


MANUKA ROAD DEVELOPMENT PLAN

DECEMBER 2022



Version	No.	Responsible Department	Approved	Date
Draft Manuka Road Development Plan	1	Strategic Planning and Reform	Jason Pullman	05/12/22

The City of Casey proudly acknowledge the traditional owners, Casey's Aboriginal communities and their rich culture and pays respect to their Elders past, present and future. We acknowledge Aboriginal people as Australia's first peoples and as the traditional owners and custodians of the land on which we work and live.

Related policies: Nil

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 (03) 9705 5200.

PREPARED BY:



Image:
Bunjil Place, 2019.

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Definitions

Activity Centre	A multi-purpose precinct and community focal point that comprises a selection of retail goods and services, business and administrative services, community facilities, medium density housing, education facilities, and entertainment, recreation, arts, cultural facilities and services.
Council	Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 2020.
Development Plan	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 application for subdivision and development must be generally in accordance with the approved Development Plan.
Encumbered Open Space	Land that is constrained for development and active open space purposes but can be integrated into the open space network. These areas may have the primary function of water management, wetland protection or flood protection and mitigation.
Environmentally Sustainable Design	A set of guidelines that assist people to make decisions about sustainable building projects.
Garden Setting	Residential setting that incorporates a substantially landscaped and gardened environment.
Indigenous Plantings	Plants that are indigenous to the local area of Berwick and surrounding areas, including trees, shrubs, herbs and grasses.
Local Access Street	A road or street whose primary function is to provide access to abutting properties. This includes Allan Street (Local Access Street Level 2) and other internal access streets (Local Access Street Level 1).
Perimeter Road	Internal local access streets which generally aligns with the Precinct's northern, western boundaries and partially the eastern boundary.
Open Space	Land that is set aside for public recreation or parkland purposes.
Passive Surveillance	Observation, from the street or from adjacent buildings, provided by ordinary people as they go about their daily activities. This kind of observation can deter criminal activity or anti-social behaviour and make places feel safer.
Shared User Path	Areas open to the public that are designated for use by pedestrians, bike riders and equestrian.
Water Sensitive Urban Design	An approach to planning and designing urban areas to make use of stormwater and reduce the harm it causes to lakes and waterways.
Traffic Refuge	Small section of pedestrian crossing protected by raised curbs where pedestrians can stop before finishing crossing the road.



1

INTRODUCTION

Image: Aerial View of the Manuka Road Precinct, 2022

The Manuka Road Precinct (the Precinct) is an existing semi-rural area in the City of Casey, located in the outer south-east region of Melbourne, which has been rezoned to allow for residential development. The Precinct is situated northeast of the existing residential area of Berwick, adjacent to the urban growth boundary near Cardinia Creek. The Development Plan applies to all land within the Casey Planning Scheme Schedule 24 to the Development Plan Overlay (DPO24). There is a total of 18.78 hectares of land, bounded by Manuka Road to the west, Allan Street to the south and the Cardinia Creek Parklands to the north and east as shown in Figure 1.

1.1 Purpose

The purpose of the Development Plan is to provide a high-level framework which provides guidance on land use, built form, connectivity and servicing provision. It is under this framework that more detailed site planning, subdivision and engineering design can take place.

In accordance with the existing Decision Guidelines in Schedule 24 to the Development Plan Overlay (DPO24) in the Casey Planning Scheme, the Development Plan seeks to provide for an integrated residential development while optimising the Precinct's surrounding rural conservation and green wedge interface. It seeks to protect and enhance existing vegetation whilst providing landscaping opportunities for large trees to be established within a residential context. The Precinct will also ensure that sites of heritage significance are protected through future development.

1.2 Development Outcomes

The Development Plan intends to establish high-quality residential outcomes with density and lot sizes that respond to the unique landscape characteristics of the Precinct and the Neighbourhood Residential Zone (NRZ).

The preparation of this Development Plan has been guided by requirements in the DPO24 which includes a range of landscape, infrastructure, heritage and planning policy considerations.

It is expected that the Precinct will result in:

- » Up to approximately 150-165 lots.
- » Predominantly detached dwellings.
- » A residential population of approximately 540 persons based on an average household size of 3.27 persons.
- » Protection of the historic Clover Cottage and gardens, and historic Minard Villa.
- » Protection of significant native vegetation including protected trees.
- » High level of integration with surrounding parklands and recreational facilities.
- » Up to 3.10 hectares of open space .
- » Integrated local road network with pedestrian access between Manuka Road and Cardinia Creek parklands.
- » Integrated drainage and stormwater infrastructure designed to meet best practice by treating stormwater before discharge to receiving waterways.

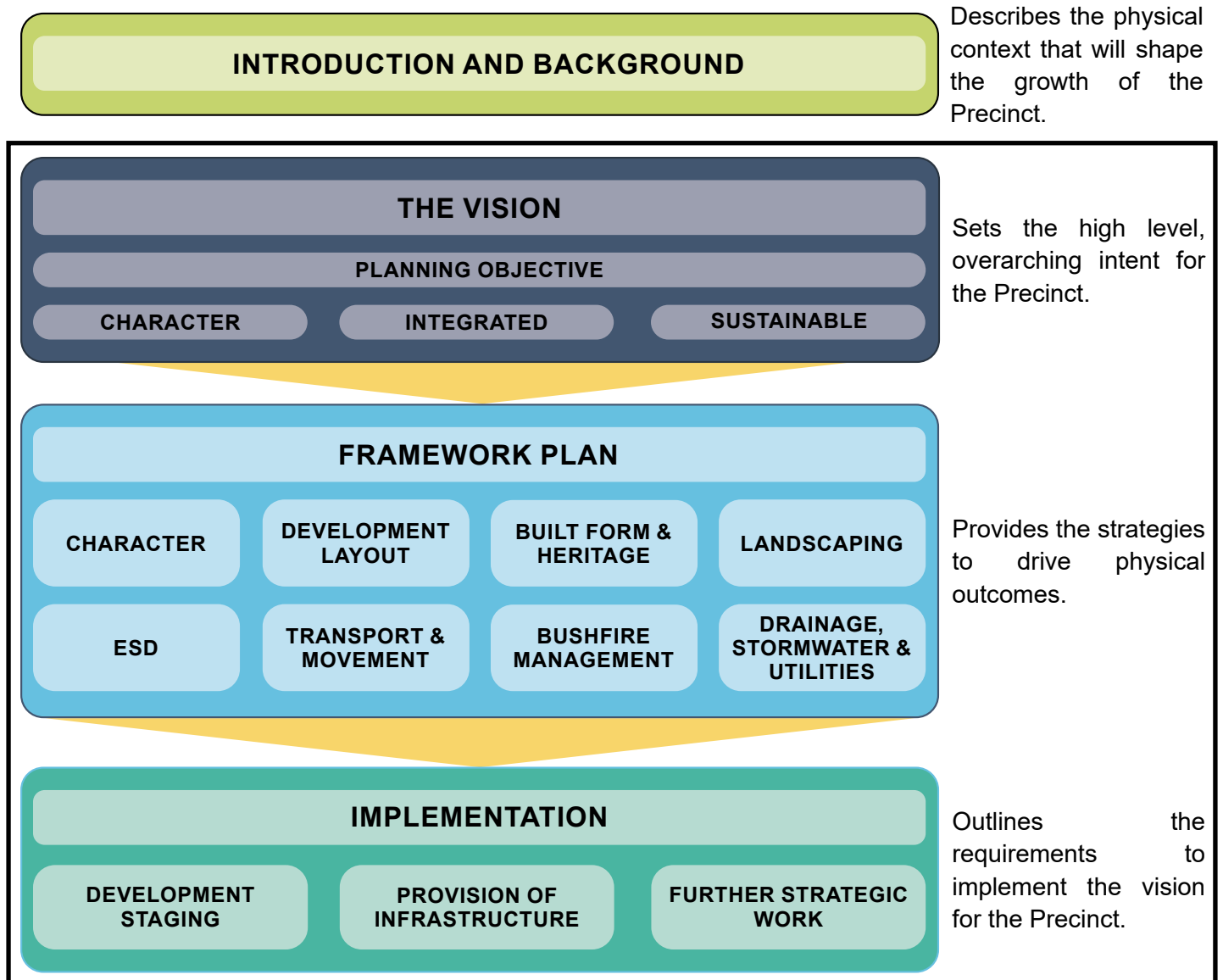
Figure 1: Aerial Imagery of the Manuka Road Precinct and surrounding area, 2022.



1.3 How to Read the Development Plan

As an assessment tool, this Development Plan outlines the following components which need to be considered as part of any future planning permit applications. Figure 2 provides an overview of this Development Plan's components.

Figure 2: Development Plan Components



Objectives: describe the desired outcome to be achieved. Objectives must be met.

Strategies (i.e. Requirements and Guidelines): specify how the objectives are to be achieved:

- » Requirements must be met.
- » Guidelines should be met.

Where a requirement is listed, no alternative shall be considered.

Where guidelines are listed, an application for an alternative design solution or outcome envisaged by the guideline which meets the objectives, may be considered to the satisfaction of the responsible authority.

Application requirements: specify additional information which must be provided to the responsible authority with planning permit applications.

Conditions: specify conditions which must be met as part of the planning permit application.

This approach ensures that a robust framework can be applied that will achieve future development outcomes.

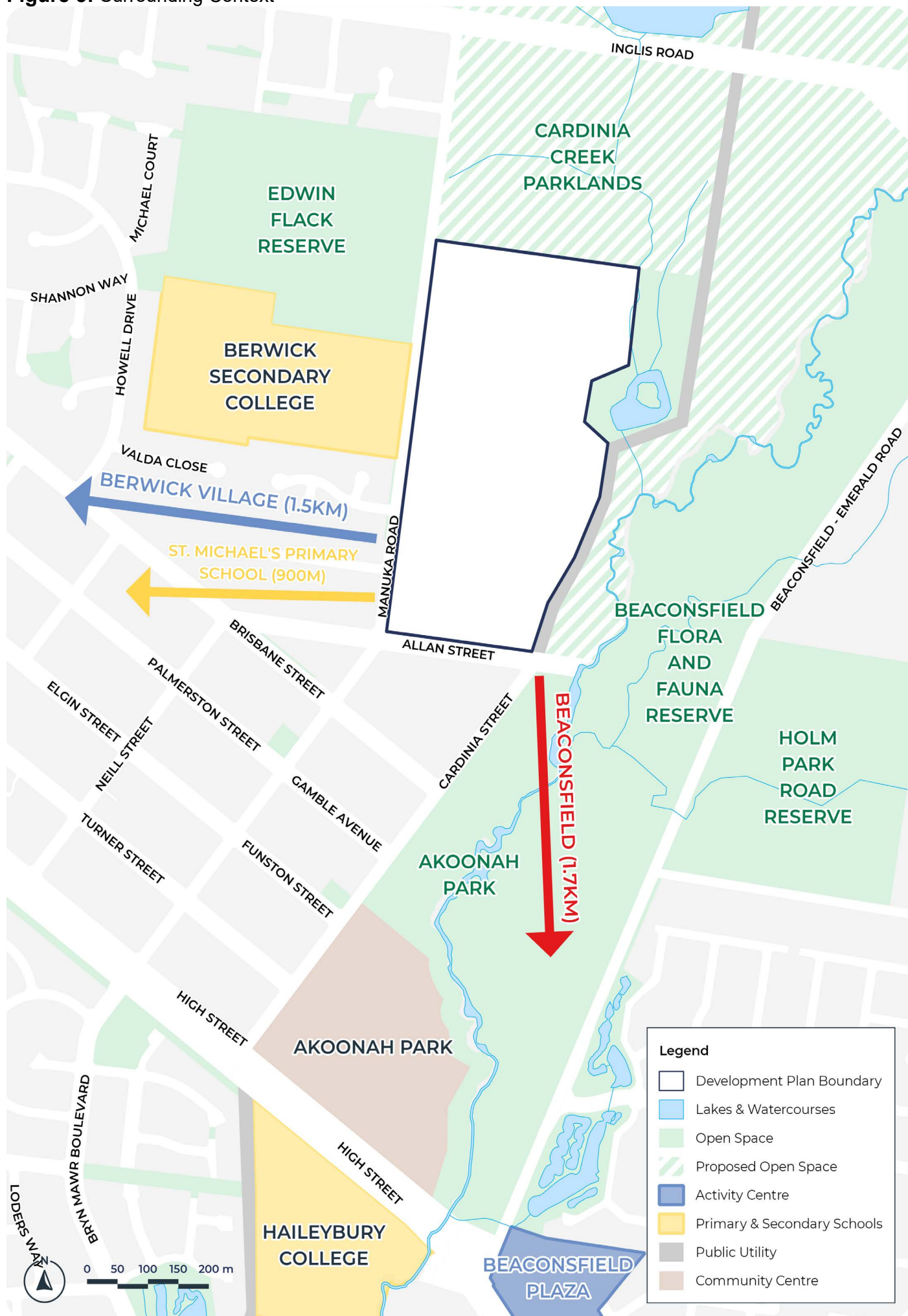
Image: Hunt Club
Wetlands, 2021



2 BACKGROUND

Image: Minard Villa, 2022

Figure 3: Surrounding Context



The Precinct was first identified as an area of potential residential development within the existing green wedge corridor at the urban peripheral of Berwick in March 1988.

