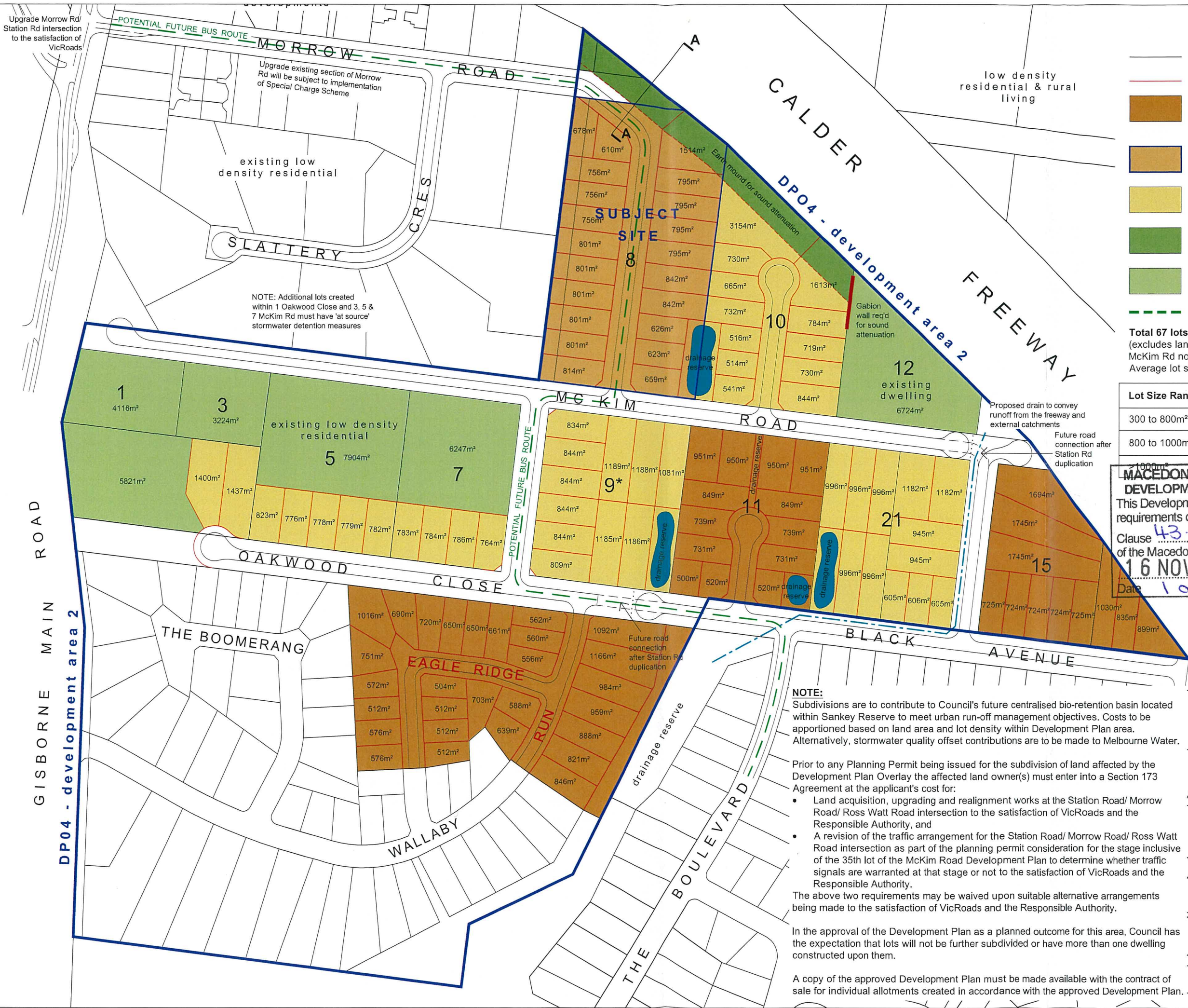


MCKIM RD DEVELOPMENT PLAN



Upgrade Morrow Rd/ Station Rd intersection to the satisfaction of VicRoads

Upgrade existing section of Morrow Rd will be subject to implementation of Special Charge Scheme

NOTE: Additional lots created within 1 Oakwood Close and 3, 5 & 7 McKim Rd must have 'at source' stormwater detention measures

low density residential & rural living

Gabion wall req'd for sound attenuation

Proposed drain to convey runoff from the freeway and external catchments
Future road connection after Station Rd duplication

LEGEND

- Existing lot boundaries
- Proposed lot boundaries
- Proposed development**
Planning permit attained for proposed layout
- Subject land - 8 McKim Rd**
Proposed development layout
- Possible future development**
Indicative development layout
- Landscape buffer**
Proposed 20m wide landscaped buffer within the lots & road reserve
- Existing low density development**
No further subdivision anticipated
- Possible future bus route

Total 67 lots proposed
(excludes land with existing permits and 1, 3 & 12 McKim Rd not subject to development)
Average lot size = 891m²

