SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO2.

NEW GISPORNE ALONG KILMORE ROAD

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:

<table>
<thead>
<tr>
<th>Lot Reference Number</th>
<th>Access Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1</td>
<td>Access only to Monaghan Road.</td>
</tr>
<tr>
<td>Lot 2</td>
<td>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.</td>
</tr>
<tr>
<td>Lots 3 and 4</td>
<td>Access only to new road internal to subdivision.</td>
</tr>
<tr>
<td>Lot 5</td>
<td>Access via service road to new road internal to subdivision. Requirements as for lot 2.</td>
</tr>
<tr>
<td>Lot 6</td>
<td>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.</td>
</tr>
<tr>
<td>Lot 7</td>
<td>Access only to new road internal to subdivision. Assumes all subdivided lots fronting internal access. Road intersection treatment as for lot 6.</td>
</tr>
<tr>
<td>Lot 8</td>
<td>As for lots 6 and 7.</td>
</tr>
<tr>
<td>Lot 9</td>
<td>As for lots 6, 7 and 8.</td>
</tr>
<tr>
<td>Lots 10, 11 &amp; 12</td>
<td>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.</td>
</tr>
</tbody>
</table>

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 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.