

Planning Scheme Amendment C130: 40 Butlers Road, Kilmore

What is the Mitchell Planning Scheme?

The *Mitchell Planning Scheme* is a document that regulates land use and development throughout Mitchell Shire. The Mitchell Planning Scheme consists of various zones, overlays, state and local planning policies and provisions relating to use and development. A planning scheme amendment proposes to make alterations to the Planning Scheme.

What is the purpose of Planning Scheme Amendment C130?

This amendment proposes to rezone 40 Butlers Road, Kilmore from Farming Zone to General Residential Zone as shown at Figure 1.

Why is the Amendment Required?

The amendment is required to rezone 40 Butlers Road to allow for residential development and will progress delivery of land for active open space in Kilmore.

Does the Amendment comply with the Kilmore Structure Plan?

The *Kilmore Structure Plan, August 2016* identifies the site as within Kilmore's township boundary. The Kilmore Structure Plan nominates 40 Butlers Road as residential and active open space land which will include improvements to the Ryans Creek corridor.

Will Ryans Creek be protected?

Residential development at 40 Butlers Road will provide the opportunity to improve Ryans Creek. Future development in this location will be setback from the creek and will form part of a linear open space network.

Active Open Space

Active Open Space is typically used for organised sport, such as cricket, Australian rules football and soccer. 40 Butlers Road is subject to an existing Section 173 Agreement under the *Planning and Environment*

Act 1987 that will provide 5 hectares of land for active open space. Ultimately this will form part of a total 8.5 hectare active open space area that will provide new sporting facilities for Kilmore residents.

A plan showing the general location of the active open space from the *Kilmore Structure Plan* is at Figure 2.

How do I make a submission to Planning Scheme Amendment C130?

All submissions need to be provided to Council in writing by close of business on Monday 29 October 2018.

Submissions can be emailed to Council at mitchell@mitchellshire.vic.gov.au or sent to:

Mitchell Shire Council
Strategic Planning Department
Submission to Planning Scheme Amendment C130
113 High Street
Broadford VIC 3658

Please note that all submissions received are a public document and can be made available to any person upon request.

What happens if I make a submission?

All submissions are required to be formally considered by Council. In the event that submitter concerns cannot be resolved by Council Officers, Council may refer submissions to an Independent Planning Panel for consideration.

The Planning Panel is appointed by the Minister for Planning and may include a public hearing where all submitters can be heard. The Planning Panel will review each submission individually and provide recommendations to Council and the Minister for Planning.

Contact us:

t: (03) 5734 6200

f: (03) 5734 6222

e: mitchell@mitchellshire.vic.gov.au

w: www.mitchellshire.vic.gov.au

MITCHELL SHIRE COUNCIL



When will the Planning Panel occur?

A preliminary date for the Planning Panel hearing has been set as follows:

Directions Hearing: Week starting 1 April 2019
Panel Hearing: Week starting 6 May 2019

Still have questions?

If you require more information, a drop-in session has been set up so you can meet with Council Officers about the amendment. There is no need to RSVP.

- Thursday 11 October 2018, 4.00pm-7.00pm
John Taylor Room, Kilmore Library, 12 Sydney Street, Kilmore

Council officers are available to discuss the matter on the phone or via email. Please contact the Strategic Planning Team on 5734 6200 or via email on mitchell@mitchellshire.vic.gov.au.

Where can I find out more information?

All Planning Scheme Amendment C130 documentation can be viewed by visiting Council's website at www.mitchellshire.vic.gov.au/amendments or in hardcopy at Mitchell Shire Council Offices located at:

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

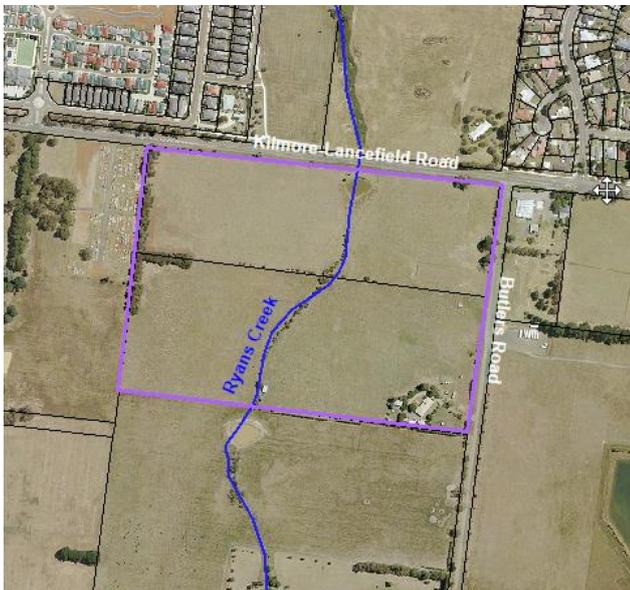


Figure 1: Aerial Photo of 40 Butlers Road, Kilmore

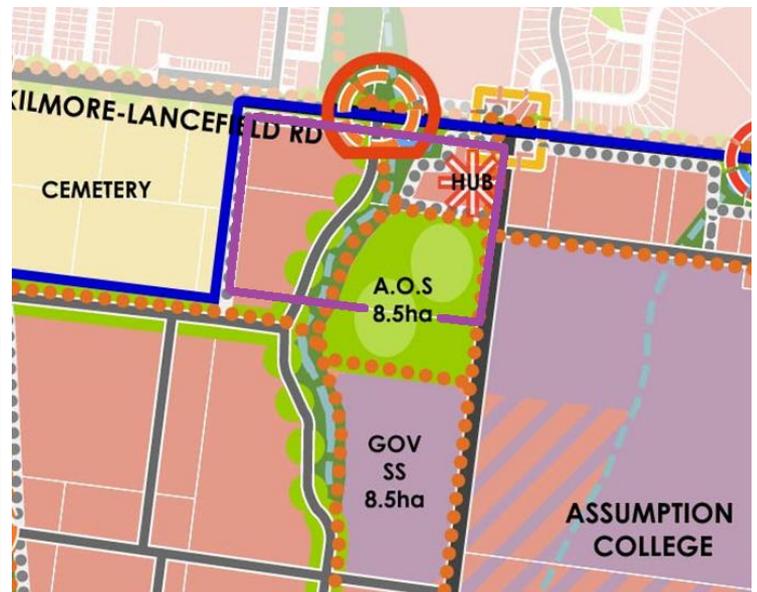


Figure 2: Extract from the Kilmore Structure Plan showing 40 Butlers Road and general active open space location

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