

Berwick South Development Plan

Version: 4.1

Date updated: Draft for Adoption

Responsible Department: City Planning

Related policies: Nil

Document Control

Council policy documents change from time to time and it is recommended that you consult the electronic reference copy at www.casey.vic.gov.au/policiesstrategies to ensure that you have the current version. Alternatively you may contact Customer Service on 9705 5200.

Responsible Department – City Planning

Draft as at August 2018

Electronic reference library version – 4.1 For Exhibition

The next review of this document is scheduled for completion by 31 December 2020.

Preamble

In accordance with a resolution of Council on 21 June 2005 to include definitions of Council, Councillors and Council officers in all Council policy documents, the following definitions are provided:

Council – means Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 1989

Councillors – means the individuals holding the office of a member of Casey City Council

Council officers – means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer.

Administrative updates

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.

ABOUT THIS DEVELOPMENT PLAN

This Development Plan is the approved development plan under Clause 43.04 of the Casey Planning Scheme for the Berwick South area. The City of Casey is the responsible authority for the Casey Planning Scheme. Council must take the Development Plan into account, when assessing planning applications for the use, development and subdivision of land in the area.

Land use, development and subdivision must generally accord with this Development Plan. However, it is not a prescriptive document. Council may consider a range of development options that achieve the vision and design criteria for the area.

This Development Plan is complementary to other main documents that aim to guide the proper development of the land.

Clause 56, Residential Subdivision, of the Casey Planning Scheme and the Berwick South Development Contributions Plan (which is also an incorporated document of the planning Scheme).

Any application lodged for the use, development or subdivision of land within the Development Plan must be accompanied by the following:

- A site analysis, including an assessment of any native vegetation;
- An assessment of the proposal against the design principles/ elements and other provisions of the Development Plan;
- An assessment of the proposal against Residential Subdivision, Clause 56, of the Casey Planning Scheme; and
- Details about the provision of infrastructure, including a storm water impact assessment and an assessment against the Berwick South Development Contributions Plan.

1. INTRODUCTION

The Development Plans covers an area of 293 hectares bounded by O'Shea Road, Soldiers Road, Grices Road and Clyde Road in Berwick South.

The estimated development capacity of the Development Plan area is 2,900 to 3,100 dwellings or a population of 8,500 to 9,500 people.

The purpose of the Development Plan is to provide guidelines to coordinate the action of separate developers and public authorities. These guidelines aim to ensure integrated and appropriate residential subdivision and development, to achieve a vision for the development of the Berwick South area and to satisfy the requirements of the Government's South Eastern Growth Area Plan. The Development Plan is the result of a consultative approach involving input from Local Government, relevant government agencies, community groups, landowners and consultants.

This Development Plan includes:

- A vision for the future of area;
- A vision and concept plan for the development of the area;
- Design principles and elements to achieve the concept envisaged; and,
- Principles for staging and the provision of infrastructure.

1.1 Vision

The vision for the Development Plan is to create opportunities for a high quality suburban life style that provides a sense of place and community, as well as accessibility to all urban services.

1.1.1 Context

The context for this Development Plan is provided in the South-Eastern Growth Area Plan and in Cell Plans/Development Plans for surrounding areas.

1.1.2 Concept Plan

The overall Development Plan concept is to produce a high quality residential area, which offers a range of housing types and community services, and maximises the opportunities provided by the topography. The aim is to create a suburban environment that is both complementary to the Berwick urban area and distinctive in character, achieving the highest level of design features at a national level.

The Development Plan is attached.

The main elements of the plan are:

- A development pattern that utilises the land in the north eastern section of the land and radiates towards the west, south-west and south.
- A logical hierarchy of roads that amplifies this development pattern, with major access points onto the arterial road network.
- An activity centre and two primary schools (one being a catholic school) which provide landmarks that help to identify the area.
- A variety of lot sizes/dwelling types, with generally all public spaces being fronted by houses.
- An integrated network of local parks and linear open space (including foot/bike path), which are generally fronted by houses.
- An area for active open space in the east.
- A well identified landscaping theme throughout all streets and public open spaces.

The plan is not prescriptive. The location of roads, open space etc. is indicative only. The development of each parcel of land will be assessed on its merits, having regard to the overall development concept and the design principles.

1.2 Design Principles and Elements

The purpose of these design principles is to provide guidance for the development and use of land within the Development Plan.

They are aimed at achieving the overall development concept envisaged. However, if it can be shown that alternative design approaches can also achieve the vision for the area, those will be considered on their merits.

The design elements relate to essential facilities for the area that must be included in any development proposal, eg. the primary school. However, again, submission may be made if a better alternative can be provided. The design elements are printed in bold.

1.2.1 Overall principles

The design of subdivision must accord with Residential Subdivision and Clause 56, of the Casey Planning Scheme.

