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C140

## SCHEDULE 14 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DP014**

### 71 – 89 MELALUKA ROAD, LEOPOLD

#### 1.0 Requirement before a permit is granted

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A permit may be granted to subdivide land shown as Stages 1 and 2 on the “*Melaluka Road-Stringers Lane Master Plan, 2008*” before a development plan has been prepared to the satisfaction of the responsible authority.

A permit may be granted to construct or extend a single dwelling and associated outbuildings on a lot or to construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority provided:

- It is the only dwelling on a lot and the grant of the permit will not have the effect of creating a second dwelling on the lot; and
- The location of the proposed buildings and works have regard to the “*Melaluka Road-Stringers Lane Master Plan, 2008*”.

#### 2.0 Conditions and requirements for permits

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Where relevant to the satisfaction of the responsible authority, any permit granted must include the following conditions.

A permit issued for the subdivision of land must include conditions requiring:

- The construction of or cash-in-lieu for a pedestrian/bicycle path on Melaluka Road across the frontage of the site;
- Land abutting Melaluka Road to be shown on the Plan of subdivision as a drainage easement to be landscaped and developed as a drainage detention basin to the satisfaction of the responsible authority;
- Temporary access only to Melaluka Road; and
- Detailed specifications for any works within Melaluka Road across the frontage of the site.

#### 79-89 Melaluka Road

A permit issued for the subdivision of land must include conditions requiring:

- the widening and construction of Stringers Lane;
- provision for a road link to be established between Barrabool Crescent and Stringers Lane;
- provision for the closure and reinstatement of the temporary access to Melaluka Road once the road link is established between Barrabool Crescent and Stringers Lane;
- the construction of or cash in lieu of a pedestrian/ bicycle path on Melaluka Road across the frontage of the site;
- land abutting Melaluka Road to be shown on the Plan of subdivision as a drainage easement to be landscaped and developed as a drainage detention basin to the satisfaction of the responsible authority; and
- detailed specifications for any works within Melaluka Road across the frontage of the site.

**3.0**

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**Requirements for development plan**

The development plan must be generally consistent with the “*Melaluka Road-Stringers Lane Master Plan, 2008*”, and may be prepared and implemented in stages.

The development plan may consist of a plan, report and associated consultant reports and other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

The development plan, or any stage of it, must ensure the entire area is planned and developed in a fully integrated manner.