

09/02/2017
C250**SCHEDULE 16 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO16**.

Heatherton Road Mixed Use Precinct**1.0**12/03/2009
C96**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared for any of the following, to the satisfaction of the responsible authority:

- Subdivide land to create a lot for an existing building.
- Externally alter a building by structural work, rendering, sandblasting or in any other way, provided it does not result in an increase in leasable floor area.
- Remove, destroy or lop native vegetation.
- Construct, display or remove a sign.

2.012/03/2009
C96**Conditions and requirements for permits****2.1**09/02/2017
C250**Application requirements**

In addition to any other requirements of the planning scheme, the following information must be provided with any permit application, as appropriate:

Traffic report

- A report, prepared by a suitably qualified person, that addresses, among other things:
 - traffic management and control works in adjoining and nearby roads when the development or any stage of the development is completed;
 - the means of vehicular ingress and egress to the existing arterial and/or local road network;
 - the means of internal circulation, including details of any internal access roads;
 - the timing of proposed traffic works relative to the staging of the development; and,
 - public transport arrangements and access routes.

Landscape plan

- A landscape plan that shows, in relation to the proposed development:
 - the provision of appropriate landscape buffers, including fencing where the land directly abuts a residential area;
 - the landscape treatment of any adjoining arterial roads, having regard to the City of Casey Arterial Roads Tree Strategy;
 - the treatment of car parking areas; and,
 - a staging strategy for the implementation of landscape works, including a detailed planting schedule and an ongoing management strategy.

2.2**Permit Conditions**12/03/2009
C96

All permits to construct a building or construct or carry out works must include the following requirement as a condition:

Management plan

- A management plan must be prepared to the satisfaction of the responsible authority that provides for:
 - the proposed hours of construction of buildings and works;
 - measures to minimise and control noise from construction works;
 - measures to minimise the impact of construction vehicles arriving at and departing from the land;
 - measures to minimise the off-site effect of external lighting;
 - measures to minimise the creation of conditions liable to be a nuisance;
 - measures to minimise the impact upon local amenity of operations such as waste collection, vehicle loading and unloading times, management and maintenance of car parking areas, and collection and control of shopping trolleys (where relevant);
 - the management and maintenance of existing landscaped areas;
 - the operation of waste collection; and,
 - litter management.

3.0**Requirements for development plan**09/02/2017
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The development plan must include, in text or diagrammatic form, or both:

- An explanation of the strategic directions and planning principles of the proposal, addressing:
 - its hierarchical role in the context of Clause 22.01 - Retail Policy;
 - the urban design outcomes sought, including built form, streetscape, land use, ecologically sustainable development, the management of public space, and accessibility;
 - how it is proposed to achieve a diversity of land uses;
 - the integration of the centre with surrounding areas;
 - general constraints and opportunities;
 - the key elements of the public realm, with particular emphasis on its legibility and usability; and,
 - the integration of pedestrian, bicycle and vehicular routes on the land.
 - how landscaping, building massing, setbacks, and heights will avoid unreasonable impact on the amenity of the adjoining residential uses.
 - measures taken to ensure the proposed uses, particularly uses operating after 10:00pm, do not have an unreasonable impact on the amenity of adjoining residential uses.
- A physical framework plan that identifies the main elements of the development plan and shows:
 - the relationship between activities on the site;

- the location of the internal and external pedestrian system and public spaces, including weather protection and safety measures, and accessibility to public transport facilities.
 - the location of active street frontage areas, where an ‘active street frontage’ is defined as a frontage that provides access, egress and views to and from internal active areas so as to enhance the public realm and provide a sense of comfort and safety;
 - the road network and car parking system, including the designation of a road hierarchy, where appropriate, and intersection requirements;
 - general landscaping principles;
 - the general built form/massing; and,
 - an indication of how the activity system, vehicle and pedestrian network, connect to adjacent areas outside the land covered by the development plan.
- A staging plan, where relevant, that shows the sequence of major development on the land.
 - The identification of floor space used, and proposed to be used, for retail purposes.

4.0

Reference documents

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Casey Standard Drawings, City of Casey, 2003.

City of Casey Activity Centres Strategy, City of Casey in association with Ratio Consultants Pty Ltd, 2006.

City of Casey Arterial Roads Tree Strategy, City of Casey, 2003.