

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO2**.

NEW GISBORNE ALONG KILMORE ROAD

1.0

Conditions and requirements for permits

A permit may be granted to subdivide land if:

- The total number of lots is no more than 70.
- The lot layout is generally in accordance with the New Gisborne along Kilmore Road Concept Plan included in this schedule.
- Each lot has an area ranging from 0.5 hectare to 1.0 hectare.
- Reticulated water, electricity and telecommunications facilities must be provided to each lot.
- Drainage is provided to each lot to the satisfaction of the Responsible Authority.
- Access to each lot is via a sealed road.
- Each lot is capable of absorbing any waste water generated on it.
- A detailed schedule, and where appropriate, a staged schedule of landscaping, planting and open space works are provided to the satisfaction of the Responsible Authority.
- Any subdivision must comply with the following access requirements relating to Saunders Road:

Lot Reference Number	Access Requirements
Lot 1	Access only to Monaghan Road.
Lot 2	Access via service road to new road internal to subdivision. Requirements include 3.5m wide sealed service road, no kerb/channelling. The road intersection treatment to Saunders Road applies as determined at time of subdivision.
Lots 3 and 4	Access only to new road internal to subdivision.
Lot 5	Access via service road to new road internal to subdivision. Requirements as for lot 2.
Lot 6	Maintain existing access point to Saunders Road (assumes all subdivided lots fronting internal access road). The road intersection treatment to Saunders Road applies as determined at time of subdivision.
Lot 7	Access only to new road internal to subdivision. Assumes all subdivided lots fronting internal access. Road intersection treatment as for lot 6.
Lot 8	As for lots 6 and 7.
Lot 9	As for lots 6, 7 and 8.
Lots 10,11 & 12	Access only via service road to one existing access point to Saunders Road (possibly existing access point to lot 12). Requirements include 4.5m wide sealed service road and no kerb/channelling. Intersection treatment for access point to Saunders Road applies as determined at time of subdivision. No access from lot 12 to Kilmore Road.

2.0

Requirements for development plan

The development plan must show:

- The location, dimension and areas of all lots.
- The minimum lot size for all residential lots in accordance with the New Gisborne along Kilmore Road Concept Plan.

- A building envelope and location of effluent disposal areas for each lot.
- The location of existing and proposed roads, bicycle paths and pedestrian routes.
- The location of existing and proposed open space including open space linkages.
- The location of existing and proposed landscaping.
- The location of existing habitat values and heritage places.
- The location of major infrastructure services and drainage lines.
- The location of existing and proposed community facilities.
- The staging of development.

3.0

19/01/2006
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Decision guidelines

Before deciding on any application, the responsible authority must consider:

- The New Gisborne along Kilmore Road Concept Plan.
- Whether the proposal will contribute to the integrated development of the area.
- Whether the proposal will enable the efficient staging of development and extension of reticulated services.

New Gisborne along Kilmore Road Concept Plan

