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SCHEDULE 17 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO17**

Commercial Development - 55 Kangan Drive, Berwick

1.0

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Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared provided the use, subdivision or development does not prejudice the future use and development of the land as envisaged by the Local Planning Policy Framework or any relevant strategic plan prepared and adopted by the Minister, public authority or municipal council for that area.

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Conditions and requirements for permits

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Application requirements

The following information must be provided with any permit application, as appropriate:

Development report

- A report that demonstrates how the proposal meets the following:
 - The relevant policy context statements under Clause 21.02 of the Municipal Strategic Statement;
 - The relevant themes, objectives and strategies in Clause 21.03-21.07 – Thematic approach.;
 - The relevant objectives and strategies of the Berwick Northern Area in Clause 21.09, including the designation of the land on the associated Local Area Map.
 - The requirements of the Retail Policy at Clause 22.01 and,
 - The approved development plan.

Buildings and works

- Details of the use and development of surrounding land and any inter-relationship with the subject land.
- Details of the location, height, dimensions, elevation, floor area and setbacks of all buildings and works.
- Details of the external finishes and design of all buildings and works, including the colours and details of materials to be used for external walls.
- The proposed uses within all buildings.
- The layout and treatment of all vehicle and pedestrian routes and access points to and from the land.
- The location and layout of all car parking areas, including proposed disabled spaces and bicycle parking areas.

- The location of public transport facilities, access to them and passenger facilities.
- Details of site drainage, including the nature and location of litter retention systems and measures and trapping devices, pollutant reduction effectiveness, flow attenuation measures and identification of the flows within the site estimated to occur as a result of a 1-in-100-year storm event.
- Provision for loading and unloading facilities of vehicles and means of access to them.
- Details of the location of waste collection, storage and removal facilities and areas.
- The stages, if any, in which the land is to be developed.
- Measures to facilitate accessibility to and within the site for the elderly and disabled.

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.

Public transport plan

- For proposals greater than 5,000 square metres of gross floor area, a public transport plan that demonstrates how the proposal seeks to enhance the opportunities for increased public transport usage, addressing:
 - Any modifications or additions to infrastructure required for service provision;
 - Pedestrian accessibility, including weather protection and safety measures; and,
 - Commuter information.

Landscape plan

- A landscape plan that shows, in relation to the proposed development:
 - The provision of appropriate landscape buffers;
 - Traffic management and control works in adjoining and nearby roads to be completed by the time the development or any stage of the development is completed;
 - The treatment of car parking areas, including any roof top and decked parking areas;
 - The provision of any outdoor areas for use by staff and customers;
 - All other proposed landscaping on the land;
 - Any landscaping proposed for streets, roads and public areas, including pedestrian and cycle paths;
 - A staging strategy for the implementation of landscape works, including a detailed planting schedule and an ongoing management strategy; and,

- Any water sensitive urban design (WSUD) measures proposed for the development.
- The landscape plan must take into account the effects of shadowing on neighbouring areas.

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Development requirements

A permit for the subdivision or development of land must ensure that:

- Appropriate landscape buffers or edges are provided, as shown or specified in the development plan;
- New roads are designed having regard to the Casey Standard Drawings;
- Pedestrian paths and bicycle lanes within road reserves are provided having regard to the Casey Standard Drawings;
- Pedestrian paths are provided within new public open space areas;
- Any public land that is created is appropriately landscaped;
- Tree planting to key roads is provided having regard to the Casey Arterial Roads Tree Strategy;
- Drainage infrastructure is designed having regard to the Urban Stormwater Best Practice Environmental Management Guidelines;
- There is pedestrian connectivity in the form of a pedestrian crossing between the subject land and hospital, having regard to neighbourhood principles ;
- Electricity and telecommunication infrastructure (excluding satellite dishes and mobile phone facilities) are placed underground; and,
- Any tree planting zones identified in the development plan are planted with trees, including large canopy trees, in accordance with a landscape plan approved by the responsible authority.

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Permit conditions

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 of noise and traffic upon local amenity;
- 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 operation of waste collection;
- Site sediment control;
- Litter management; and,
- Any other matters the responsible authority may reasonably require.

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Requirements for development plan

The development plan must provide for, in text or diagrammatic form, or both:

- An explanation of the strategic directions and planning principles of the proposal, addressing;
 - The urban design outcomes sought, including built form, streetscape, land use, ecologically sustainable development, social and civic/public space, safety and accessibility and liveability;
 - The activity outcomes sought;
 - How it is proposed to achieve a diversity of land uses;
 - The integration of the centre with surrounding areas;
 - General constraints and opportunities;
 - The role and composition of the public transport network;
 - The key elements of the public realm, with particular emphasis on its legibility and usability;
 - The integration and maximisation of pedestrian, bicycle and vehicular accessibility as part of the road network.
- A physical framework plan that identifies the main elements of the development plan and shows:
 - The relationship between activities, including the type and location of major and minor tenancies;
 - The location of the internal and external pedestrian system and public space, including the purpose of each space (e.g. play, social/family recreation, sport, visual amenity, etc.) and the setting (e.g. paved area, open parkland etc.);
 - 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, intersection requirements and the cross-section of all roads;
 - General landscaping principles, including recommendations for street furniture, the location of public transport infrastructure and the identification of bus routes, both existing and proposed;
 - The general built form/massing; and,
 - An indication of how the activity system, pedestrian network, transport guidelines, open space network and urban design elements relate 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 floorspace used, and proposed to be used, for retail purposes.

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Reference documents

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.

Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO, 1999.