

01/08/2013  
C25**SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**.

**HENSLEY PARK ROAD RESIDENTIAL PRECINCT, HAMILTON**

This area comprises land zoned for low density and conventional residential purposes in the Hensley Park Road Residential Precinct. 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.
- Implement the *Hensley Park Road Residential Precinct Masterplan, 2011*.

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

A permit granted must include the following:

- Condition/s ensuring that any requirements 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 development must be serviced with reticulated water.
- Condition/s requiring that all lots with an area under one hectare must be serviced with reticulated sewerage.
- Condition/s requiring that all lots must be serviced with sealed roads provided at the developer's 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.

- Where required, condition/s requiring drainage easements must be shown on a plan of subdivision to provide for drainage infrastructure and the passage of stormwater.
- Condition/s requiring that the owner must enter into an agreement under section 173 of the Planning and Environment Act 1987 to protect or retain trees and other significant vegetation identified on the site. This requirement only applies to a permit which allows the development (including subdivision) of a lot shown on the approved development plan with as containing vegetation to be retained or protected.

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

The Hensley Park Road Residential Precinct Masterplan, (2011) 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 Hensley Park Road Residential Precinct Masterplan (2011).

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 and public land.
- Identification of any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- A variety of lot sizes to accommodate demand for rural living in a manner that respects the existing low density neighbourhood character.
- Provision of a hierarchy of streets to allow for progressive subdivision over time.
- Through roads located to integrate with the existing land ownership pattern, to respond to the existing topography and to avoid existing dwellings and significant vegetation.
- The location of roads and key roads generally in accordance with the Master Plan, unless an alternative location will not undermine the continuity of the overall road network in the longer term. The responsible authority may consider an alternative, interim solution to providing access to new lots, when the road network shown on the Master Plan cannot be achieved until adjoining lots are subdivided.
- Existing driveways and the handle of existing battleaxe lots to be used as road alignments where possible and appropriate.
- Provision of a shared bike/pedestrian path in the rail reserve along the eastern boundary of the precinct.
- An improved pedestrian circulation along key roads with proposed footpaths. Footpaths should be unsealed and informal, in keeping with the precinct's character. Particular attention is to be paid to improving pedestrian safety along Leura Lane, through a footpath network.
- An at-grade pedestrian crossing at the railway line to improve connection to Lake Hamilton.
- A **landscape plan** that addresses the following key principles:
  - Creation of 'green loops' to form an extension of landscape treatment along North Boundary Road.
  - Provision of feature trees along the south eastern boundary of the precinct to form an attractive edge to the precinct.
  - Provision of avenue street tree planting along Hensley Park Road as a strong landscape gesture, highlighting the road as a key axis through the precinct and as a connection point to the airport. This landscape treatment should be informal planting of indigenous trees, to create a solid vegetation row, whilst maintaining the informal, rural character of the precinct.
  - Provision of informal indigenous planting along key roads in the central area, to enhance the treed character of the area.
  - Provision of Water Sensitive Urban Design (WSUD) treatments along natural drainage lines and along key roads.
- The staging and anticipated timing of development.
- A land capability assessment to 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 demonstrating:
  - compliance with State and Local Policies on effluent and stormwater disposal;
  - that soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area.

- Proposed water supplies, storages and systems required for fire fighting purposes.

### 3.0 Hensley Park Road Residential Precinct Masterplan

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