The subdivision and building design must meet the highest levels within a national context and evidence to this effect must be submitted with development proposals.

Entrance treatment to the arterial road network and the appearance from that network must reflect the high level of design envisaged and must contribute to the identity of the area.

The design of subdivision/residential development must be integrated with surrounding development and the commercial facility on the corner of Clyde and O'Shea Roads.

Any development must be designed in a way that is sensitive to the topography and native vegetation.

The design and operation of commercial uses must consider any amenity impacts on adjoining residential areas and other sensitive uses.

1.2.2 Housing

Residential development must include a **variety of sizes** to facilitate a range of dwelling types that is able to accommodate the future needs of residents.

Housing must generally face public spaces where possible, including main roads, parks and linear open space.

The density of housing must be urban in character, with higher than average densities near commercial and community facilities.

Any planning permit application or application to amend a planning permit for residential development adjacent to a commercial zone, unless able to justify otherwise, must demonstrate how the proposal includes acoustic protection to a standard that ensures noise emissions from nearby commercial uses comply with State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1).

1.2.3 Traffic

Roads must be designed to accommodate the estimated traffic volume.

The **road layout** must reflect the Development Plan, unless a traffic study justifies an alternative layout.

The road layout must show the **road widening** on the Development Plan, (generally 20 metres in Clyde and O'Shea Roads, and 31-34 metres in Grices Road, in accordance with the Clyde North Precinct Structure Plan). The Public Acquisition Overlay (PAO) in Grices Road must also be considered.

A landscape theme for roads must be included and roads need to be able to facilitate linear pedestrian/bike links between major destinations.

The **network of pedestrian/bike paths** must reflect the Development Plan, unless a traffic study justifies an alternative layout.

Any subdivision must be designed (both in terms of layout and density) to accommodate **potential bus routes**, based on advice from the Public Transport Corporation.

In general, houses are to front the main road network (a variety of design options may be used to achieve this principle).

Any subdivision must be based on a safety audit and include any traffic management measures recommended by that safety audit.

1.2.4 Community facilities

A **primary school site** (in the order of 3,5 ha), located centrally to its catchment.

A **multi-functional community centre site** (in the order of 4,000 m²) and building, comprising of a small hall, rooms for community activities and a maternal and child health care facility, to be centrally located to its catchment and co-located with either the primary school or the activity centre.

A Roman Catholic school along Clyde Road.

1.2.5 Local parks

Parks must be provided generally in accordance with the Development Plan.

The size of park must be in the order of 1 hectare.

A **network of linear open spaces** that links with other destinations.

The provision of **open** space must equate to **10%** of land being developed (**provided** either as land, cash-in-lieu or a combination of these approved by Council).

A landscaping theme and development concept must be established for each park.

The central **north south overland flow path and the pipeline easement** must be integrated into the design of surrounding development as major open space axis.

Primary stormwater treatment facilities required by Melbourne Water must be integrated with the open space network.

All open space must be **landscaped**.

1.2.6 Leisure facilities

A neighbourhood recreation area (an area of about 8 hectares, suitable for the development of 2 senior ovals and ancillary facilities) located in the south western section of the land.

A junior recreation area (an area of about 1.5 hectare, suitable for the development of a junior oval) located in conjunction with the primary school.

1.2.7 Hydraulic and reticulated services

All new development must be connected to all urban services.

1.2.8 Activity Centre

The Development Plan provides for an Activity Centre as identified in Councils Retail Policy. The scale of the Centre is related to its defined catchment population. Its role and function is to provide a wide range of retail and commercial activities within the Centre to support the anchor/s, provide for a diverse range of goods and services, and service the wider catchment population. In a retail context, it is anchored by supermarket(s) and provides a wide range of food based merchandise supported by a variety of non-food stores.

Unless able to justify otherwise, any planning permit application or application to amend a planning permit for the use and/or development of land within a commercial zone, must demonstrate, to the satisfaction of the responsible authority, that it complies with the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1).

Where the SEPP N-1 requirements have been deemed insufficient by the responsible authority, partly or wholly, other noise mitigation measures may be required. This may apply in circumstances where commercial activity is increased in areas immediately adjacent to residential uses.

