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SCHEDULE 22 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO22**.

COLLISON ESTATE

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Requirement before a permit is granted

A permit may be granted to use land, construct a building or construct or carry out works before a development plan has been prepared provided the use or development does not prejudice the future use and development of the land in an integrated manner.

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Conditions and requirements for permits

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Application Requirements

An application to subdivide or develop the land must be accompanied by the following information, as appropriate:

- A site analysis plan.
- The proposed subdivision layout for the development.
- An assessment demonstrating that the proposal is generally in accordance with the approved development plan.
- A Cultural Heritage Management Plan if required by the Aboriginal Heritage Act 2006.
- An environmental assessment prepared by an appropriately qualified person(s) that identifies any areas of environmental significance on the land.
- An arboricultural assessment of any significant native vegetation on the land.

The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular application.

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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.
- Where residential uses are proposed, there is a mix of lot sizes as shown or specified in the development plan.
- Any land required for drainage purposes must be transferred to the drainage authority or municipal council at no cost and will not be credited as public open space.
- New roads are designed having regard to the standard cross sections in the *GAA Engineering Design and Construction Manual*.
- Pedestrian paths are provided within new public open space areas.
- Any public land that is created is appropriately landscaped.

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Requirements for development plan

A development plan must either be prepared for the whole site or prepared in the following stages, in no particular order:

- Land north of Garden Street.
- Land between Heather Grove and Garden Street.
- Land between Berwick-Cranbourne Road and Heather Grove.

CASEY PLANNING SCHEME

A development plan should:

- Where residential uses are proposed, provide a range of dwelling types to cater for a variety of housing needs.
- Where non-residential uses are proposed, provide details of the nature of proposed use.
- Incorporate sustainable design features to address water and waste management, solar access and energy saving initiatives, to deliver lower living costs for future residents.
- Create a composition of varied building forms and heights across the site.
- Provide for a high level of internal amenity for future residents.
- Respect the amenity of adjoining interfaces both outside the development plan area, areas of individual stages, by providing for a maximum of 2 storey built form adjacent to or opposite any existing single story residential development.
- Any taller buildings across the balance of the site should be graduated with reference to analysis of shadow, visual amenity impacts and the character of the area.
- Apply appropriate buffer treatments at the interface with any non-residential uses on adjoining properties.
- Create a positive interface to adjacent public open space giving appropriate consideration to issues of safety and surveillance.
- Identify the location of any public open space and locate open space adjacent to pedestrian/cycle pathways.
- Create opportunities for improved access through provision of new pedestrian/cycle pathways and street network that links to the existing networks.
- Incorporate any significant native vegetation into the design of the development including maintaining the long term, sustainable health and condition of existing vegetation.
- Ensure that electricity and telecommunications infrastructure (excluding satellite dishes and mobile phone towers) are placed underground.

Development plan components

The development plan must include the following information:

- An indicative development schedule including the minimum number, type and density of dwellings and the floor area of any proposed non-residential uses.
- A landscape concept plan for the site.
- An Environmentally Sustainable Design (ESD) statement which includes:
 - Proposed initiatives that demonstrate sustainable design features not limited to energy and greenhouse gas emissions reduction, integrated water management, waste and materials, and achievement towards best practice ESD.
- A traffic management report and car parking plan, which includes:
 - Identification of roads, pedestrian, cyclist and vehicle access locations, including parking areas, both internal and external to the site.
 - Any traffic management measures, where required.
 - Location and linkages to public transport.
 - Car parking rates for all uses, including visitor parking.
 - Provision for bicycle facilities.

The following background reports must be produced to inform the development plan:

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- An existing conditions plan identifying current land uses, ownership and tenure and subdivision patterns, surrounding land uses and development, adjoining roads and pedestrian links, public transport routes, topography, and infrastructure provision.
- An assessment against State and local planning policy and strategic frameworks.
- An Aboriginal cultural heritage assessment/archaeological survey.
- An arboricultural assessment of any significant native vegetation on the land.
- A biodiversity assessment identifying native vegetation and threatened species of flora and fauna.
- An environmental report identifying environmental quality, contamination and uses with adverse amenity potential.
- A hydraulic report that identifies existing drainage and groundwater conditions, flow paths, flood extents, flood levels and velocities for existing and proposed conditions.
- A geomorphological study of the land topography and stability.
- A landscape assessment identifying visual setting, features, quality, character, views and vistas.
- A post-contact heritage assessment.
- A social assessment of current and projected housing needs.
- A review of existing and proposed community facilities, services and local and regional infrastructure.
- A passive and active open space needs assessment.
- A transport assessment of existing and proposed roads, public transport routes and interchanges and pedestrian and bicycle paths.
- A utilities capacity assessment including existing and proposed water, sewerage, electricity, gas and telecommunications infrastructure and services.

The development plan for any part of the development area or for any stage of development may be amended from time to time to the satisfaction of the responsible authority.

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Display of Development Plan

Before deciding to approve a development plan, the responsible authority must display the plan for public comment.

Notice of the development plan must be given to the owners and occupiers of adjoining land.

A development plan must be displayed or further information required within 28 days after the plan is received by the responsible authority. The plan must be displayed within 14 days of satisfactory further information being received.

The development plan must be displayed for at least 14 days but no longer than 28 days.

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Decision Guidelines

Before deciding whether a development plan, or amendment to a development plan, is satisfactory, the responsible authority must consider:

- The provisions of this planning scheme including relevant local policies and the objectives set out in Clauses 54 and 55 of the scheme.
- The orderly development of land including management of traffic, car parking, the provision of pedestrian ways and open space.

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- The overall objective for the land to achieve an integrated medium density residential development offering a choice and diversity of housing opportunities and types, appropriate to its setting and achieving a high quality of amenity and urban design.

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Reference documents

Casey Housing Diversity Statement (September 2012), City of Casey

Engineering Design and Construction Manual (November 2012), Growth Areas Authority.