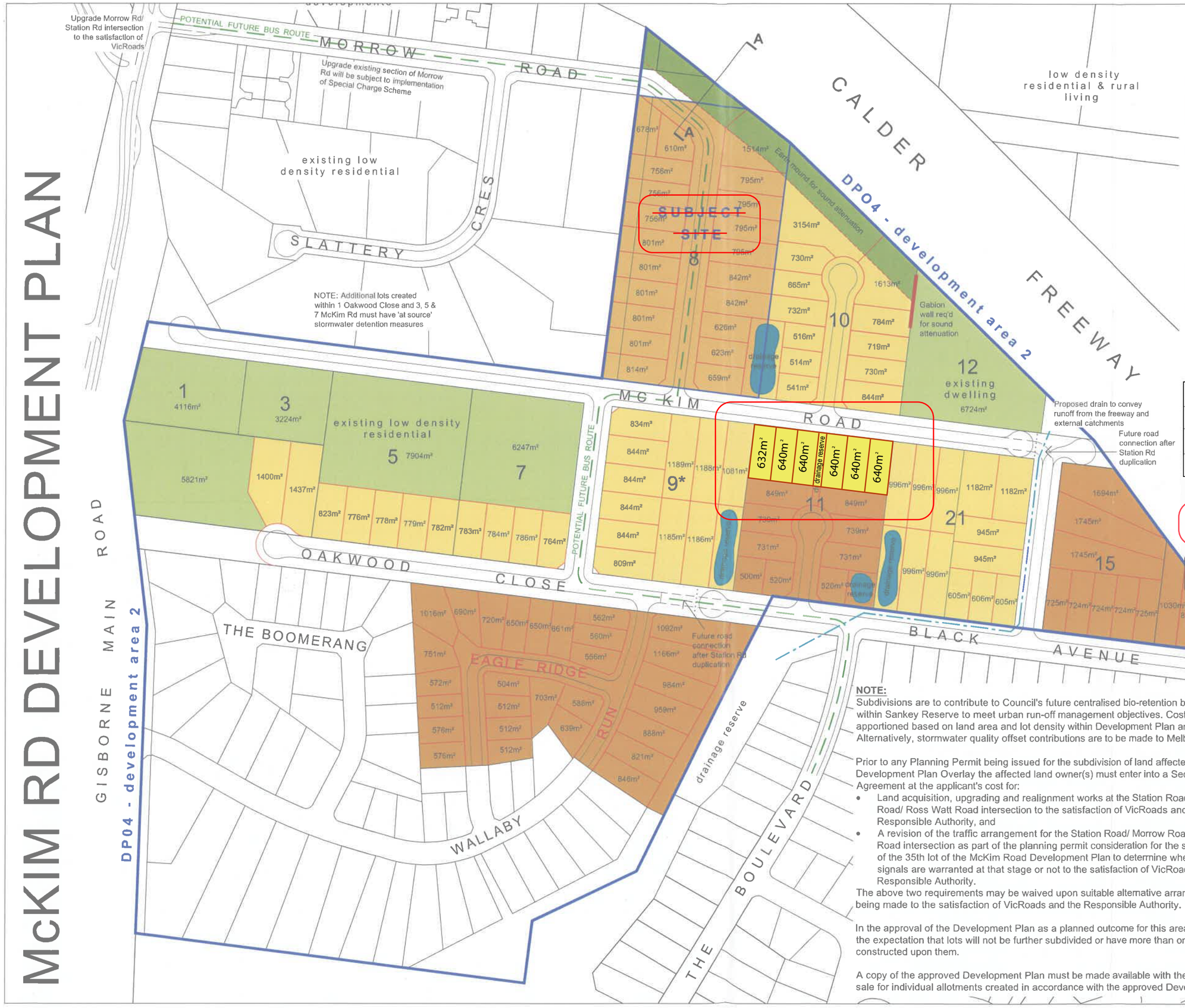
McKIM RD DEVELOPMENT PLAN



LEGEND

- Existing lot boundaries
- Proposed lot boundaries
- **Proposed development** Planning permit attained for proposed layout
- **Subject land - S3-11 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 69 lots proposed
(excludes land with existing permits and 1, 3 & 12 McKim Rd not subject to development)
Average lot size = **865m²**

Lot Size Range	No. of Lots	Distribution
300 to 800m²	38	55%
800 to 1000m²	19	28%
>1000m	12	17%

Proposed Changes to Development Plan
26.08.20

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.

DATE	DESCRIPTION	REVISION STATUS	REVISION
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		-

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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

0 12.5 25 37.5 50 62.5m
Scale: 1:1250 @ A1 / 1:2500 @ A3

Status:
FOR COUNCIL ENDORSEMENT

Drawing Creation Date: 20.05.2014
Plot / Issue Date: 10.11.2015
File Location: C:\Users\Kevin Dropbox\NESD NESD Job Drawings\M1468 - 8 McKim Rd Gisborne - Manal*Unit\8 Planning Drawings\M1468_ODP_ACTIVE.dwg