

# Draft Manuka Road Development Plan

## FREQUENTLY ASKED QUESTIONS

Last updated: 5 December 2022

The initial preparation of the Manuka Road Development Plan (the DP) was initiated by Veris Town Planning on behalf of Parklea Developments in conjunction with the City of Casey.

The DP applies to The Manuka Road Precinct, Berwick (the Precinct) and seeks to provide guidance for future development and planning permit applications in the Precinct. The Plan if adopted by Council, may provide for up to approximately 165 residential allotments, high levels of connectivity with surrounding parklands and more than two hectares of local open space.

### What is a Development Plan and where does it apply?

A Development Plan (known as a DP) provides an overall concept plan of how an area could be developed and can set development requirements in addition to normal planning requirements. Any future planning permit granted for subdivision and development within the area must be generally in accordance with the approved DP.

The draft DP applies to all land within the existing Casey Planning Scheme Development Plan Overlay Schedule 24 (DPO24) that currently affects the Manuka Road Precinct.



## What are the benefits of preparing the Development Plan?

The purpose of the DP is to provide a high-level framework which provides guidance on land use, built form, scale, connectivity, servicing provision and is usually effective where there is land in different ownership that requires coordination and delivery of these items.

The DP intends to build on the opportunities of the Manuka Road Precinct to deliver a high-quality residential area that contributes to its surrounds in Berwick. The preparation of the DP has been guided by the requirements in the DPO24 which include a range of landscape, environmental, heritage and planning policy considerations.

## When will the Development Plan be finalised so development can start?

It is expected that the DP will be adopted by Council after all submissions for the community consultation process have been considered. Once the DP is approved, the landowner or developer will need to obtain a planning permit. The developer will need to address all conditions of the planning permit prior to commencing construction and work with Council and all utility providers and other agencies to ensure their requirements are met. The timing of development is subject to planning permit approvals and may still be some years away before the community will see new development.

## How many lots/dwellings will be built?

The development of the Manuka Road Precinct may provide for up to approximately 165 lots/dwellings.

## How will the Development Plan facilitate development within the Precinct?

The DP provides an overall concept plan of how the Precinct is proposed be developed and sets development requirements in addition to normal planning requirements. Any future planning permit granted for subdivision and development must be generally in accordance with the approved Development Plan.

In line with the vision and objectives of the DP, a Section 173 Agreement is proposed be lodged and registered on title to ensure that heritage properties and existing vegetation within and around the Precinct are protected.

## What is a Section 173 Agreement?

A Section 173 Agreement (S173 Agreement) is a legal agreement made between a landowner and a Council (in this instance – the City of Casey) under Section 173 of the *Planning and Environment Act 1987*. S173 Agreements typically set out restrictions, conditions or obligations between the landowner and Council and are registered on the property's title.

## Can a Planning Permit be lodged prior to the adoption of the Development Plan?

Premature planning permits are strongly discouraged from being lodged with Council prior to the DP being finalised. Permits lodged prior to DP adoption are likely to be refused where they prejudice the equitable and orderly development of the Precinct.

## Will Clover Cottage form part of the new development?

The current owners of the Clover Cottage site are not proponents to the development plan and will continue operations post development of the rest of the precinct. The Clover Cottage site is protected by a Heritage Overlay to ensure that future development will not infringe any of its heritage values.

A S173 Agreement is proposed be lodged to ensure that development close to the boundary of this heritage site will not affect the heritage values of the site. The DP allows for future development at the rear of the parcel outside of the heritage significant area.

## How does the new development contribute to the proposed Cardinia Creek Regional Parkland Corridor?

Part of the proposed parkland corridor adjoins the Precinct to the north and east, and the corridor is planned to run from Berwick to Clyde when completed in the future. The DP provides for public access to be made available to the corridor via pedestrian connections from the Precinct. The DP proposes to retain selected large trees and provides for open spaces which contribute to the proposed parkland corridor environment.

## Will there be improvements to the local street network to support new development?

Allan Street is proposed be sealed and upgraded as part of the development. Right-turning lanes are proposed to be installed on Manuka Road at the entrance to Allan Street and the new northern access street. There is proposed be no vehicle connection between Allan Street and Cardinia Street.

## What is the next step after community consultation?

The closing date for submissions is 11:59 pm Sunday 29 January 2023. After the community consultation has ended, Council will consider each submission and make changes to the DP if required. Council will then hold a Council meeting to seek approval and adoption of the DP. Once the development plan is adopted by Council, planning permit applications may be submitted to allow for residential development in the Precinct.

## How can I make a submission to the draft Development Plan

You can make a written submission to the draft Development Plan via the Casey Conversations page at <https://conversations.casey.vic.gov.au/manuka-road-development-plan>.

The **closing date for submissions is 11.59 pm Sunday 29 January 2023.**

Submissions must be in writing and can be made via the online form on the Casey Conversations page link above, or by email or post. Submissions should include *Draft Manuka Road Development Plan* in the title and be addressed to Rex Zhang, Senior Strategic Planner.

*Postal Address:*

City of Casey

PO Box 1000

NARRE WARREN, VIC, 3805

*Email Address:*

[planningscheme@casey.vic.gov.au](mailto:planningscheme@casey.vic.gov.au)

Your submission is encouraged to be specific about the issues you support, object to, or seek to change.

## What do I need to consider when making a submission?

Should you make a submission, the following general privacy disclosure applies.

A copy of any written submissions received may be made available to others for the express purpose of resolving issues. Submissions may be published in the Council agenda which is a public document. Council may redact your name, address, email address and phone number. By making a submission, you authorise Council to copy your submission and make it available to the public as set out above and that your submission does not breach any third party's copyright.

## Where can I find more information?

This document is intended to provide basic information about likely questions that may be asked about the draft Development Plan. A full copy of the draft DP is available on Council's Casey Conversations webpage at <https://conversations.casey.vic.gov.au/manuka-road-development-plan>.

Alternatively, a hard copy of the draft DP is available for viewing at Bunjil Place in Narre Warren.

## What if I have any further questions about the draft Development Plan?

If you have any questions and would like to discuss the draft DP further, please register your attendance at the future drop-in community information session, or book an appointment to meet with a Council officer via Casey Conversations.

### Contact the City of Casey:

**Web:** [casey.vic.gov.au](https://casey.vic.gov.au)

**Email:** [caseycc@casey.vic.gov.au](mailto:caseycc@casey.vic.gov.au)

**Phone:** 03 9705 5200

**Post:** PO Box 1000, Narre Warren VIC 3805

**NRS:** 133 677 (for the deaf, hearing or speech impaired)

### Customer Service Centres:

**Narre Warren:** Bunjil Place, Patrick Northeast Drive

**Cranbourne:** Cranbourne Park Shopping Centre

**ABN:** 43 320 295 742



**TIS:** 131450 (Translating and Interpreting Service) المترجم الفوري 翻译 مترجم شفاهى ਦੁਆਰਾ ਸਹਾਇਤਾ നൽകുന്ന സേവനം

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