on the responsible authority by avoiding piecemeal amendments. The proposed amendment will allow for future preparation of a single comprehensive Development Plan to positively guide the future residential development of the land which will provide significant cost efficiencies to Council.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

- Wallan Planning and Building Office, 4a & 4b (Level 1) – 61 High Street, Wallan
- Kilmore Library and Customer Service Centre – 12 Sydney Street, Kilmore
- Broadford Customer Service Centre – 113 High Street, Broadford

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

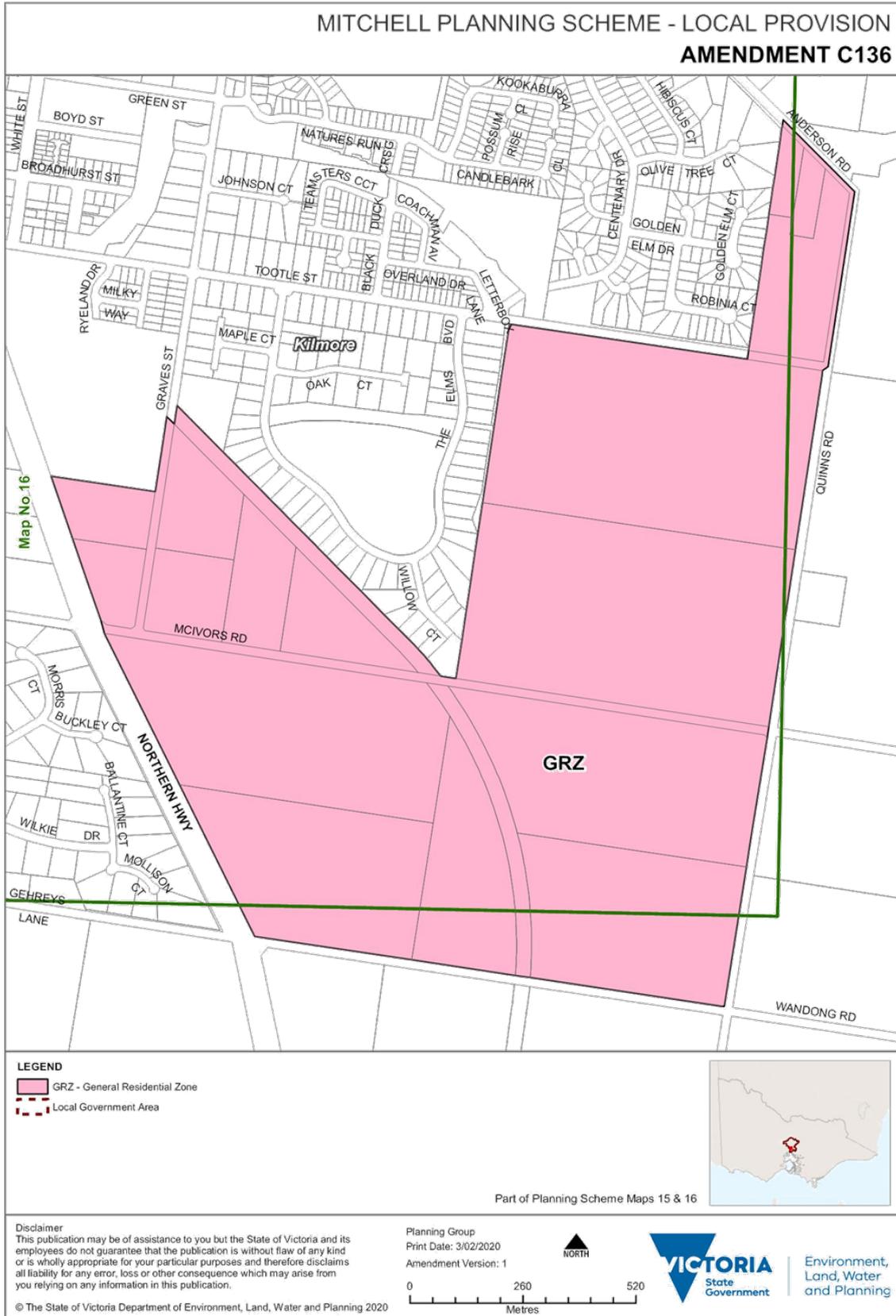
Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by *[insert submissions due date]*.

