

23/12/2008  
C139**SCHEDULE 18 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO17**

**LEOPOLD URBAN EXPANSION AREA 2**

A development plan must be prepared to the satisfaction of the responsible authority to guide the future subdivision, use and development of Leopold Urban Expansion Area 2, 251-319 Melaluka Road, Leopold.

The Development Plan must be generally consistent with the '*South Leopold Master Plan – Stage 1, 2008*', which forms part of this schedule.

**1.0**23/12/2008  
C139**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Subdivision that would not create an additional lot;
- 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;
- Minor extensions, additions or modifications to any existing use or development.

**2.0**23/12/2008  
C139**Requirements for development plan**

The development plan must include the following:

**A. Community Design Plan, including:**

- Subdivision designs which provide a range of lot sizes to suit a variety of dwelling and household types, and which provide visual surveillance of adjoining public open space.
- Subdivision designs, including building setbacks, building envelope plans and memorandums of common provisions registered as restrictions on title where appropriate, which have regard to their relationship to adjacent land, including the sizes of adjoining lots and the location of existing development and private open space on those lots.
- Subdivision designs which have regard to pedestrian and bicycle connectivity:
  - within the area subject to the Development Plan, including connections additional to those provided by the road network; and
  - to adjacent land.
- Identification of areas forming part of the stormwater management system including detention basin/s.
- An appropriate interface to rural residential lots located to the south of the site, designed to operate as a recreational link for pedestrians, cyclists and equestrians, and with provision for this link to continue to the east, within the southern boundary of Leopold Urban Expansion Area 4, as identified on the *Leopold Structure Plan Map 10*, at the time Area 4 is re-zoned for residential purposes.
- Provision for a future east west road linkage between Ash Road and Melaluka Road.

- A single unencumbered public open space site of not less than 5ha in area must be located in the south west portion of the site, for the establishment of a sub-regional park to be used for informal outdoor recreation and as a minor sports and recreation facility, and to enhance landscape amenity.

**B. Open Space Landscape Masterplan, including:**

- Plans for the sub-regional park, linear linkages and any other proposed open space areas showing the location of proposed improvements such as sports fields, pavilions, car parks, playgrounds, pedestrian and cycle paths, earthworks, seats, bollards, fencing, landscaping, drainage lines and detention basins.

**C. Water Sensitive Urban Drainage Masterplan, which:**

- Provides for the collection, treatment and disposal of stormwater runoff in an environmentally-acceptable manner which satisfies the objectives and standards of Clause 56 and includes the provision of water detention basins and best practice water quality treatment facilities.
- Provides that stormwater quality treatment measures shall be reviewed using the MUSIC (Model for Stormwater Improvement Conceptualisation) program to determine the benefits of the proposed works and the outcomes incorporated into the Drainage Masterplan;
- Provides for the management of stormwater within the developed area to meet all current best practice design principles for both Minor and Major stormwater flows;
- Provides for the management of existing overland stormwater flows through or around the subject land and any adjoining privately owned property;
- Is underpinned by a design report for all stormwater quantity and quality systems that:
  - Ensures no unreasonable impacts to surrounding areas;
  - Outlines the original design objectives including a requirement to limit downstream peak flows to existing rural flows;
  - Details short and long term maintenance requirements and responsibilities for all drainage facilities identifying lifecycle issues and ongoing maintenance costs, including provision of a minimum maintenance period by the developer;
  - Provides for the design of safe overflow paths for a 1% AEP flood event;
  - Details measures to improve stormwater quality before it is discharged downstream which satisfy current best practice performance objectives;
  - Ensures any development within the 1% AEP flood plain is undertaken to accord current best practice with particular regard to preserving existing flood water storage volumes;
  - Provides design of any proposed retarding facilities to satisfy current best practice and any applicable standards; and
  - Provides a suitable piped drainage system to an approved Legal Point Of Discharge which satisfies all current design standards and identifies any easements required.

The development plans may be amended with the approval of the responsible authority.

**3.0 South Leopold Master Plan – Stage 1, 2008**

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