

19/01/2006
VC37

SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO2

NEW GISBORNE ALONG KILMORE ROAD

1.0

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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.

Lot Reference Number	Access Requirements
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/channeling. Intersection treatment for access point to Saunders Road applies as determined at time of subdivision. No access from lot 12 to Kilmore Road.

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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.

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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

