

01/08/2013  
C25**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO3**.

**RURAL LIVING**

This area comprises land zoned for rural living purposes in Hamilton. This schedule aims to:

- Ensure the co-ordinated and sequential development of land in order to ensure that the long term residential development opportunities of Hamilton are not compromised.
- Protect long term subdivision and development opportunities for Hamilton.
- Require development to respond to the existing topography and natural assets of the precinct.
- Provide for larger rural living (lifestyle lots) on land to the north west and south east of Hamilton.

**1.0**01/08/2013  
C25**Requirement before a permit is granted**

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

A permit granted must include the following:

- Condition/s to implement any requirements or conditions set out in the development plan.
- Condition/s requiring that all development must be serviced with reticulated water.
- 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 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; and
  - 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.

**3.0**01/08/2013  
C25**Requirements for development plan**

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.
- Respond to the existing topography and natural assets of the area.
- Provide for larger rural living (lifestyle) lots on land to the north west and south east of Hamilton.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify 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 rural residential and urban areas.
- Provide a soil and water report that demonstrates the capacity of infrastructure to service the development , treat and retard stormwater and reduce any impacts on soil and water downstream of the development. Where sewerage infrastructure cannot be provided, the plan should detail:
  - 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.
- Identify proposed water supplies, storages and systems required for fire fighting purposes.