1.3 Provision of Development and Community Infrastructure

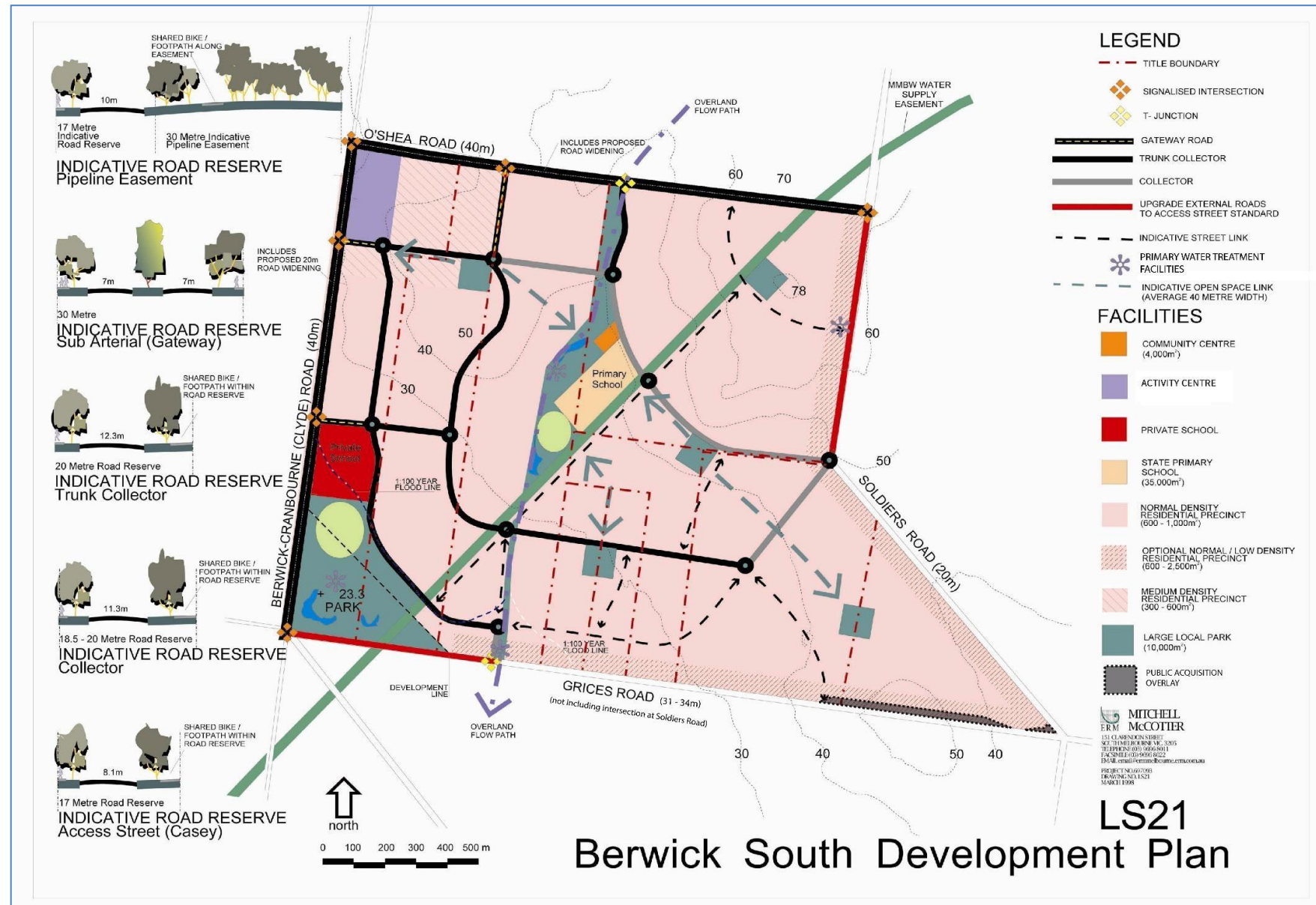
All residential development must provide a contribution towards the provision of development and community infrastructure for the Development Plan in accordance with the Berwick South Development Contributions plan.

1.3.1 Staging

Development can be staged based on the following principles:

Adequate infrastructure must be provided commensurate with the development proposed (eg. any new residential development must have sealed access to the main road network).

Temporary access points are not used for development that is additional to that envisaged at the time the temporary access is approved.



Previous Revisions

DATE	COMMENTS
7/04/1998	Report for Adoption
7/9/1999	Report for Adoption
6/11/2003	Report for Adoption
27/5/2008	Report for Adoption
12/7/2012	<p>Draft for Exhibition</p> <p>On Development Plan map, deletes reference to part of land at 110 Grices Road, Berwick being in a 'proposed rural zone' and includes it in a 'normal density residential precinct' and an 'optional normal/low density residential precinct'.</p>
7/5/2013	<p>Report for Adoption based on exhibition changes. In addition, on Development Plan map, identifies the Public Acquisition Overlay (PAO) at Grices Road and amends the ultimate road width for Grices Road in accordance with the Clyde North Precinct Structure Plan.</p>
10/7/2018	<p>Draft for Adoption</p> <p>On Development Plan map, deletes reference to floor cap on the Shopping Centre to reflect the adopted Version 2.1, current zoning and State Policy. In addition, removes 'neighbourhood' label from activity centre and implements sound controls.</p>