

Manuka Road Development Plan

FREQUENTLY ASKED QUESTIONS



Last updated: 11 May 2023

What changes have been proposed in the Development Plan to be considered by Council for adoption?

The draft Development Plan has been updated in response to some submissions, the feedback received from referral agencies, and further refinements made by Council officers. Key changes include:

- A requirement for a protected pedestrian refuge to provide a safer crossing point across Manuka Road in front of Berwick College, linking to the central shared pathway through the Precinct.
- A requirement added to ensure the continued separation of Cardinia Street and Allan Street for vehicular traffic in response to resident's submissions.
- A requirement for visitor parking along the northern boundary of the Precinct to provide access to the Cardinia Creek Parklands, in response to Parks Victoria referral feedback.
- An updated Open Spaces Delivery table to designate the managed open space reserve as an unencumbered open space to better align with Council policies.
- Bushfire protection setbacks increased based on CFA referral feedback.
- Clarification of drainage options for the Precinct.

THEME 1. TRAFFIC

How does the Development Plan address traffic issues?

The Manuka Road Development Plan is supported by a Traffic Impact Assessment (TIA), which considers traffic impacts from the proposal and finds that there is sufficient capacity in the existing road network to service the proposal, provided appropriate mitigation is undertaken such as adding turn lanes on Manuka Road at the access points to the Precinct.

The proposed right turn lane upgrades at the Precinct's two future access points on Manuka Road will sufficiently serve the projected traffic generated by the Precinct plus the projected growth in area traffic already expected to occur on Manuka Road over time.

Have potential traffic impacts to Berwick College been considered?

Yes. The Traffic Impact Assessment (TIA) has considered traffic impacts from the proposal to surrounding land uses such as Berwick College. The TIA finds that there is sufficient traffic capacity in Manuka Road to service the proposal without negatively impacting existing surrounding land uses, provided appropriate mitigation is undertaken such as adding turn lanes on Manuka Road at the access points to the Precinct.

The proposed Development Plan also requires the provision of a protected pedestrian refuge to provide a safer crossing point across Manuka Road in front of Berwick College.

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

Yes. The Development Plan proposes:

- The upgrade and sealing of Allan Street.
- Two access points with new right turn lanes to the Precinct from Manuka Road. These new access points include the entrance to Allan Street and the new northern access street.
- A protected pedestrian refuge to provide a safer crossing point across Manuka Road in front of Berwick College.
- Parking along the northern boundary of the Precinct to provide access to the Cardinia Creek Parklands.

Does Manuka Road have the capacity to support traffic from additional dwellings?

Yes. The additional traffic generated from the development alone would not exceed the design capacity of the road network. The expected increase in right turning traffic will be catered for by the required right turn lanes on Manuka Road.

Will Allan Street and Cardinia Street be linked to allow for vehicular traffic?

No. The Development Plan does not seek to remove the vehicular barrier between Allan Street and Cardinia Street. Section 4.6 of the Development Plan requires the vehicular barrier to be retained.

Do traffic counts in the TIA represent realistic expectations?

Yes. Council's transport planners have reviewed the Traffic Impact Assessment (TIA) by Traffix Consulting and are satisfied that the traffic counts conducted by Traffix are an appropriate indication of the traffic volumes along Manuka Road. The 24-hour average volumes collected for the TIA during the 2021 Covid restrictions were 3,047 vehicles. By comparison, Council's traffic count data for an average 24-hour period collected pre-Covid in 2018 was 3,416 vehicles.

The traffic volume during Covid restrictions was not significantly lower than the volumes recorded outside Covid restrictions. Both traffic counts were undertaken in the same location at a similar time of year (June/August).

THEME 2. VEGETATION

How does the Development Plan support the retention of trees and vegetation?

Section 4.4 of the Development Plan identifies trees and significant vegetation to be protected throughout the Precinct, as well as requiring certain tree plantings on future building lots, road reserves, and within 2.42 ha of designated open spaces reserves. This level of tree protection within the Precinct will support wildlife habitat and complement the large area of conservation land to the north east of the Precinct and the adjacent Cardinia Creek Regional Parklands.

While there are some trees planned for removal from the Precinct, Council finds that the tree and vegetation protection measures of the Development Plan satisfy the expectations set out in the planning scheme for the Precinct and will maintain the green character of surrounding Berwick. The tree protection requirements of the Development Plan are supported by the Arboriculture Assessment and Flora and Fauna report.

THEME 3. BUSHFIRE

How does the Development Plan protect future residents from bushfire risk?

Bushfire-related requirements and guidelines have been drafted in consultation with the Country Fire Authority (CFA). A number of controls have been implemented based on recommendations from CFA officers, including setbacks prohibiting residential development in high risk areas and minimum construction standards for bushfire protection.

THEME 4. HERITAGE

How does the Development Plan protect Clover Cottage and other heritage assets in the Precinct?

The development plan preserves the Clover Cottage and Minard Villa heritage sites. Any future development will be required to retain these buildings in accordance with the development plan and applicable heritage regulations.

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 is expected to 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.

THEME 5. DRAINAGE

How does the Development Plan guide the design of Drainage Infrastructure?

The Development Plan has been referred to Melbourne Water, Parks Victoria and the Department of Energy, Environment and Climate Action (DEECA), feedback from the three organisations helped to shape the drainage guidelines in the final plan. The plan requires development to meet or exceed best practice stormwater quality treatment standards prior to discharge to receiving waterways. Detailed drainage plans will be further referred to Melbourne Water and Parks Victoria as part of the planning permit referral process.

When will the Development Plan be finalised so development can commence?

Council must approve the Development Plan before development may commence in the Precinct. Once the Development Plan is approved, the landowner or developer will then need to obtain a planning permit for any new development such as a new residential estate. To be approved, any future planning permit applications must be generally in accordance with the approved Development Plan. 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.

What if I have any further questions?

Should you have any further queries, please contact Rex Zhang on 9705 5200 or email planningscheme@casey.vic.gov.au.

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