Planning Scheme Amendment C70 to the Casey Planning Scheme, gazetted in November 2003, extended the Urban Growth Boundary within the municipality to include lots 42-80 Manuka Road, Berwick in the Precinct, as well as land further to the north. Amendment C70 did not address the issue of rezoning of the land.

Planning Scheme Amendment C231 to the Casey Planning Scheme, gazetted on 20 May 2021, resulted in the rezoning of the land to Schedule 2 of the Neighbourhood Residential Zone (NRZ2) and application of Schedule 24 of the Development Plan Overlay (DPO24) to the Precinct. The amendment also amended the boundaries of Schedule 49 and 50 to the Heritage Overlay (HO49 and HO50).

The initial preparation of the Development Plan was initiated by Veris Town Planning on behalf of Parklea Developments in August 2021 in close consultation with the City of Casey.

2.1 Surrounding Context

The Precinct is located on the periphery of an established urban context with ready access to:

- » Primary and secondary schools including Berwick Secondary College, St. Michael's Catholic School and Haileybury College.
- » Recreation facilities such as Edwin Flack Reserve and a network of local level public open spaces.
- » Berwick Village Major Activity Centre and Beaconsfield Neighbourhood Activity Centre.

This is shown in Figure 3.

2.2 Planning Context

2.2.1 Planning Policy Framework

The following clauses from the Planning Policy Framework (PPF) of the state section of Victorian planning schemes have been identified as important to the Development Plan. These clauses are correct at the time of drafting and are subject to change.

Clause 11.02-1S Supply of urban land

The objective of this clause is to ensure that sufficient land is available for the needs of urban areas and to facilitate sustainable urban growth while meeting forecast demand. Plans are required to accommodate projected population over at least a 15 year period and provide clear direction on locations where growth should occur. The following need to be considered for the Precinct:

- » Neighbourhood character and landscape considerations.
- » The limits of land capability and natural hazards and environmental quality.

- » Service limitations and costs of providing infrastructure.

Clause 11.02-2S Structure planning

The objective of this clause is to facilitate the orderly development of urban areas by ensuring the effective planning and management of land use and development through the preparation of this Development Plan. This clause encourages the Development Plan to ensure sustainable, high quality, frequent and safe local and regional activities are available for living, working and recreation purposes for the Precinct community.

Clause 12.01-2S Native vegetation management

The objective of this clause is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. The Precinct is home to significant native vegetation and biodiversity habitats. The following three-step approach must be followed in relation to native vegetation within the Precinct:

- » Avoid the removal, destruction or lopping of native vegetation.
- » Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- » Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Clause 12.03-1S River corridors, waterways, lakes and wetlands

The objective of this clause is to protect and enhance river corridors, waterways, lakes and wetlands. The Precinct is adjacent to Cardinia Creek, Grasmere Creek and wetland areas near the watercourses. Development in the Precinct needs to:

- » Protect the environmental, cultural and landscape values of all waterbodies and wetlands.
- » Respond to and respect the significant environmental, conservation, aesthetic and open space assets of these waterbodies and wetlands.
- » Maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways, and adjacent to lakes and wetlands.

Clause 12.05-2S Landscapes

The objective of this clause is to protect and enhance landscape and open spaces that contribute to character, identity, and sustainable environments. Development within the significant landscape of this Precinct should:

- » Improve the landscape quality, open space linkages and environmental performance of significant landscapes and open spaces.
- » Recognise the natural landscapes for its aesthetic value and as a fully functioning system.
- » Ensure important natural features are protected and enhanced.

Clause 13.02-1S Bushfire Planning

The objective of this clause is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. The Precinct is located within a bushfire prone area and is partially affected by the Bushfire Management Overlay (BMO). Development in the Precinct should:

- » Ensure bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.

- » Assess and address the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce, including the potential for neighbourhood-scale destruction.
- » Disallow development in areas that has more than a BAL-12.5 rating under Australian Standard (AS) 3959-2009 Construction of Buildings in Bushfire-prone Areas.

Clause 15.01-1S Urban design

The objective of this clause is to create safe, healthy, functional and enjoyable urban environments that contribute to a sense of place and cultural identity. The clause encourages development in the Precinct to contribute to quality of life through natural features and public realm amenity, and to minimise detrimental impacts on amenity, the natural and built environment.

Clause 15.01-4S Healthy neighbourhoods

The objective of this clause is to foster healthy and active living and community wellbeing in existing and future neighbourhoods. The design of the future Precinct neighbourhood needs to have connected, safe and pleasant walking and cycling networks that promote active transport as part of daily life.

Clause 15.03-1S Heritage conservation

The objective of this clause is to ensure the conservation of places of heritage significance. The Burra Charter is a reference document under this clause. The Precinct contains Clover Cottage and gardens, and Minard Villa of heritage significance whereby new development should:

- » Respect these places with identified heritage values.
- » Retain elements that contribute to the importance of the heritage place.

- » Encourage the conservation and restoration of contributory elements of these heritage places.
- » Support adaptive reuse of heritage buildings where their use has become redundant.

Clause 16.01-1R Housing supply – Metropolitan Melbourne

The objective of this clause is to manage the supply of new housing to meet population growth and develop housing in suitable areas. Housing capacity increase should be facilitated in established areas close to existing services, jobs and public transport to create a city of 20 minute neighbourhoods.

Clause 19.02-6S Open space

The objective of this clause is to establish a diverse and integrated network of public open spaces meeting the needs of the community in the Precinct. Open space land is set aside and developed in residential areas for local use with bicycle and pedestrian links to amenities. The amount of open space available to a community is not minimised over time and that the identification of further land required for open space is identified in the Development Plan.

Clause 19.02-6R Open space – Metropolitan Melbourne

The objective of this clause is to strengthen the integrated metropolitan open space network. The Cardinia Creek Parklands, directly adjacent of the Precinct is identified for future development as an open space network. Development need to ensure that the open space corridor is protected and enhanced.

Clause 19.03-3S Integrated water management

The objective of the clause is to sustainably manage water supply and demand, water resources,

wastewater, drainage and stormwater through an integrated water management approach. The Precinct offers an opportunity for water to be integrated into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable space for community use.

Development will need to protect and improve the health of water bodies by:

- » Minimising stormwater quality and quantity related impacts.
- » Filtering sediment and waste from stormwater prior to discharge from a site.
- » Setting aside land for water management infrastructure at the subdivision design stage.
- » Minimising the potential impacts of water, sewerage and drainage assets to the environment.

2.2.2 Local Planning Policy Framework

The existing Casey Planning Scheme Municipal Strategic Statement and local policies has been considered but it should be acknowledged that Casey is preparing a rewrite of all local policy as part of the future planning scheme amendment.

Clause 21-03 Settlement and Housing

The objective of this clause is to enhance and strengthen the liveability of Casey's communities. The Development Plan implements several strategies under this clause including:

- » Recognise and maintain areas with existing significant neighbourhood character, enhanced landscapes, views and vistas.
- » Ensure all new development makes an appropriate contribution to upgrading local physical and community infrastructure.
- » Provide a safe and convenient open space system that offers a variety of opportunities and caters for a wide range of community needs.
- » Encourage the provision of well designed, adaptable, accessible and ecologically sustainable housing.
- » Provide the community with a range of leisure and recreation opportunities to increase the overall participation by residents in leisure activities.

Clause 21.04 Environment

The objective of this clause is to improve the health of City of Casey's built and natural environments through ecologically sustainable land use and development practices. The Development Plan implements several strategies under this clause including:

- » Retaining waterway capacity to enable waterways to perform their natural functions.

- » Ensuring water sensitive urban design initiatives are incorporated into the design and construction of subdivision and development.
- » Contributing to better air quality through integrated transport and land use planning.
- » Managing land use and development to minimise potential for land use conflicts.
- » Managing Casey's suburban structure to create a more efficient suburban form, with improved accessibility, greater reliance on public transport and pedestrian/cycling networks, and energy-efficient subdivision design .

Clause 21.07 Built Environment

The objective of this clause is to create both an image that reflects Casey as a whole and images that reflect Casey's diverse range of communities and places. The Development Plan implements several strategies under this clause including:

- » Protect significant natural, cultural and built heritage places from adverse impacts resulting from deterioration and inappropriate use and development.
- » Encourage the retention and maintenance of heritage places for the benefit of present and future generations.
- » Ensure that the values of Casey's Green Wedges are protected from inappropriate development.
- » Encourage and deliver trees as the dominant suburban streetscape element.
- » Manage design and built form outcomes having regard to the strong suburban sense of place, which recognises green space and landscaped setbacks.
- » Recognise and value the intrinsic characteristics of Casey's diverse local areas.

Clause 21.14 Casey Foothills

The Casey Foothills area and its hilly terrain offers topographical and scenic relief to the otherwise low-lying built-up areas of Casey. The Precinct is identified for residential use within the overall area. The Development Plan implements several strategies under this clause including:

- » Facilitate future residential development on the eastern side of Manuka Road, between Inglis Road and Allan Street, taking into account the heritage, landscape and environmental features of the land.
- » To protect and restore the area's natural qualities, especially along ridgelines and in the Cardinia Creek Valley.
- » Recognise, protect and enhance the identified areas of biodiversity significance within Harkaway and the Cardinia Creek Valley.
- » Create and maintain habitat links through the Cardinia Creek Valley.
- » To ensure the long-term protection and enhancement of the Casey Foothills for its vegetation that forms the "green backdrop" for Casey.
- » To provide expansive parkland to service the region.

2.2.3 Planning Controls

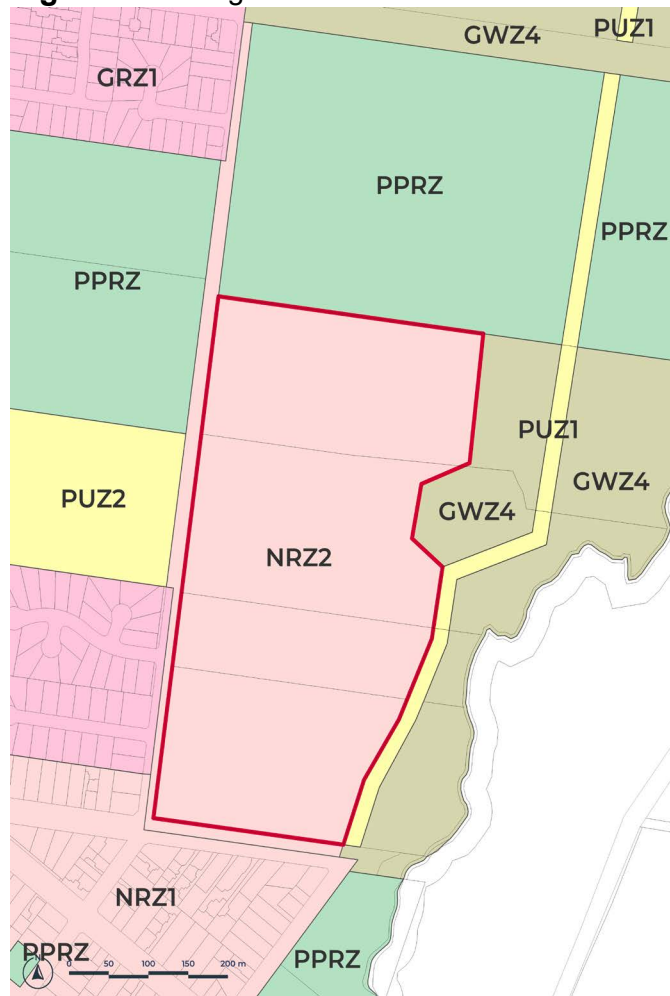
Neighbourhood Residential Zone – Schedule 2 (NRZ2)

Schedule 2 of the Neighbourhood Residential Zone (NRZ2) seeks to preserve a predominantly single and double storey character, respecting neighbourhood character, heritage, environmental and landscape characteristics of sites. A permit is required to subdivide land.

