

02/06/2016
C33**SCHEDULE 13 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO13**.

Picnic Road Subdivision Master Plan, Tarrington

This area comprises land zoned for residential purposes in the township of Tarrington. 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 Tarrington.
- Require development to respond to the existing topography, natural assets and land ownership patterns of the precinct.

Provide optional subdivision patterns that ensure effective retention of waste water, through implementing the Picnic Road Subdivision Master Plan, Options 1 or 2.

1.002/06/2016
C33**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 underground reticulated electricity.
- 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.

All works constructed or carried out must be in accordance with these plans.

2.002/06/2016
C33**Requirements for development plan**

The Picnic Road Subdivision Master Plan, Option 1 or 2 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 Picnic Road Subdivision Master Plan.

An alternative development plan must show the following matters:

- A description of the relationship of uses proposed on the land to existing and proposed uses on adjoining land
- The potential future road generally in the location shown on the Master Plan, unless an alternative location will not undermine the continuity of the overall road network in the longer term.
- 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 quality downstream of the development.
- Should the development potential shown in Option 1 be sought, provision of a shared waste treatment facility for school, church and subdivision. Secondary treatments required to produce adequate water quality and opportunities for water outputs to be used on a school or park oval.

- A landscape plan that addresses the following key principles:
 - 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 Picnic Road and any new roads, 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.
 - The staging and anticipated timing of development.

3.0 Picnic Road Subdivision Master Plan - Options 1 and 2

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