A submission must be sent to: *[insert Council's address]*

Panel hearing dates

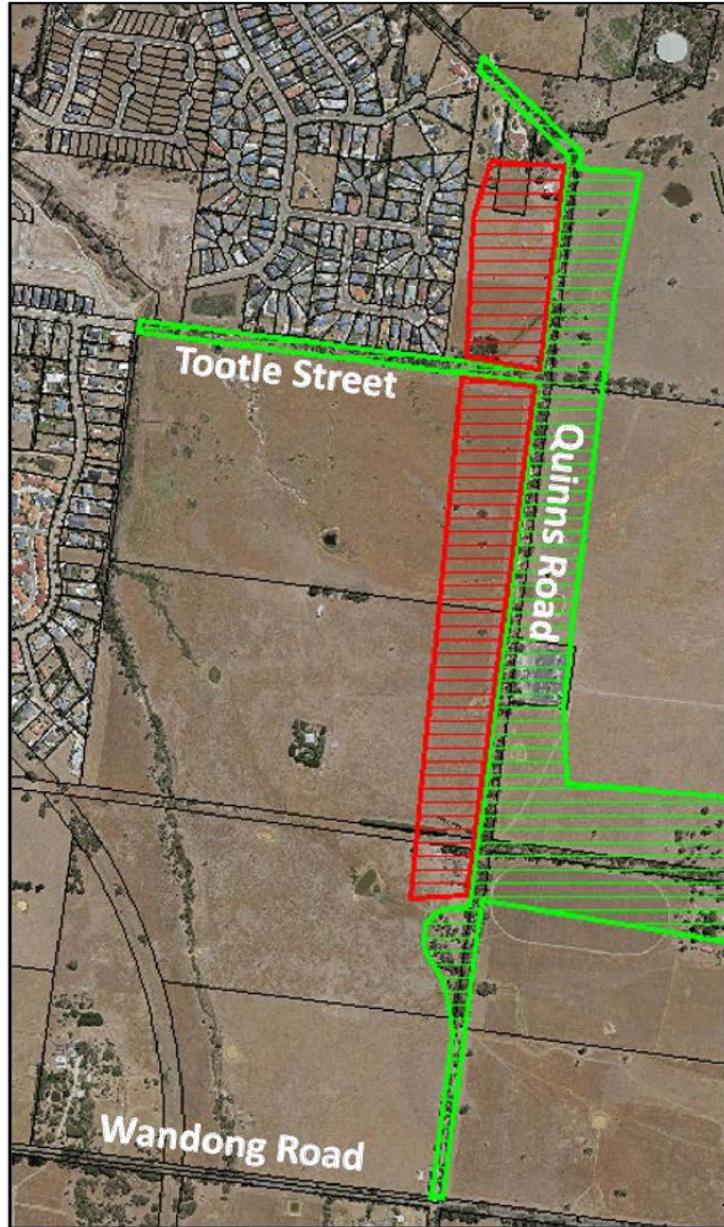
In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]



