

01/08/2013
C25**SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO1**.

INFILL RESIDENTIAL

This schedule applies to land zoned for conventional residential purposes in Hamilton. This schedule aims to:

- Ensure the co-ordinated and sequential development of land in order to provide for the immediate and long term residential requirements of Hamilton.
- Require development to respond to the existing topography and natural assets of the precinct.

1.0 Requirement before a permit is granted01/08/2013
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A permit may be granted for the following before a Development Plan has been prepared to the satisfaction of the responsible authority:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- Extension, alteration or modification to an existing use or development.

2.0 Conditions and requirements for permits01/08/2013
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A permit granted must include the following:

- Condition/s to implement the requirements or conditions set out in the development plan.
- Condition/s requiring that all lots must be serviced with sealed roads provided at the cost of the developer before a statement of compliance is issued.
- Condition/s requiring that before any road works commence, detailed construction plans must be submitted and approved by the Responsible Authority. When approved, the plans will be endorsed by the Responsible Authority and will form part of the planning permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must include:
 - All roads shown on the Plan of Subdivision
 - Roads, footpaths, verges and stormwater infrastructure with dimensions commensurate with the requirements of Clause 56

All works constructed or carried out must be in accordance with these plans.

- Condition/s requiring all residential development must be serviced with reticulated water and sewerage and underground reticulated electricity.

3.0 Requirements for development plan01/08/2013
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The Development Plan must:

- Describe the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.

- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- List the staging and anticipated timing of development.
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.
- Where possible, provide open space along waterways and natural drainage corridors.
- Provide a soil and water report that demonstrate the capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.