

43.04

31/07/2018
VC148

DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO** with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

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Objectives

A schedule to this overlay may specify objectives to be achieved for the area affected by the overlay.

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Requirement before a permit is granted

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- Be generally in accordance with the development plan.
- Include any conditions or requirements specified in a schedule to this overlay.

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Exemption from notice and review

If a development plan has been prepared to the satisfaction of the responsible authority, an application under any provision of this planning scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

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Preparation of the development plan

The development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

A development plan that provides for residential subdivision in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone, Township Zone, Comprehensive Development Zone and Priority Development Zone must meet the requirements of Clause 56 as specified in the zone.

The development plan must describe:

- The land to which the plan applies.
- The proposed use and development of each part of the land.
- Any other requirements specified for the plan in a schedule to this overlay.

The development plan may be amended to the satisfaction of the responsible authority.

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.

1.001/08/2013
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.

2.001/08/2013
C25**Conditions and requirements for permits**

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.

3.001/08/2013
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.
- Provide appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- List the staging and anticipated timing of development.

SOUTHERN GRAMPIANS PLANNING SCHEME

- 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.