The interfaces of the NRZ2 adjoins the Public Park and Recreation Zone (PPRZ) shown to the north and northwest, corresponding to Edwin Flack Reserve and the Cardinia Creek Parklands; Schedule 2 to the Public Use Zone (PUZ2) to the west corresponds to Berwick Secondary College; Schedule 4 to the Green Wedge Zone (GWZ4) is located to the east.

A permit is required to subdivide land.

Figure 4: Zoning



Development Plan Overlay – Schedule 24 (DPO24)

Schedule 24 of the Development Plan Overlay (DPO24) outlines what must be included in the Development Plan for the Precinct before subdivision can occur. This Development Plan has been assessed with regards to these requirements.

Bushfire Management Overlay (BMO)

The Bushfire Management Overlay (BMO) affects the eastern and central areas of the Precinct. A permit is required to subdivide land. The BMO requires the identification of bushfire hazard to minimize risk upon life and property. The Development Plan includes a Bushfire Management Assessment which demonstrates the future development will meet the bushfire management requirements and guidelines of the Casey Planning Scheme.

Figure 5: DPO24

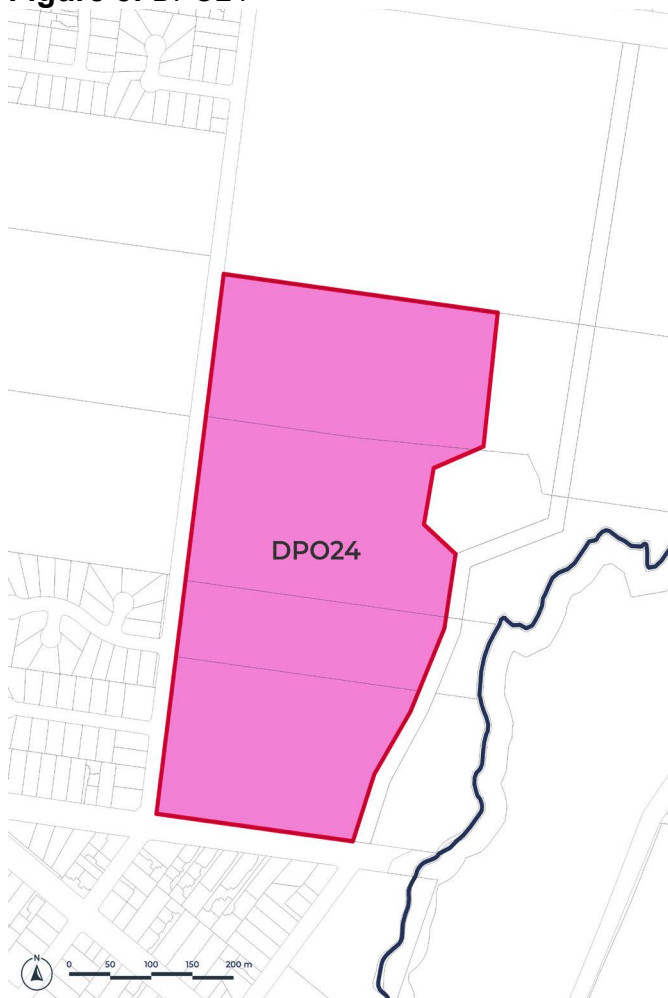
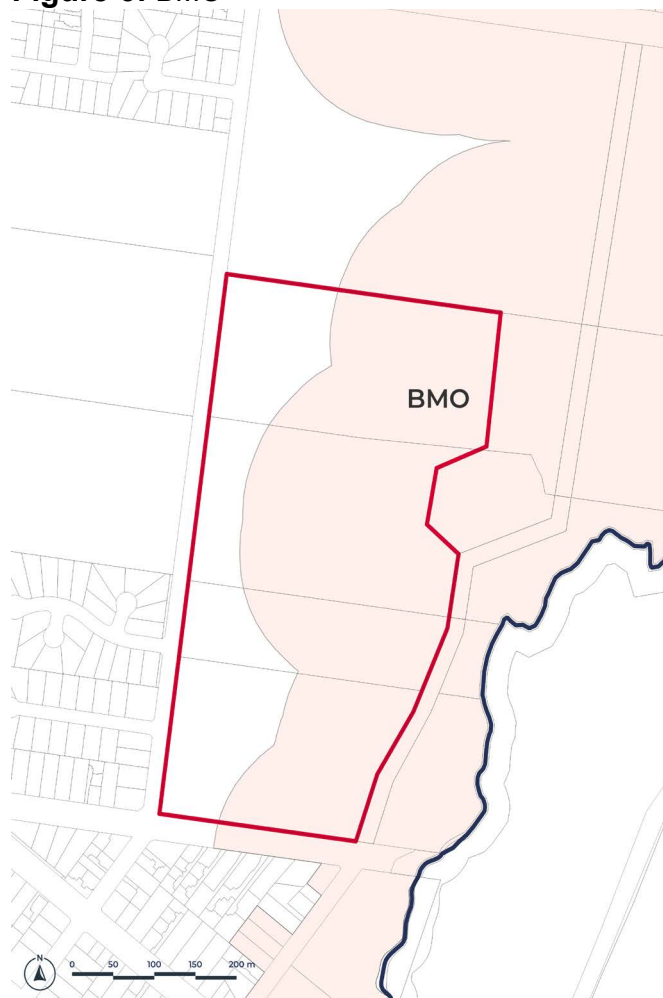


Figure 6: BMO



Land Subject to Inundation Overlay (LSIO)

The Land Subject to Inundation Overlay (LSIO) affects the north-eastern corner of the Precinct. The LSIO seeks to ensure development minimises flood damage by providing adequate drainage management measures which do not impact on the local amenity and the environment. The Development Plan includes a Stormwater Management Strategy demonstrating that the future development of the Precinct adheres to relevant requirements and standards in relation to drainage management, ensuring no detrimental impacts take place upon the local amenity of residents or the environments.

Figure 7: LSIO

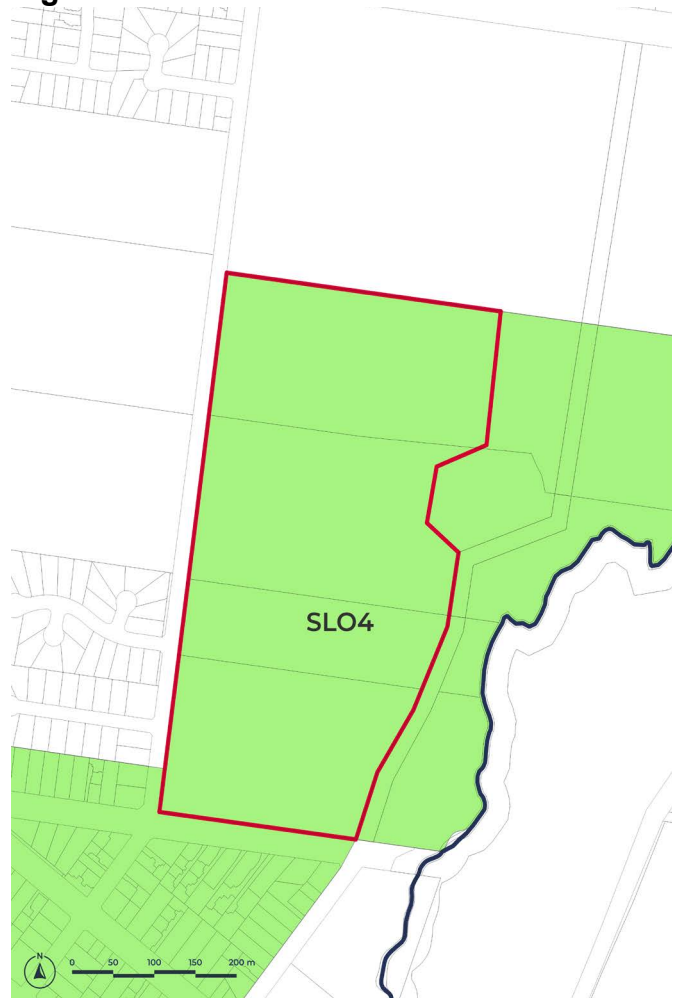


Significant Landscape Overlay – Schedule 4 (SLO4)

Schedule 4 of the Significant Landscape Overlay (SLO4) affects the Berwick Township and Environs including the Precinct and adjoining NRZ land to the south-west of the Precinct. The SLO4 seeks to protect and enhance the visual dominance of tall mature Australian and exotic trees within private properties and roadways. A permit is required to remove, destroy or lop any tree of substantial size or to construct a front fence.

The Development Plan allows for the retention of some of the largest and most valuable trees (Protected Trees) within the Precinct. These trees are located within future open space reserves and private lots balancing high amenity promotion and the meeting of adequate bushfire management measures to create a safe settlement of the future community.

Figure 8: SLO4



Heritage Overlay (HO49 and HO50)

Schedule 49 (HO49) of the Heritage Overlay affects the central part of the Precinct, seeking to protect the historic 'Clover Cottage'. Schedule 50 of the Heritage Overlay (HO50) affects the northern part of the Precinct and seeks to protect the historic 'Minard dwelling'.

The Development Plan requires the inclusion of the HO49 and HO50 within lots where heritage values are protected in any future subdivision or development planning permit applications to the satisfaction of the responsible authority.

Figure 9: HO49 and HO50



Vegetation Protection Overlay (VPO2)

Schedule 2 (VPO2) of the Vegetation Protection Overlay affects land that is outside of precinct but within the property boundaries of 72-80 Manuka Road. A permit is required to remove, destroy or lop any native vegetation except for specific environmental weed species.

This area is affected by an existing Section 173 Agreement to facilitate its transfer to a public authority for conservation purposes.

