

# MCKIM RD DEVELOPMENT PLAN

**MACEDON RANGES PLANNING SCHEME**  
**DEVELOPMENT PLAN: DP/2013/6/A**  
 Date: 23/12/2021  
 Authorised Officer: Jack Wiltshire  
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low density residential & rural living

## 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 77 lots proposed**  
 (excludes land with existing permits)  
 Average lot size = 1,264m<sup>2</sup>

Lot Size Range	No. of Lots	Distribution
300 to 800m <sup>2</sup>	34	44%
800 to 1000m <sup>2</sup>	24	31%
>1000m <sup>2</sup>	19	25%

DATE	DESCRIPTION	REVISION	STATUS
24.08.21			For Approval
10.05.21			For Approval
10.11.18			For Approval
17.09.18			For Approval
19.03.18			For Approval
08.12.14			For Approval
16.05.14			For Approval
10.03.14			For Approval
27.09.13			For Discussion
17.09.13			For Discussion
01.08.13			For Approval
31.07.13			For Approval
19.06.13			For Discussion

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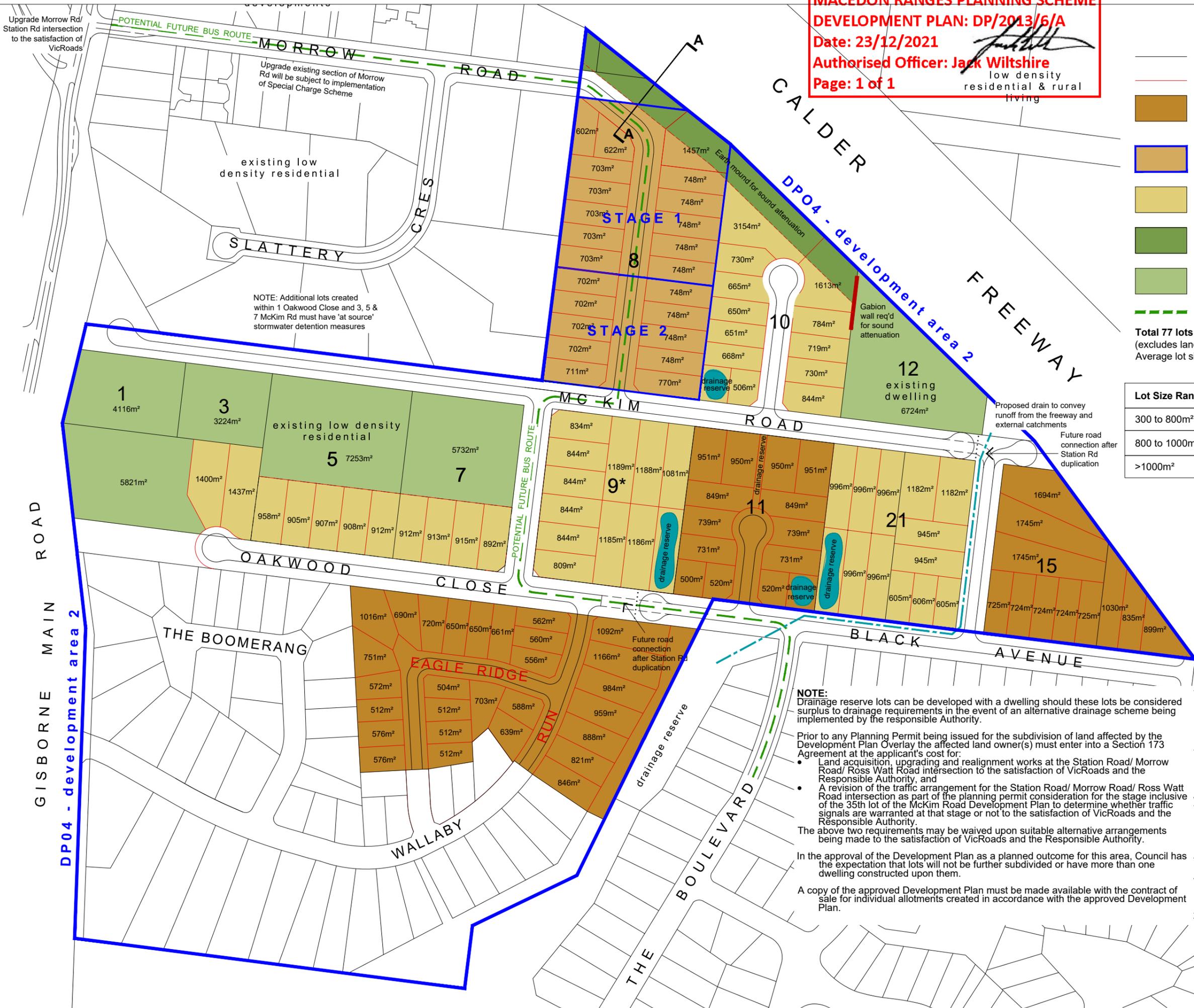
For: D. Turnbull  
 At: 8 McKim Rd, Gisborne  
**Title: MCKIM RD DEVELOPMENT PLAN**  
 Outline Development Plan  
 McKim Rd Precinct, Gisborne

**Drawing No: M1468\_ODP**  
 Project No: M1468  
 Revision: 12  
 Drawn by: KW  
 Checked/Signed By: MS

Scale: 1:1250 @ A1 / 1:2500 @ A3

Status: **FOR COUNCIL ENDORSEMENT**

Drawing Creation Date: 24.08.2021  
 Plot / Issue Date: 25.08.2021  
 File Location: N:\NESD Job Directory\M1468 - 8 McKim Rd (Gisborne - Damp) \Final\PlanningDrawings\M1468\_COP\_ACTIVE - V12.dwg



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

**NOTE:** Drainage reserve lots can be developed with a dwelling should these lots be considered surplus to drainage requirements in the event of an alternative drainage scheme being implemented by the responsible Authority.

- 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.