Lot Size Range	No. of Lots	Distribution
300 to 800m ²	32	48%
800 to 1000m ²	23	34%

MACEDON RANGES PLANNING SCHEME DEVELOPMENT PLAN DP/2013/6
This Development Plan is satisfactory and meets the requirements of the Development Plan Overlay – Clause 43.04 Schedule 4 of the Macedon Ranges Planning Scheme
Date 16 NOV 2015
Date 1 of 2 Authorised Officer

DATE	DESCRIPTION/REVISION	REVISION STATUS
10.11.15	For Approval	10
17.09.15	For Approval	9
19.03.15	For Approval	8
09.12.14	For Approval	7
16.05.14	For Approval	6
10.03.14	For Approval	5
27.09.13	For Discussion	4
17.09.13	For Discussion	3
01.08.13	For Approval	2
31.07.13	For Approval	1
19.06.13	For Discussion	

NOTE:
Subdivisions are to contribute to Council's future centralised bio-retention basin located within Sankey Reserve to meet urban run-off management objectives. Costs to be apportioned based on land area and lot density within Development Plan area. Alternatively, stormwater quality offset contributions are to be made to Melbourne Water.

Prior to any Planning Permit being issued for the subdivision of land affected by the Development Plan Overlay the affected land owner(s) must enter into a Section 173 Agreement at the applicant's cost for:

- Land acquisition, upgrading and realignment works at the Station Road/ Morrow Road/ Ross Watt Road intersection to the satisfaction of VicRoads and the Responsible Authority, and
- A revision of the traffic arrangement for the Station Road/ Morrow Road/ Ross Watt Road intersection as part of the planning permit consideration for the stage inclusive of the 35th lot of the McKim Road Development Plan to determine whether traffic signals are warranted at that stage or not to the satisfaction of VicRoads and the Responsible Authority.

The above two requirements may be waived upon suitable alternative arrangements being made to the satisfaction of VicRoads and the Responsible Authority.

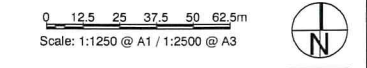
In the approval of the Development Plan as a planned outcome for this area, Council has the expectation that lots will not be further subdivided or have more than one dwelling constructed upon them.

A copy of the approved Development Plan must be made available with the contract of sale for individual allotments created in accordance with the approved Development Plan.

NORTH EAST SURVEY DESIGN
MNR 01 101 458 301
PO Box 882
Wangaratta VIC 3676
Mobile 0407 216 710
Fax 03 5721 6701
mail@nesd.com.au
www.nesd.com.au

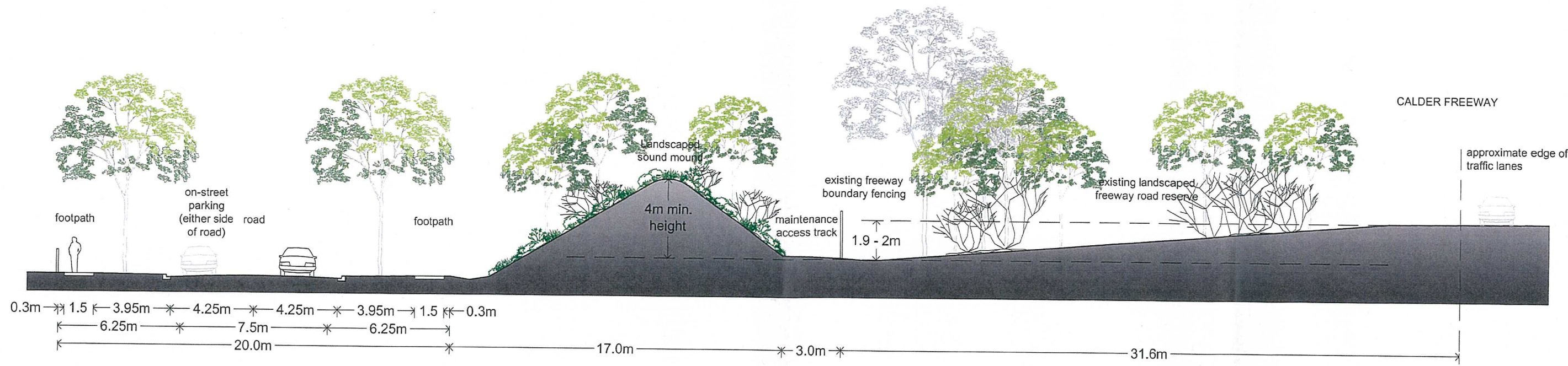
For: D. Turnbull
At: 8 McKim Rd, Gisborne
Title: MCKIM RD DEVELOPMENT PLAN
Outline Development Plan
McKim Rd Precinct, Gisborne

Drawing No: M1468_ODP
Project No: M1468
Revision: 10
Drawn by: KW
Checked/Signed By: MS