Figure 10: VPO2

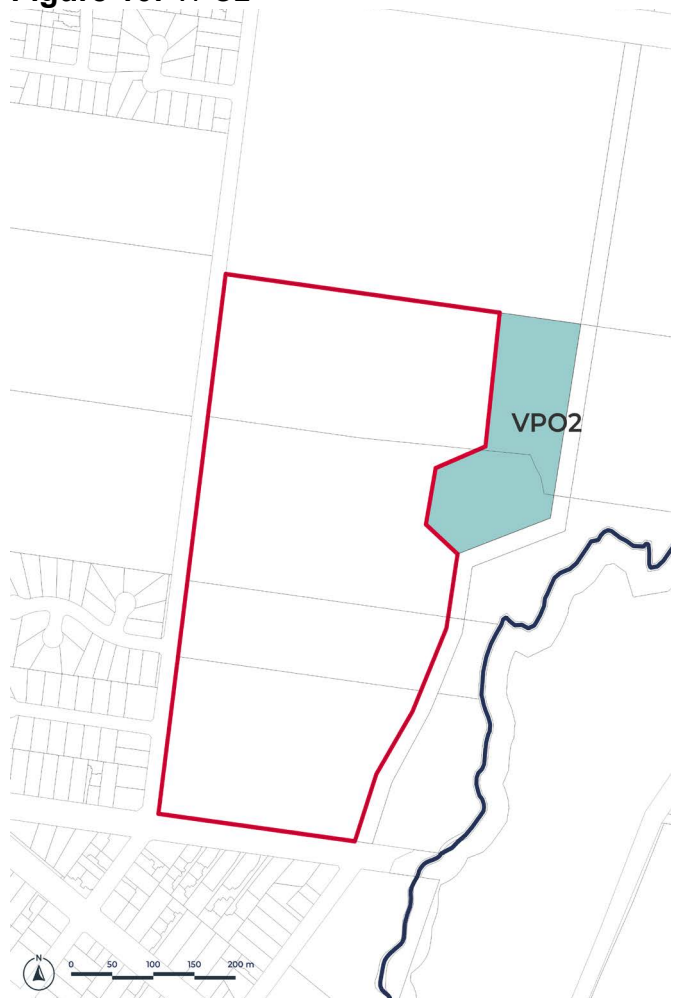
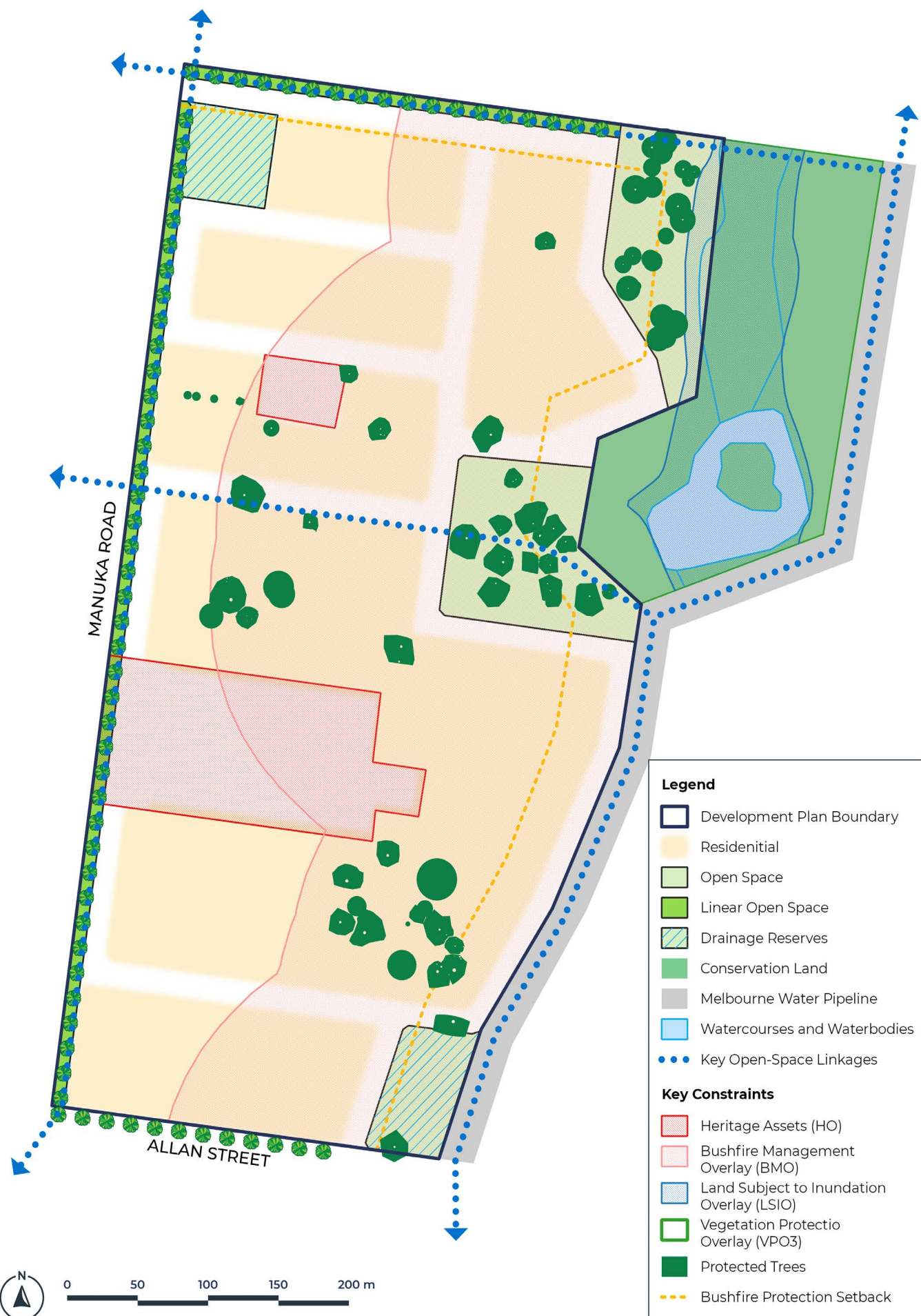


Figure 11: Key Constraints



2.2.4 Additional Documents

Plan Melbourne 2017-2050, Department of Environment, Land, Water and Planning

Plan Melbourne 2017-2050 is the metropolitan planning strategy to manage Melbourne's growth and change. The Development Implements a number of directions in the plan including:

- » Manage the supply of new housing in the right locations to meet population growth and create a sustainable city.
- » Achieve and promote design excellence.
- » Respect Melbourne's heritage as we build for the future.
- » Plan for Melbourne's green wedges and peri-urban areas.
- » Create neighbourhoods that support safe communities and healthy lifestyles.
- » Delivery local parks and green neighbourhoods in collaboration with communities.
- » Reduce the likelihood and consequences of natural hazard events and adapt to climate change.
- » Integrated urban development and water cycle management to support a resilient and liveable city.
- » Protect and restore natural habitats.

Cardinia Creek Regional Parklands Future Directions Plan 2022, Parks Victoria

The Cardinia Creek Regional Parklands is immediately adjacent to the north and east of the Precinct. The Future Directions Plan sets out a vision, principles, and directions for the expansion, establishment and management of the parklands to be achieved by 2040. The Future Directions Plan envisions a wetland area to the north of the Precinct

and a shared user path running along Cardinia Creek to the east.

2.3 Additional Background Documents

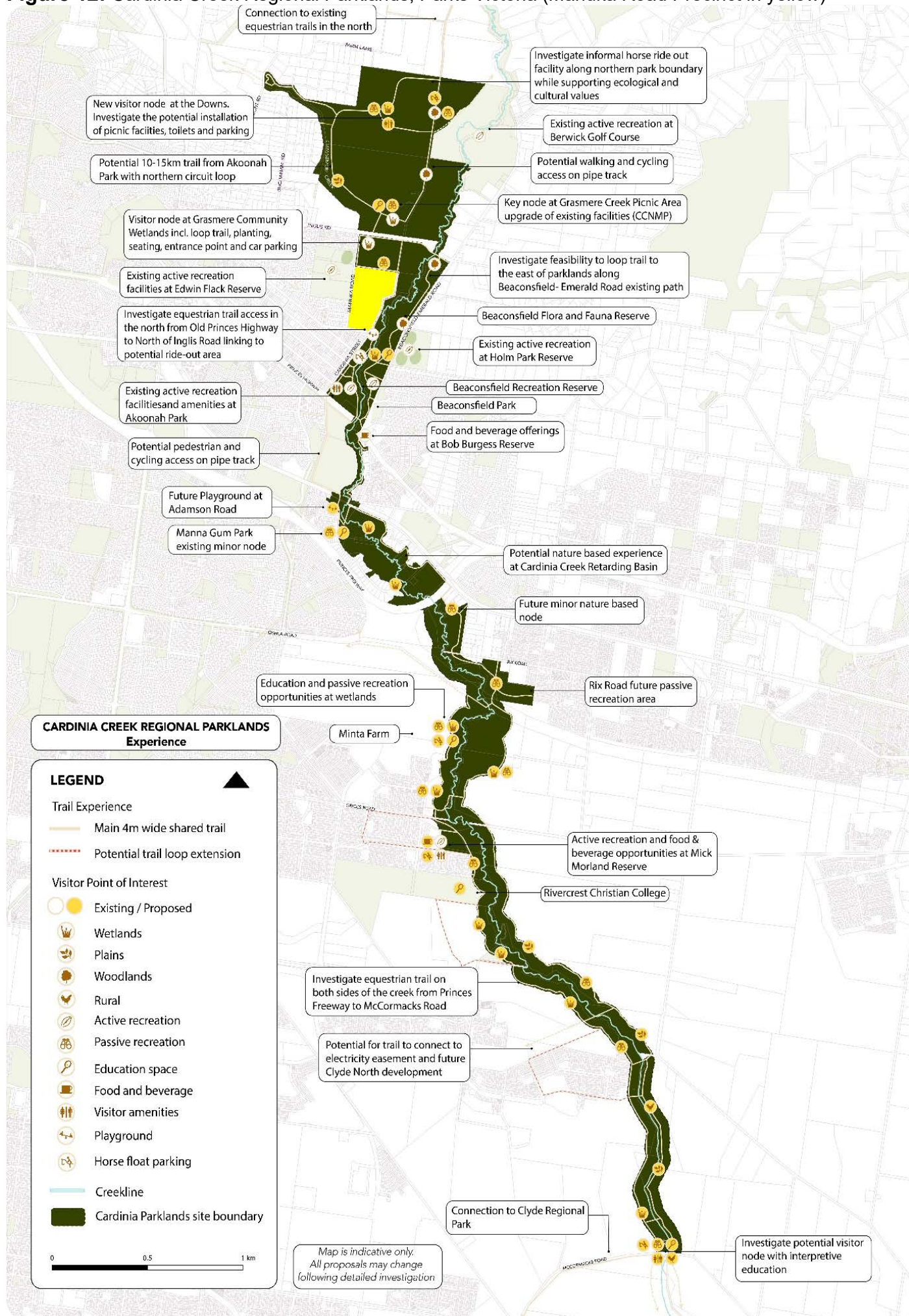
The Development Plan has been prepared by Veris Town Planning on behalf of Parklea Developments in conjunction with the City of Casey.

The plan has been informed and guided by various specialist background assessments prepared by Veris (separate to this document), as follows:

Table 1: Background documents

Document Name	Author
Arboricultural Assessment, 2022	Greenwood Consulting
Bushfire Assessment, 2022	XWB Consulting
Aboriginal Cultural Heritage Assessment, 2016	Andrew Long & Associates
Review of HO49 & HO50 Manuka Road, 2017	Context
Servicing Infrastructure Report, 2022	SMEC
Stormwater Management Plan, 2022	SMEC
Flora and Fauna Assessment, 2022	Nature Advisory
Traffic Impact Assessment, 2022	Traffix Group
Landscape Impact Assessment, 2021	Veris
Site Analysis Plan, 2021	Veris

Figure 12: Cardinia Creek Regional Parklands, Parks Victoria (Manuka Road Precinct in yellow)





3 VISION

Image: Manuka Road Precinct, 2022



VISION

The Precinct has a strong sense of place for all residents by creating an integrated, sustainable built and natural environment that enhances the landscape character of the Precinct and environs.

The vision will be realised through the future urban structure illustrated in Figure 13. This plan now illustrates and outlines the key land use, development and subdivision requirements of the Development Plan.

3.1 Objectives

Character

- O1** To create a vibrant, safe and attractive urban environment.
- O2** To ensure the development layout consists of lots of a sufficient size to enable the establishment of new vegetation positively contributing to the landscape character of the precinct.
- O3** To provide a high quality, iconic and contemporary built form.
- O4** To protect the highly valued character of existing heritage properties.
- O5** To capture significant views to the Cardinia Valley through building layouts and envelopes that respond to the landscape character.