002

Amendment C139: Quinns Road Vegetation Protection Overlay Schedule 1
Extent

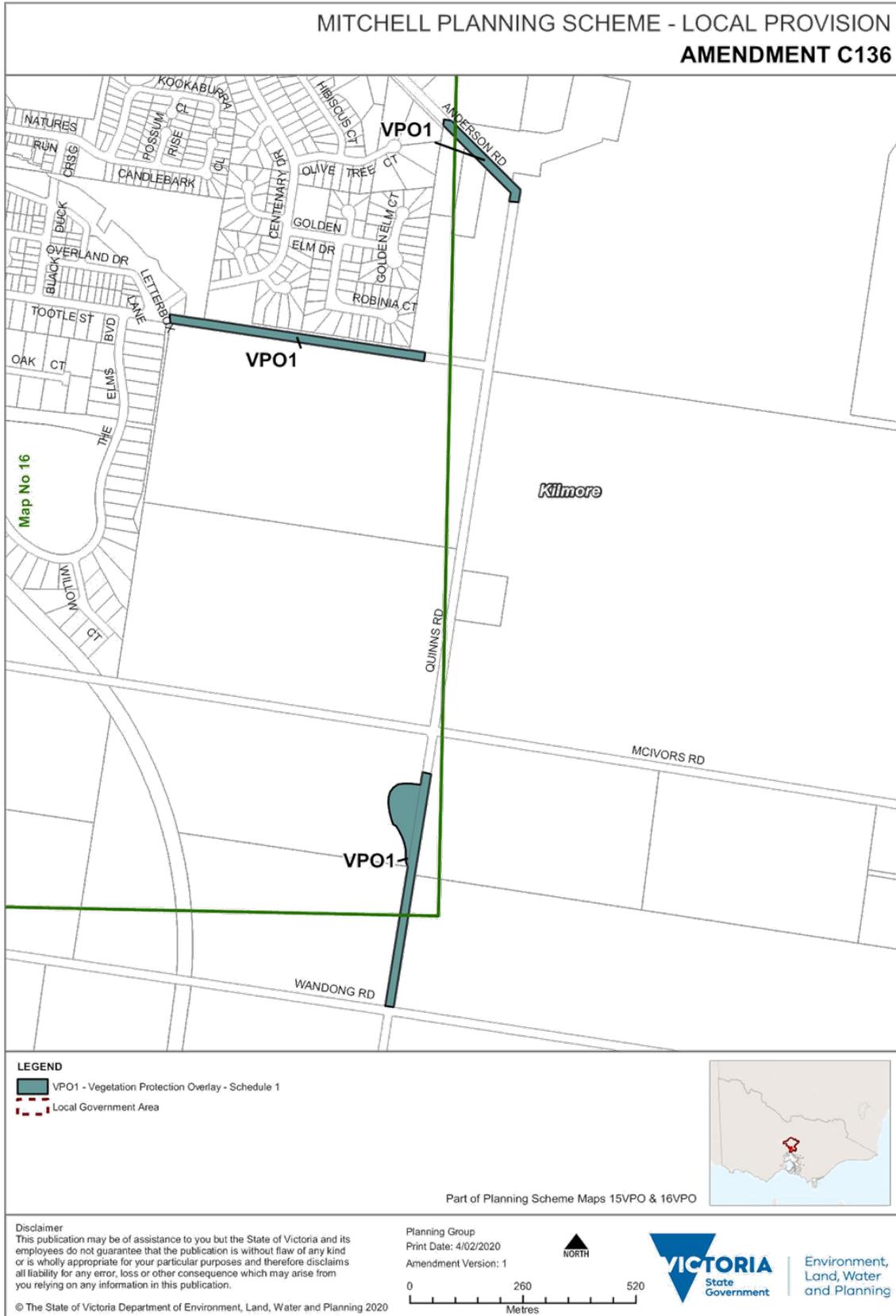


Green: Retained and expanded Vegetation Protection Overlay

Red: Vegetation Protection Overlay Schedule 1 removed from cleared land area



001



003

Planning and Environment Act 1987

MITCHELL PLANNING SCHEME

AMENDMENT C136

INSTRUCTION SHEET

The planning authority for this amendment is the Mitchell Shire Council.

The Mitchell Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of four attached map sheets.

Zoning Maps

Amend Planning Scheme Map Nos. 15 and 16 in the manner shown on the two attached maps marked "Mitchell Planning Scheme, Amendment C136".

Overlay Maps

1. Amend Planning Scheme Map No 15VPO and 160VPO in the manner shown on the two attached maps marked "Mitchell Planning Scheme, Amendment C136".

End of document