

01/08/2013
C25**SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO10****SOUTH GRANGE PRECINCT, HAMILTON**

This schedule aims to:

- Develop a cohesive framework for the development of the South Grange Precinct over time, and to create a framework for improved economic opportunity and environmental enhancement in the Hamilton area.
- Implement the South Grange Precinct Masterplan 2011.

1.001/08/2013
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 and sewerage, or where reticulated infrastructure is not available, conditions requiring that an appropriate alternative method of waste disposal and drainage is provided.

2.001/08/2013
C25**Requirements for subdivision**

The Grange Burn 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 Grange Burn Precinct Masterplan 2011.

An alternative development plan must show or include the following:

- 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 **landscape plan** that addresses the following key principles:
 - Create “green loop’ in keeping with the Hamilton Structure Plan by establishing and enhancing informal indigenous planting to improve visual amenity and biodiversity along the river corridor;
 - Provision of a share bike / pedestrian path the vicinity of the Grange Burn, providing a continuous bike/pedestrian connection through the precinct and a linear open space corridor.
- Through roads strategically located to allow for coordinated subdivision and wherever possible follow the existing land ownership pattern.
- Formalise the extension of Officer Street.
- Maintain road reserves for future access.
- Provision of building envelopes on lots on the north side of Officer Street showing a 20m building setback from the Council depot and future industrial lots in the Industrial 1 Zone.
- The staging and anticipated timing of development.

- 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.

3.0 South Grange Precinct Masterplan

01/08/2013
C25

hamilton structure plan south grange precinct masterplan