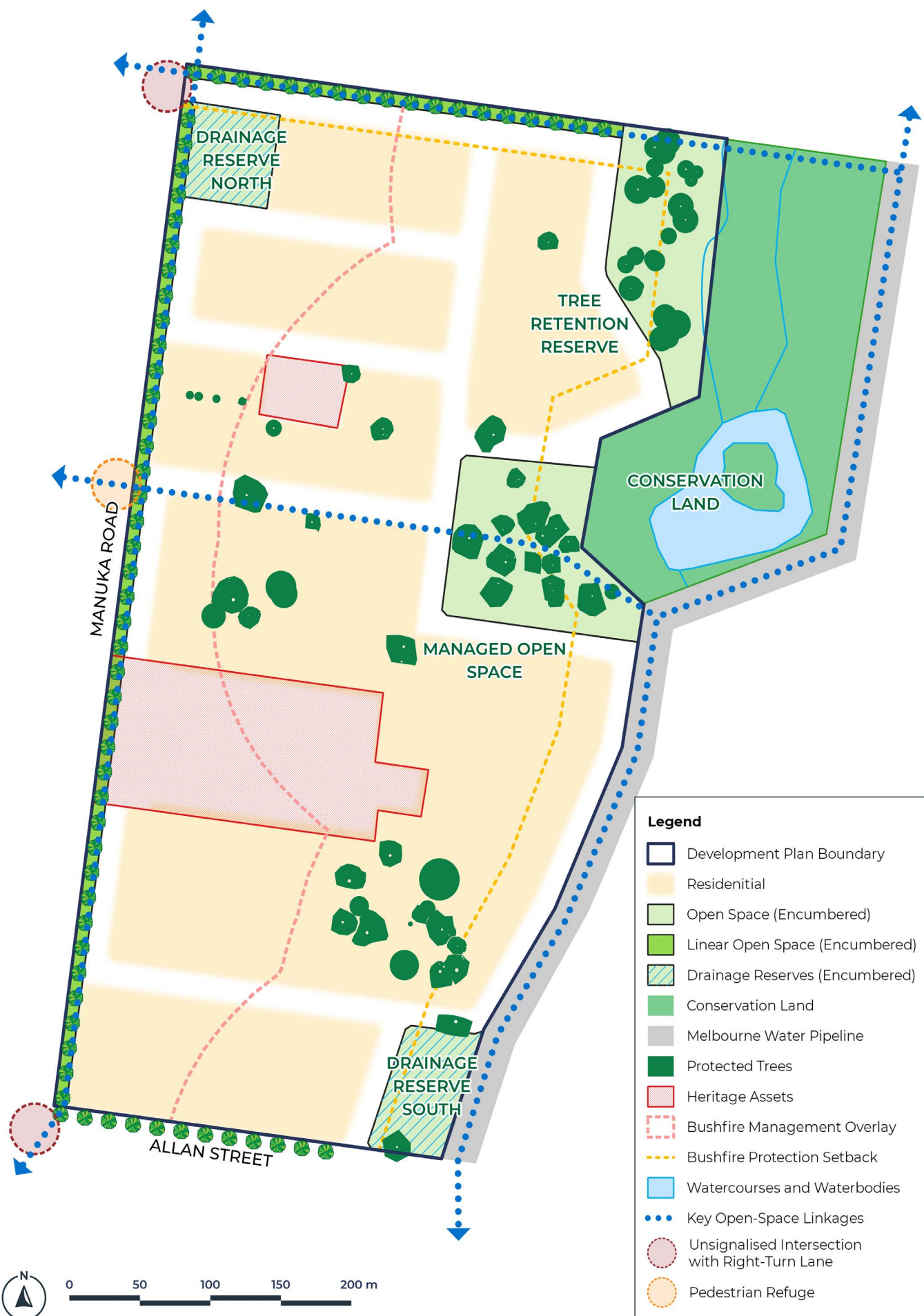
Integrated

- O6** To create connections to nearby open spaces and community facilities.
- O7** To encourage non-vehicle journeys by providing safe and efficient pedestrian and cycle pathways.
- O8** To create a clear and legible internal road network that integrates with the existing road network.
- O9** To develop land parcels in a coordinated and cohesive manner.

Sustainable

- O10** To protect and enhance the existing landscape that is dominated by trees and native vegetation, including the protection of Protected Trees.
- O11** To provide ample landscaping for private open spaces on lots.
- O12** To encourage building design which is guided by environmental and infrastructure considerations.
- O13** To encourage the integration of water sensitive urban design into new development.
- O14** To encourage the capture and reuse of water.

Figure 13: Development Plan Map



3.2 Summary Land Budget

The broad anticipated land use budget is summarised in Table 2 and provides an overview of the land required for residential development and supporting infrastructure. The budget is an estimate and should only be used as a guide as the exact area and percentages of each general land use may change as part of future planning permits for subdivision.

The total Precinct area is 18.78 hectares. It is expected that the Precinct, once fully developed will result in up to approximately 150 to 165 lots. The lot sizes are to be informed by the unique Neighbourhood Residential Zone landscape characteristics of the precinct and this may result in larger lots in some areas to accommodate these characteristics.

Table 2: Summary Land Budget

Description	Hectares (Ha)	Percentage of total area (%)
Residential & Local Roads	14.00	74.6%
Heritage	1.75	9.3%
Encumbered Open Space	2.46	13.1%
Intergrated Water Management	0.65	3.5%
Total Precinct Area	18.78	100%



4

FRAMEWORK PLAN

Image: Housing Frame in Cranbourne, 2020.

This section establishes the overarching Framework Plan that applies and helps to realise the vision and objectives for the Precinct. The plan summarises the approach through the planning and design guidelines for land use, built form, sustainability and infrastructure.

There are 38 requirements and 14 guidelines that apply in the Development Plan. The requirements and guidelines are included under the same themes as the objectives.

4.1 Character

This section establishes the character of residential development within the Precinct.

Requirements	
R1	Front fencing must be no more than 1.2 metres in height.
R2	Front fencing must be constructed of permeable materials of at least 25% transparency. Lots adjacent to open spaces, except along the western linear landscape reserve where it must be constructed of at least 50% transparent fencing.

4.2 Development Layout

This section provides direction on the layout of the residential development within the Precinct.

Requirements

The subdivision layout and building envelopes must ensure that residential properties front (in order of priority where a lot has multiple fronts):

- R3**
- » Open space
 - » The perimeter road
 - » Allan Street
 - » Other local access streets

Guidelines

Residential lots should:

- G1**
- » Be sized to allow for the protection of existing trees and vegetation and private open space.
 - » Minimise crossovers by grouping crossovers with neighbouring lots.

- G2**
- Residential corner lots should position garages close to the side boundary adjoining a neighbouring lot.

Conditions

Prior to the issue of a Statement of Compliance for the first stage of subdivision, the owner must enter into an agreement with the Responsible Authority made pursuant to Section 173 of the Planning and Environment Act 1987 which ensures:

- C1**
- » Any development on lots that abut a Heritage Overlay must present as single storey at the street frontage and within 5 metres from a heritage property and contain only detached residential development of no greater than two storeys in height.
 - » The owner / and or occupier of the land must establish a Design Assessment Panel to provide a framework for urban design values that result in a positive response to the vision of the Precinct.

- C2**
- All agreements are to be registered on the title to the land with all costs of the preparation and registration of the agreement to be borne by the owner or applicant.

4.3 Built Form and Heritage

This section provides built form requirements for all development within the Precinct ensuring the protection of heritage properties.

Requirements	Application Requirement
R4 Lots that share an interface with heritage properties must include a buffer area of 2 metres from a heritage property.	A1 For a lot that contains a heritage overlay, a Conservation Management Plan must be adopted for the heritage place(s) to the satisfaction of the responsible authority.
R5 Outbuildings must be offset by a minimum of 2 metres from secondary frontages if located on corner lot.	A2 For a lot that abuts a heritage overlay, an assessment by a suitably qualified heritage consultant which provides an assessment of the proposed development or subdivision and its impact on the abutting heritage overlay must be adopted to the satisfaction of the responsible authority.
R6 Residential corner lots should not use side fencing on secondary street frontages except when adjacent to secluded private open space.	
R7 Buildings interfacing the perimeter road must provide an active frontage in the front façade.	

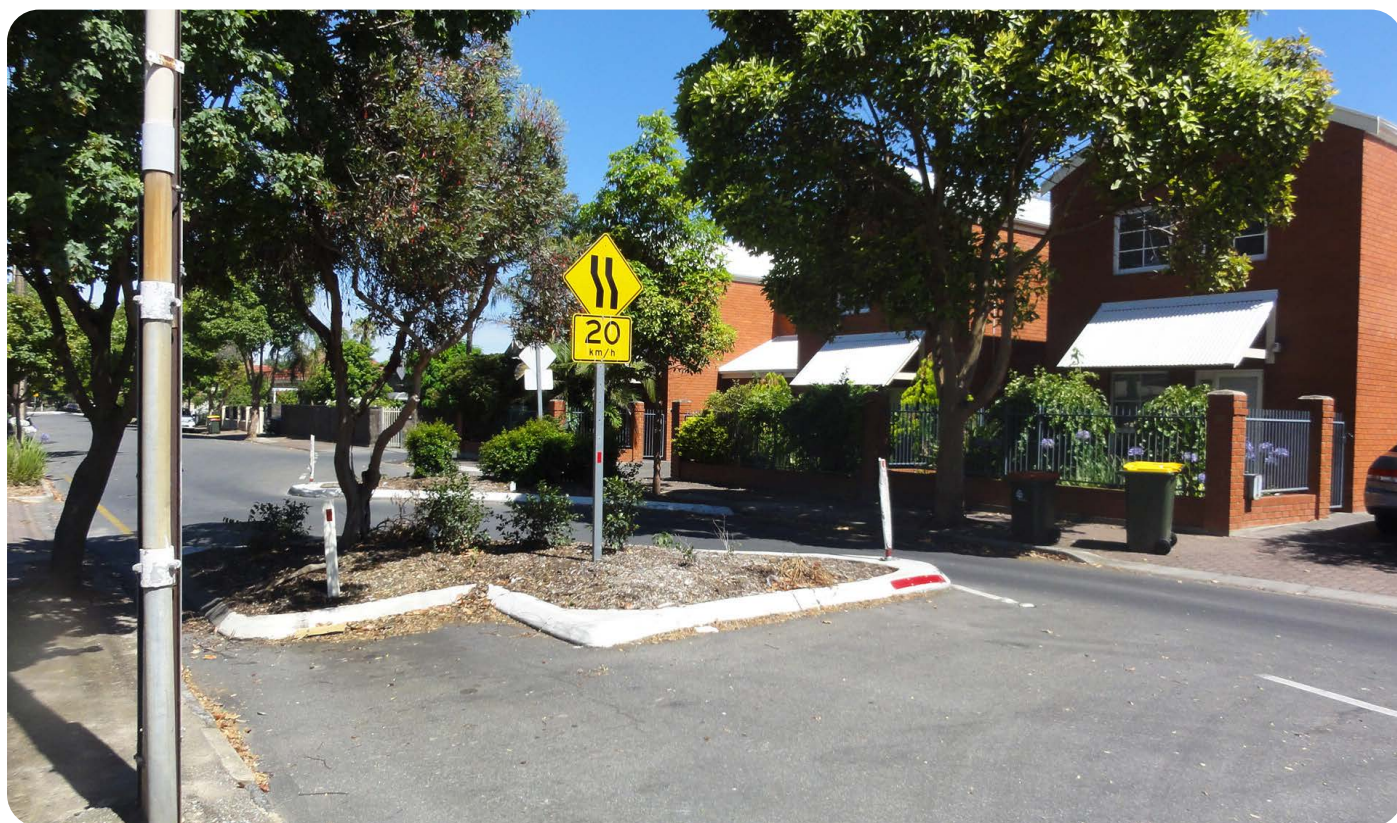
4.4 Landscaping

The Precinct provides:

- » 1.77ha of encumbered open space for bushland purposes.
- » 0.63ha of a linear tree reserve along the precinct's northern and western boundaries.
- » 0.36ha of encumbered open space for drainage purposes.

The reserves are sited to ensure that all dwellings are within 400 metres walking distance from open space which can be enjoyed by residents for active or passive open space purposes.

Figure 14: Landscaped Traffic Calming Device



Requirements

R8 The subdivision layout and building envelopes must ensure the retention of protected trees as shown in Figure 14.

