

01/08/2013  
C25**SCHEDULE 7 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**.

**SOUTHEAST RESIDENTIAL PRECINCT, HAMILTON**

This area comprises land zoned for residential purposes in the south-east of Hamilton. This schedule aims to:

- Ensure the co-ordinated and sequential development of land in order to provide for the immediate and longer term residential requirements of Hamilton.
- Require development to respond to the existing topography, natural assets and land ownership patterns of the precinct.
- Implement the South East Residential Precinct Masterplan (2012).

**1.0**01/08/2013  
C25**Conditions and requirements for permits**

A permit granted must include the following:

- Condition/s ensuring that any requirement or conditions set out in the development plan are implemented as part of the permit or the plans endorsed under the permit.
- Condition/s requiring that all residential development must be serviced with reticulated water and sewerage and underground reticulated electricity.
- Condition/s requiring that all lots must be serviced with sealed roads provided at the developers cost before a statement of compliance is issued.
- Condition/s requiring that detailed construction plans must be submitted to 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 detail:
  - 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.

**2.0**01/08/2013  
C25**Requirements for development plan**

The South East Residential Precinct Masterplan (2012) is the approved development plan for the purpose of this schedule.

An alternative development plan may be approved by the responsible authority provided it is generally in accordance with the South East Residential Precinct Masterplan (2012).

An alternative development plan must show or include the following matters:

- A description of the relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- A transition of land use from medium to conventional density to lower density lots, from north-west to south-east across the precinct. This is to include conventional residential lots to the north-west and larger lots with a minimum subdivision area of 2,000 – 3,000 square metres to the south-east of the drainage line.
- Provision of east-west oriented lots in the north-west section of the precinct, to allow for improved solar access for future dwellings.

- Roads generally in the location shown on the Masterplan, unless an alternative location will not undermine the continuity of the overall road network in the longer term.
- Existing driveways and the handle of existing battleaxe lots utilised as road alignments where possible and appropriate.
- The location of roads along existing tree rows, where possible, in order to maintain the treed character of the precinct.
- Connection of the precinct with the Hamilton central business district through the extension of Kennedy Street as the primary access point to this precinct.
- Consideration of the potential to extend the public bus network into this area, via the existing route that already services the northern part of Rippon Road.
- 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.
- Provision of a public open space corridor along the natural drainage line running north east-south west.
- A **landscape plan** that addresses the following key principles:
  - Creation of 'green loops' on the road corridor along Fyfe Street that provides a safe pedestrian and cycle access path to the RMIT site, Monivae College and Cox Street. This loop is to connect with the public open space spine in the precinct and return along the potential Kennedy Street extension towards the central business district;
  - Provision of informal indigenous planting along key road corridors, in keeping with the vegetated character of the precinct;
  - Provision of Water Sensitive Urban Design features along main road corridors, and as part of the public open space spine, to enable effective on-site storm water retardation and treatment; and
  - Protection of existing trees across the site and consideration of controls to prevent removal of established trees in order to retain the treed character of the precinct.
- The staging and anticipated timing of development.

3.0

South East Residential Precinct

01/08/2013  
C25

hamilton structure plan  
south east  
residential precinct  
masterplan

legend