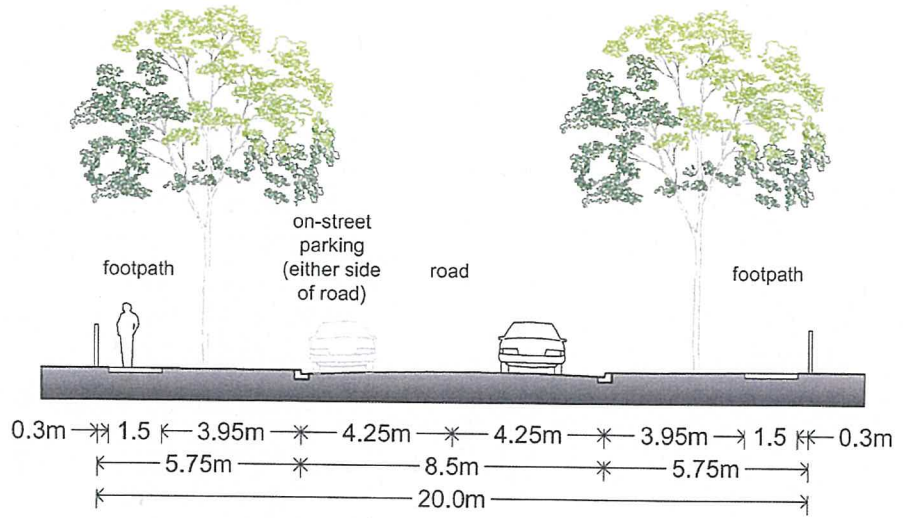


Status: **FOR COUNCIL ENDORSEMENT**

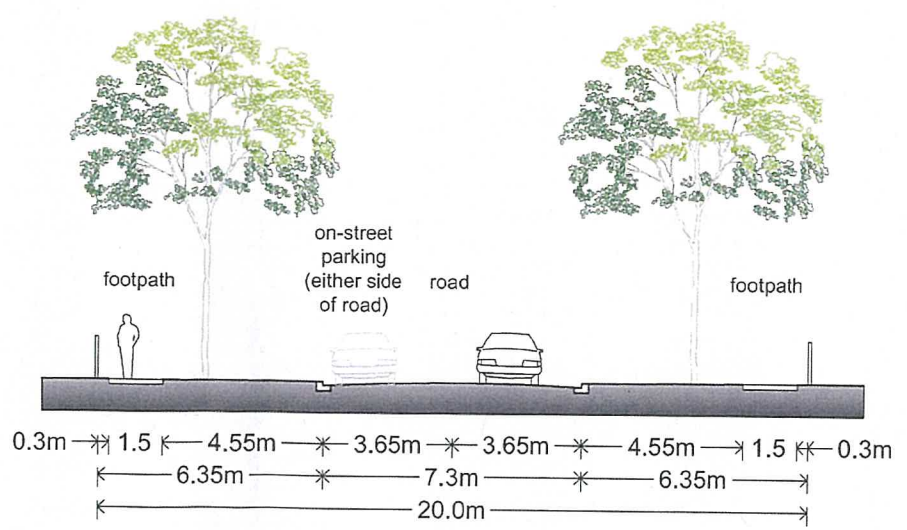
Drawing Creation Date: 20.05.2014
Plot / Issue Date: 10.11.2015
File Location: C:\Users\Kevin\Desktop\DESIGN\NEED\JOB\Drawing\M1468 - Station Rd Precinct - Development Plan\Drawing\M1468 - Station Rd Precinct - Development Plan\Drawing\M1468_ODP_ACTIVE.dwg



section A - A
Indicative sound mound section



Bus Route
Indicative section



Typical Street
Indicative section

MACEDON RANGES PLANNING SCHEME
DEVELOPMENT PLAN DP/ 2013/ 6
This Development Plan is satisfactory and meets the requirements of the Development Plan Overlay -
Clause 43-04 Schedule 4
of the Macedon Ranges Planning Scheme.
16 NOV 2015
Date 2012 Authorised Officer

DATE	DESCRIPTION/REVISION	REVISION STATUS
19.03.15	For Approval	3
09.12.14	For Approval	2
04.03.14	For Approval	1
27.09.13	For Discussion	-

NORTH EAST SURVEY DESIGN
18/03/2015 12:45:20
PO Box 882
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For: D. Turnbull
At: 8 McKim Rd, Gisborne
Title: MCKIM RD DEVELOPMENT PLAN
Indicative sections

Drawing No: M1468_SE1
Project No: M1468
Revision: 3
Drawn by: KW
Checked/Signed By: MS

Scale: 1:100 @ A1 / 1:200 @ A3

Status:
FOR COUNCIL ENDORSEMENT

Drawing Creation Date: 20.05.2014
Plot / Issue Date: 19.03.2015
File Location: C:\Users\Fairfax\Desktop\PROJECTS\NEED\NEED.dwg
Drawing: M1468 - 8 McKim Rd Gisborne - Rural
T:\Macedon Ranges\Drawings\M1468_DDP_ACT15.dwg

SECTIONS