R9 Open spaces must retain existing vegetation of high retention value as shown by the *Arboricultural Assessment*, except where its retention compromises adequate bushfire management measures or reasonable service access.

R10 Streetscape planting must complement and integrate with adjoining parkland design.

R11 Lots adjacent to existing parkland and conservation land must be landscaped with indigenous trees and indigenous or native shrubs and ground covers.

R12 Provide an 8-metre-wide linear tree reserve with canopy trees along the Precinct's northern and western boundaries.

R13 Canopy trees must be planted adjacent to the southern boundary of the Precinct, within the road reservation of Allan Street from Manuka Road to the southern access point to the precinct.

Requirements

Each residential lot must feature:

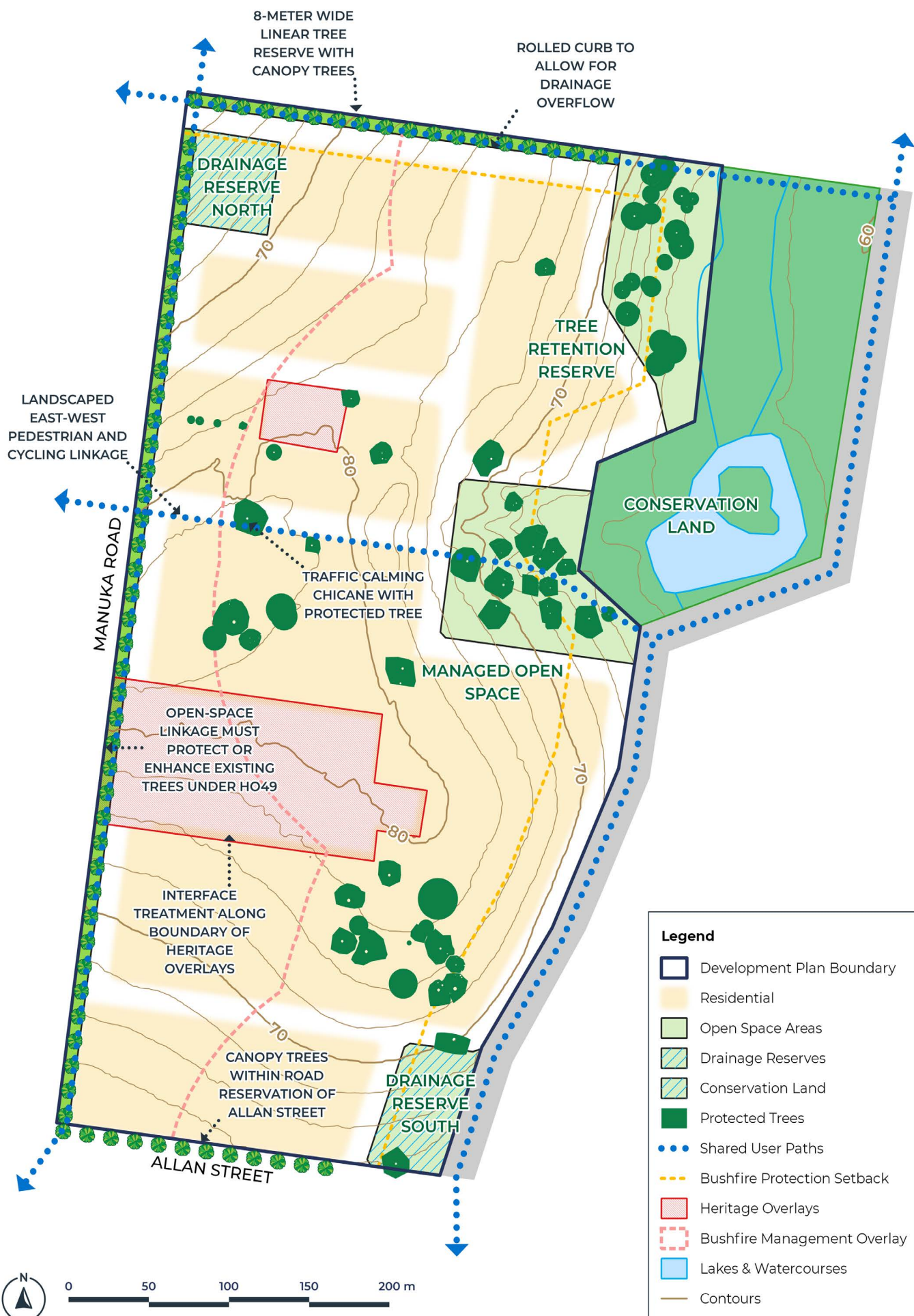
- R14**
- » A minimum of one deep soil zone and at least one canopy tree within the front setback. Canopy trees are required to have a height of at least 8 metres and canopy width of 5 metres at maturity.
 - » Landscaped front yards with a minimum 30% area planted with suitable trees, shrubs and groundcovers.

Guidelines

G3 Encourage the retention of significant trees and incorporate existing vegetation in both public and private realms. A mixture of indigenous, native and exotic species with demonstrated sustainability for the area may be used on lots which are not adjacent to existing parkland and conservation land, to the satisfaction of the responsible authority.

G4 Encourage the provision of space for gardens within residential front or side setbacks.

Figure 15: Landscape Plan



4.5 Environmentally Sustainable Development

The Development Plan aims to provide best practice Environmentally Sustainable Development (ESD) outcomes.

Requirements

R15

Dwellings must be oriented to optimise access to natural light and crossflow ventilation.

Guidelines

G5

During construction, clean imported fill and topsoil should be used to avoid encroachment of weeds into retained areas of native vegetation.

G6

Encourage the use of energy efficient features such as solar panels and battery storage in new dwellings.

G7

Encourage the use of low emission vehicles by providing supporting infrastructure.

G8

Discourage connections to natural gas.

G9

Encourage the capture and reuse of water and reduce reliance on mains water for landscaping and irrigation.

G10

Integrate Water Sensitive Urban Design (WSUD) principles into new dwellings.

G11

Reduce stormwater flow by providing permeable surfaces in public and private open spaces.

4.6 Transport and Movement

The Precinct builds on and connects to the existing road network of Berwick. Local access streets are required to create a permeable road network to ensure land parcels do not develop in isolation and provide access to nearby education and community facilities.

The Precinct will provide an integrated pedestrian and bicycle network with connections both internally and externally to the surrounding road network, public transport and open space network.

Requirements		Requirements	
R16	Access to residential lots must be provided via the internal road network, except for lots adjacent to Allan Street.		Provide a landscaped east-west pedestrian and cycling linkage centrally within the Precinct to connect Berwick Secondary College and Cardinia Creek Regional Parklands to the east of the Precinct. The linkage may be delivered within the road reserve.
R17	An upgrade of Allan Street to urban standards must be provided to the satisfaction of the responsible authority.	R21	
R18	Provide a minimum 2.5 metre wide shared user path for pedestrians, cyclists and equestrians along the western boundary of the Precinct adjacent to Manuka Road .		Local access streets within the Precinct must:
R19	Provide channelised right turn lanes for the Allan Street / Manuka Road and proposed northern access street / Manuka Road intersections.		» Provide traffic safety devices as required by the responsible authority to ensure safe movement of pedestrians and cyclists. These devices include intersection treatments, deflection points or other visual treatments to indicate to motorists that they are in a low-speed environment.
R20	Create linkages to the shared user paths within the Cardinia Creek Parklands and the Melbourne Water pipeline reservation.	R22	» Minimise interruptions to sight lines from public spaces to provide for passive surveillance.
			» Feature indigenous or native trees on both sides of the street. Exotic species with demonstrated sustainability for the area may also be used.

Figure 16: Urban Form Plan

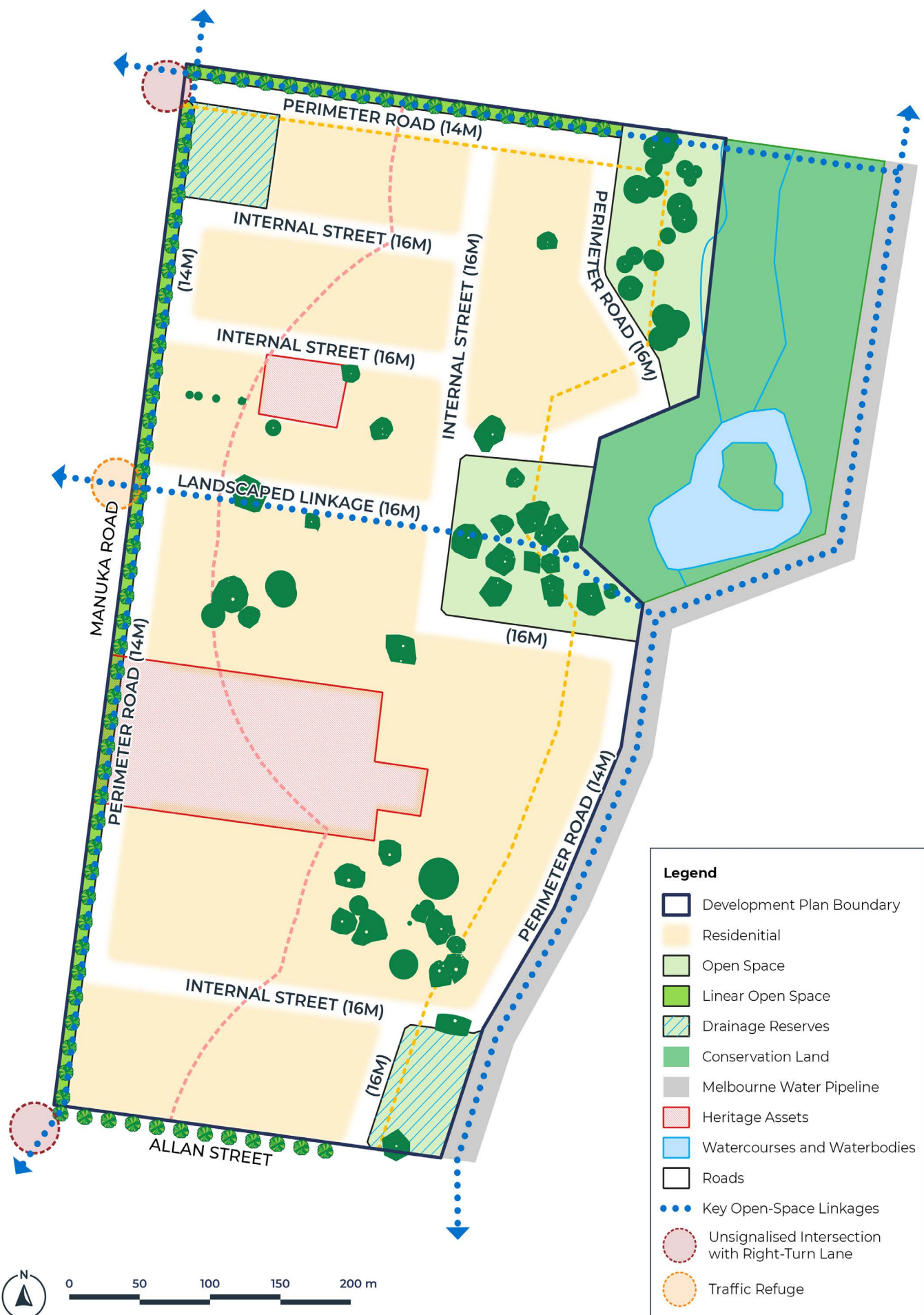


Table 3: Road Hierarchy

Road Name	Proposed Road Hierachy	Existing Road Reservation Width	Ultimate Road Reservation Width	Service Road Requirement
Manuka Road	Trunk Collector	20 metres	20 metres	Provided via internal perimeter road.
Allan Street	Access Street Level 2	30 metres	30 metres	N/A
Internal Streets	Access Street Level 1	N/A	16 metres (14m if adjacent to shared user path)	N/A

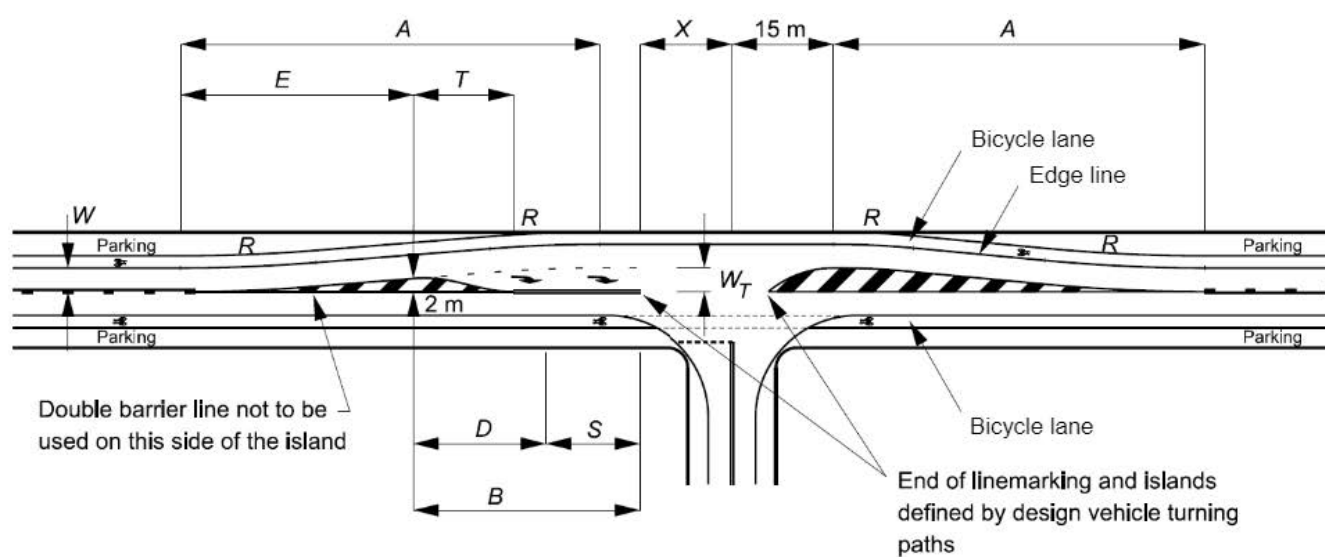
Figure 17: Channelised Right Turn Example

Figure 18: Internal Access Street Cross Section – Local Access Street Level 1 (16m)

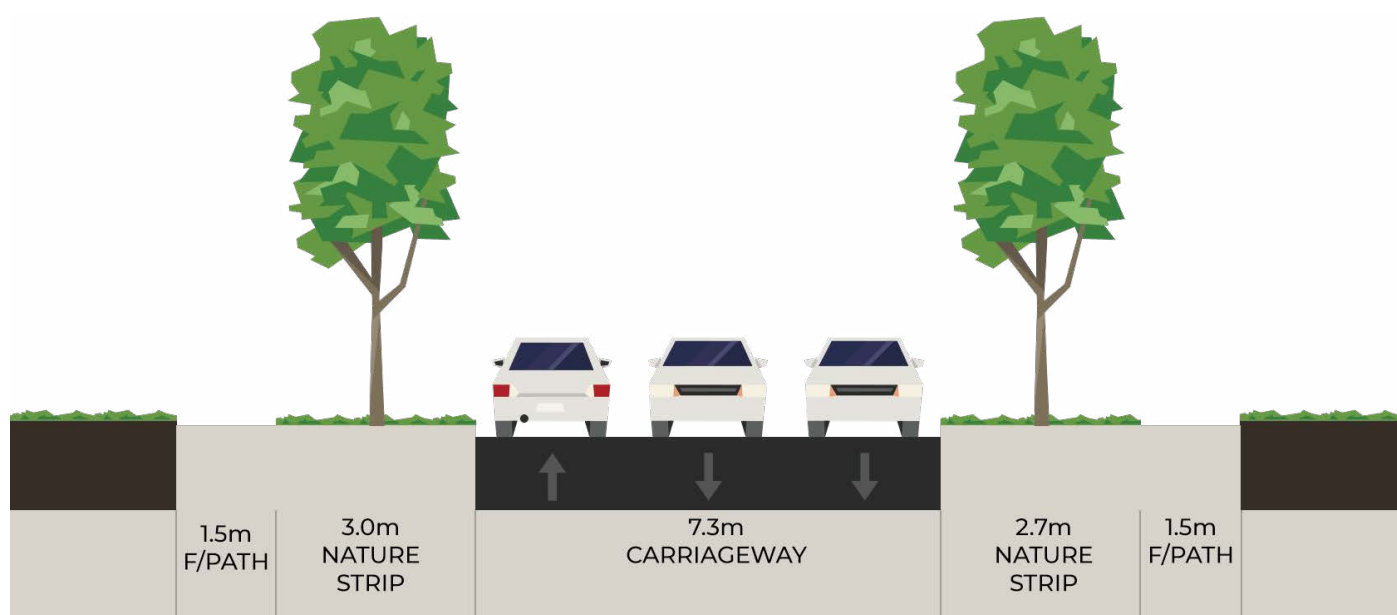
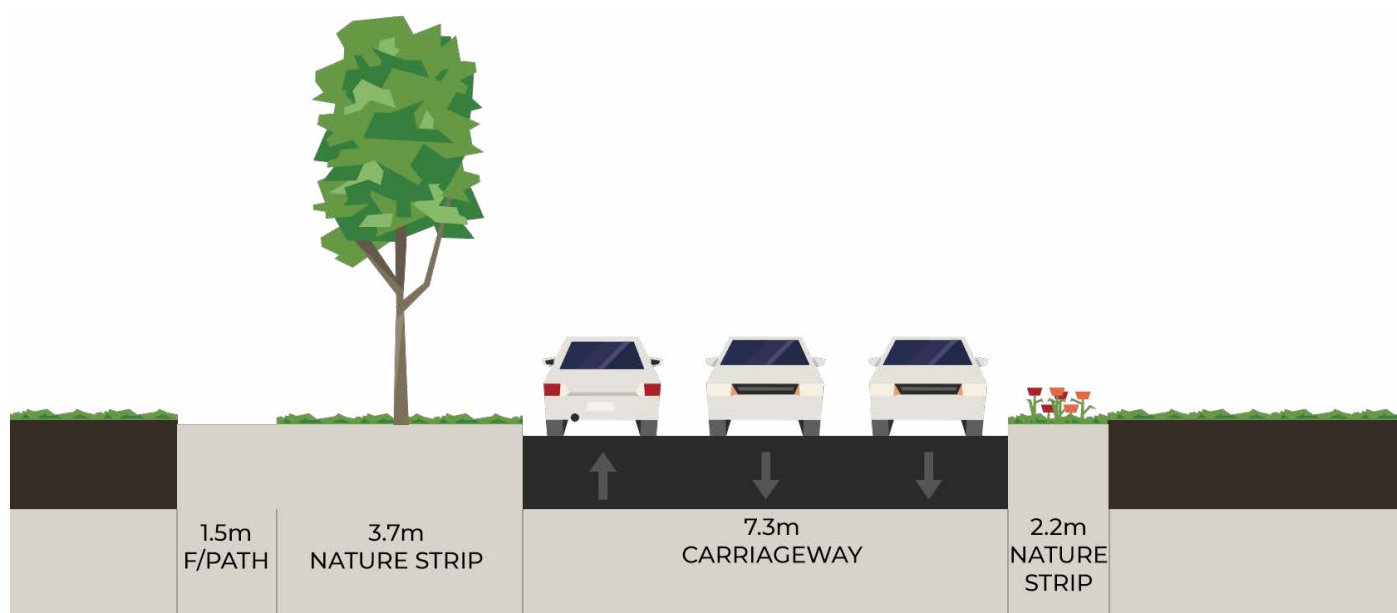


Figure 19: Internal Access Street Cross Section – Local Access Street Level 1 (14m)



4.7 Bushfire Management

The Precinct is located within a bushfire prone area and is partially affected by the Bushfire Management Overlay (BMO). A bushfire attack level of BAL 12.5 is required to be achieved for all residential lots within the BMO.

Most of the Precinct is classified as grassland or low threat vegetation under AS 3959-2009 Construction of Buildings in Bushfire-prone Areas where further subdivision and development is expected to mitigate localised fire risk within the Precinct. The land to the east of the Precinct comprises a mixture of vegetation types, including grassland and woodlands.

Requirements

R22

All lots within the BMO must either include a building envelope capable of achieving a setback from a bushfire hazard to enable construction standard of BAL 12.5, or be located a sufficient distance from the hazard vegetation that a building may be sited anywhere on the lot to achieve compliance with a BAL 12.5 construction standard.

R23

All lots within the Bushfire Management Overlay must provide defendable space between the outer face of the dwelling and lot boundary in accordance with the requirements of Table 6 to Clause 53.02 of the Casey Planning Scheme, except that the minimum canopy separation required between trees can be reduced to 2 metres.

Requirements

R24

A perimeter road must be provided adjoining the woodland areas the east of the Precinct to support firefighting. Where a road forms part of the nominated defendable space area, it must be designed, landscaped, and managed for the purpose of providing defendable space.

R25

The managed open space must be maintained as grass understorey.

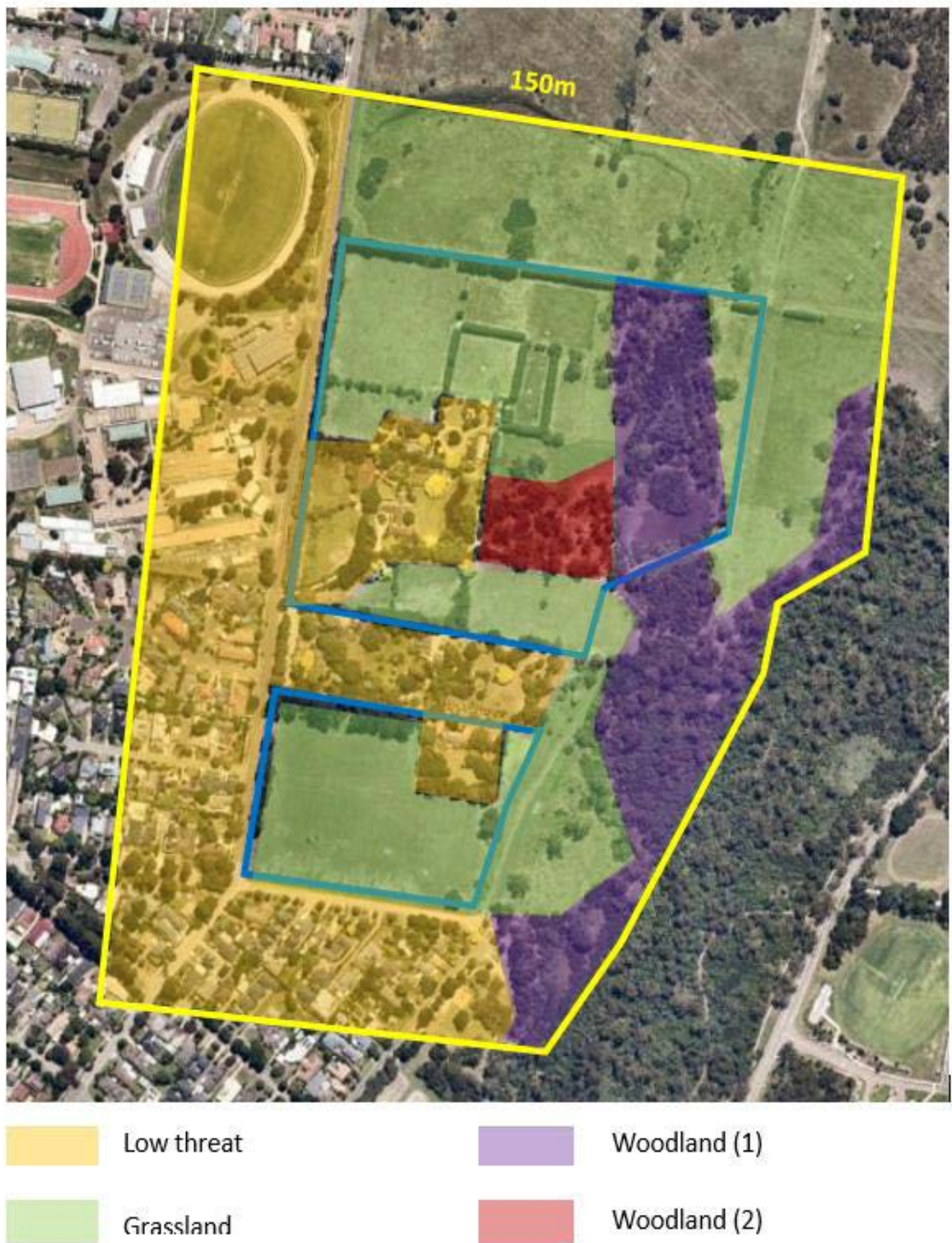
R26

The Melbourne Water pipeline, perimeter road and open space areas within the Precinct must form part of the defendable space and are to be landscaped and managed through appropriate bushfire mitigation measures.

R27

Operable hydrants must be provided in accordance with the requirements of the relevant fire authority.

Figure 20: Existing bushfire hazard surrounding the Precinct



4.8 Drainage and Stormwater Management

The Precinct is located between Melbourne Water's Manuka Road Drainage Servicing Scheme and Cardinia Creek. The Precinct itself is not serviced by a drainage scheme whereby the residential development within the Precinct must be designed to meet best practice by treating stormwater before discharging to receiving waterways.

The Precinct is adjacent to Grasmere and Cardinia Creeks, both running adjacent or within the eastern boundary of the Precinct. A portion of the Precinct is subject to flooding from Grasmere and Cardinia Creeks, with all flows being contained within the waterway during the 1% Annual Exceedance Probability (AEP) event. This area is situated outside of the residential development area.

Figure 21: Manuka Road Drainage Servicing Scheme, Melbourne Water



There is existing Council and Melbourne Water managed drainage infrastructure in the surrounding area, which has limited capacity to service the Precinct requiring onsite retention and stormwater treatment within the Precinct. An existing wetland system is located close to the junction of Grasmere Creek and Cardinia Creek. This system is encumbered by the LSIO, SLO and VPO2, and is adjacent to significant native vegetation and wildlife habitats. Expansion of this existing system to treat additional drainage flow would introduce adverse effects on the surrounding environment and increase flood risk along Grasmere Creek.

The Cardinia Creek Parklands directly north of the Precinct currently services the discharge point of the Manuka Road drainage scheme west of the Precinct. Parks Victoria and Melbourne Water have identified that parts of the parklands could treat urban stormwater runoff and improve water quality prior to discharge to Grasmere Creek and increase habitat and biodiversity values of the floodplain. This area may provide an alternative treatment location to the Precinct subject to approval by Parks Victoria and Melbourne Water.

Requirements

R28 Drainage infrastructure must be designed to the satisfaction of the responsible authority and demonstrate that the proposal does not prejudice other community infrastructure (e.g. roads, paths, open spaces).

R29 Land required for drainage purposes must be developed and landscaped in accordance with the approved landscape plan.

R30 Provide at least 150mm freeboard above 1% AEP flood levels in road reserves and at least 600mm adjacent to major drainage infrastructure.

R31 Development must meet or exceed best practice stormwater quality treatment standards prior to discharge to receiving waterways.

Requirements

R32 All drainage infrastructure must be provided within the Precinct to the satisfaction of the responsible authority. Where the responsible authority is satisfied that land shown as a drainage asset is not required for drainage purposes, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses in the Precinct.

R33 Drainage infrastructure, including stormwater quality treatment must be delivered as per the ultimate solution prior to the subdivision of lots that are proposed to be serviced by the relevant infrastructure.

R34 The perimeter road adjacent to the Precinct's northern boundary must make use of rolled curb along its north road edge to allow for drainage overflow.

Guidelines

G12 Development should utilise WSUD elements around the Precinct on a streetscape scale.

G13 Runoff and peak flows should be reduced by the use of infiltration, local storage, reuse, landscape areas and other porous surfaces.

The treatment of stormwater runoff can be undertaken in several ways including, but is not limited to:

- G14**
- » Provision of domestic water tanks for dwellings.
 - » Permeable paving for development.
 - » Irrigation of landscaped areas (both public and private).
 - » Wetland treatments and landscaping such as rock beaching.
 - » Other measures where it is demonstrated that best practice is exceeded.

Application Requirements

A3 If the Cardinia Creek Parklands are to be used for alternative drainage treatment, a report must be prepared to the satisfaction of the responsible authority. The report must outline arrangements relating to location, construction, ownership, ongoing maintenance, and the views of Parks Victoria and Melbourne Water.

4.9 Utilities

Utilities are available close to the Precinct and can be extended from the existing surrounding network to adequately service development requirements. The requirements ensure that development occurs in an orderly and sustainable manner and makes best use of existing infrastructure.

Requirements

R35

Delivery of underground services must be coordinated, located and bundled to facilitate planting of trees and other vegetation within road verges. Common trenching must be utilised wherever possible.

R36

All existing above ground electricity cables of less than 66kv voltage must be placed underground as part of the upgrade of existing roads, to the satisfaction of the relevant electrical authority.

R37

New substations must be identified at the subdivision design response stage to ensure effective integration within the Precinct and to minimise amenity impacts on the surrounding neighbourhood.

R38

Unless otherwise agreed by the responsible authority, substations and other services must:

- » Not be placed in public spaces.
- » Be placed outside of view lines.
- » Be screened from public view.



5

IMPLEMENTATION

Image: Minard Villa, 2022

This implementation plan supports the provision of infrastructure and services to meet the needs of the future residential development of the Precinct, including who is responsible for the delivery of works. Infrastructure required by the Precinct should be grouped and delivered in a coordinated manner.

5.1 Development Staging

Development staging will generally be determined by the development program of developers within the Precinct, prioritising access to existing infrastructure and road network.

- » Development staging must not create circumstances in which residents will be unreasonably isolated from commercial and community facilities or public transport.
- » Development staging must prioritise integration with adjoining developments, including the timely provision of connecting roads and walkway/ cycling paths.
- » Access to each new lot must be provided via a sealed road, unless otherwise agreed by the responsible authority.

5.2 Provision of Infrastructure

The infrastructure and services required in the Precinct may be provided through the following mechanisms:

- » Subdivision construction works by developers
- » Utility service provider requirements
- » Capital works projects by State Government Agencies that may include drainage infrastructure

The provision of key shared infrastructure is not proposed to be guided by a Development Contribution Plan scheme or similar scheme that includes development or community infrastructure contribution levies.

5.2.1 Subdivision Construction Works by Developers

As part of subdivision construction works, all lots should be able to be connected to reticulated drainage, sewerage, water, electricity, and telecommunications services.

The following infrastructure works must be provided for in full by the developer to the satisfaction of the responsible authority and other relevant agencies and authorities:

- » Open space within the Precinct.
- » Improvements to open spaces including levelling, grassing, tree planting and local paths consistent with Council requirements.
- » Connector and local access streets, including culverts in accordance with cross sections in Figure 18 and 19.
- » Intersection treatments at Allan Street / Manuka Road and the proposed northern access street / Manuka Road.
- » Upgrade and sealing of Allan Street to urban standards to the satisfaction of the responsible authority.
- » Shared user paths with connections to other paths within the Cardinia Creek Parklands and Melbourne Water pipeline reservation.
- » Council approved landscaping of all existing and future connector and local access streets.
- » Street lighting.
- » Pedestrian and cycling paths along connector and local access streets within open spaces.

- » Drainage systems connected to ultimate drainage outlets.
- » Infrastructure as required by utility providers including water, sewerage, electricity, and telecommunications.

The developer is expected to deliver all drainage infrastructure connected to ultimate drainage outlets. However, co-funding options with external agencies such as Melbourne Water may be considered subject to approval to co-locate drainage infrastructure in the Cardinia Creek Parklands to service a broader catchment beyond the Precinct.

5.3 Open Space Delivery

The Precinct delivers a total of 3.10ha of open space, including 1.77ha of encumbered open space for bushland purposes, 0.69ha of linear landscape reserve along the precinct's northern and western boundaries and 0.64ha of encumbered open space for drainage purposes.

Clause 53.01 of the *Casey Planning Scheme* requires 10% of development land or cash in lieu to be provided as part of public open space contributions. A cash contribution is to be made to Council to bring the total public open space contribution to a value equal to 10% of net developable area (1.88ha).

Land provided for open space is not included in the public open space contribution amount. The open space land is encumbered and land for public open space contributions is required to be unencumbered in accordance with Casey City Council's Open Space Strategy.

All open space must be to a standard that satisfies the requirements of the responsible authority prior to the transfer from private ownership to Council ownership, including but not limited to:

- » Removal of all existing and disused structures, foundations, pipelines, protruding rocks and stockpiles.
- » Clearing of rubbish, environmental weeds, rocks and loose surface.
- » Levelling of public open space.
- » Bare, patchy and newly graded areas being seeded and top-dressed with warm climate grass where appropriate.
- » Provision of vehicular exclusion devices (fence, bollards, or other suitable method) with the exception of maintenance vehicle access.
- » Utilities are provided to the public open space.
- » Any other requirements the land is subject to (e.g. Section 173 Agreements).

Table 4: Open Space Delivery

Open Space	Area	Type	Lead Agency	Indicative Timing
Tree Retention Reserve	0.83ha	Encumbered Passive Open Space	Developer	Prior to Subdivision
Linear Landscape Reserve	0.69ha	Encumbered Linear Landscape Reserve	Developer	Prior to Subdivision
Managed Open Space	0.94ha	Encumbered Passive Open Space	Developer	Prior to Subdivision
Drainage Reserve North	0.29ha	Encumbered Drainage Open Space	Developer	Prior to Subdivision
Drainage Reserve South	0.35ha	Encumbered Drainage Open Space	Developer	Prior to Subdivision

5.4 Further Strategic Work

Some technical specifications of the development in areas of drainage and bushfire management may require further strategic work to be undertaken by the developer to ensure the development is to the satisfaction of the responsible authority, and relevant agencies and authorities.

5.5 Planning Application Requirement and Conditions

Planning permit applications will be required to meet the relevant provisions of the Casey Planning Scheme in addition to application requirements and conditions in the Development Plan. Additional Application requirements are listed in Schedule 24 to the Development Plan Overlay (Clause 43.04).

Application Requirement

A1 For a lot that contains a heritage overlay, a Conservation Management Plan must be adopted for the heritage place(s) to the satisfaction of the responsible authority.

A2 For a lot that abuts a heritage overlay, an assessment by a suitably qualified heritage consultant which provides an assessment of the proposed development or subdivision and its impact on the abutting heritage overlay must be adopted to the satisfaction of the responsible authority.

A3 If the Cardinia Creek Parklands are to be used for alternative drainage treatment, a report must be prepared to the satisfaction of the responsible authority. The report must outline arrangements relating to location, construction, ownership, ongoing maintenance, and the views of Parks Victoria and Melbourne Water.

Conditions

Prior to the issue of a Statement of Compliance for the first stage of subdivision, the owner must enter into an agreement with the Responsible Authority made pursuant to Section 173 of the Planning and Environment Act 1987 which ensures:

- C1** » Any development on lots that abut a Heritage Overlay must present as single storey at the street frontage and within 5 metres from a heritage property and contain only detached residential development of no greater than two storeys in height.
- » The owner / and or occupier of the land must establish a Design Assessment Panel to provide a framework for urban design values that result in a positive response to the vision of the Precinct.

C2 All agreements are to be registered on the title to the land with all costs of the preparation and registration of the agreement to be borne by the owner or applicant.



6

ADMINISTRATIVE UPDATES

Image: Hunt Club Wetlands, 2021



6 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. Any change or update which materially alters this document must be by resolution of the responsible authority.



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Image: Minard Villa, 2022

Customer Service Centres

Narre Warren:
Bunjil Place,
Patrick Northeast Drive

Cranbourne:
Cranbourne Park Shopping Centre

