



Cell M Development Plan

Version 2.1

This Development Plan was approved by the City of Casey on 24 March 2009 as the approved Development Plan for the affected land under Clause 43.04 (Schedule 1) of the Casey Planning Scheme

Document Control

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 9705 5200.

Responsible Department – Strategic Development

This version includes all amendments to 24 March 2009

Electronic reference library version 2.1

Preamble

In accordance with a resolution of Council on 21 June 2005 to include definitions of Council, Councillors and Council officers in all Council policy documents, the following definitions are provided:

Council – means Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 1989

Councillors – means the individuals holding the office of a member of Casey City Council

Council officers – means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer.

Previous Revisions

4 March 2003	Adopted by Council
24 March 2009	Amended by Council to reflect changes associated with Amendment C99, remove out of date information and comply with privacy legislation

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1.0 Context

1.1 Statutory Context

The Cell 'M' Development Plan was prepared as a Development Plan under Schedule 1 of Clause 43.04 of the Casey Planning Scheme.

The objectives of this Development Plan only apply to one section of the Cell M Development Plan still covered by the Development Plan Overlay in the Casey Planning Scheme.

1.2 Physical Context

The Cell 'M' Development Plan applies to the area shown on the Physical Framework Plan, comprising the area bounded by Boundary Road to the north, Lysterfield Lake Park to the east, Hallam North Road to the west and Heatherton Road to the south.

The only section of the *Cell 'M' Development Plan* that the Development Plan Overlay applies to is a large parcel of land located between the Melbourne Water pipe track reserve and the southern end of Ebeli Close.

2.0 Aim & Objectives

2.1 Aim

The fundamental aim of this Development Plan is to create a rural-residential living environment consistent with the objectives and standards of the Casey Planning Scheme.

2.2 Objectives

The objectives for the Development Plan are:

- To recognise and enhance the open, rural-residential character of the area to which it applies.
- To provide a local road network suitable to the prevailing low-density, rural-residential living environment. Specifically ensuring that:
 - Ebeli Close and Rockleigh Park Road are constructed as court-heads with a linking emergency vehicle access track and pedestrian access. Measures to deny access between the court-heads for civilian vehicles should be consistent with the rural-residential character of the area.
- To develop a local open space network, including:
 - a suitable link to the nearby Lysterfield Lake Park; and,
 - links to surrounding regional public open space network.

3.0 Physical Framework Plan

The Physical Framework Plan for the Development Plan area (refer to the following page) provides a framework that represents:

- the indicative location of key activities and infrastructure;
- desired relationships between key planning elements; and,
- the linking of elements across title boundaries.

The key elements depicted on the Physical Framework Plan or otherwise described in this document are as follows:















- Low density residential areas.
- Roads and transport, including:
 - the arterial road network;
 - controlled intersections;
 - key local roads;
 - road and tree reserve dimensions;
 - cross-sections; and,
 - the pedestrian/cycle paths/horse riding trails.
- Public open space, including:
 - linear public open space.
- Environment, including:
 - Heritage protection and tree planting requirements.

4.0 Access

All roads must be designed in accordance with Casey's Standard Drawings except where differently specified in this Development Plan.

Figure A
Cell M Development Plan
Physical Framework Plan

Legend

-  Low-density residential
-  Drainage reserve
-  Lysterfield Lake Park
-  Service authority land
-  Transmission line easement
-  Arterial road
-  Collector road
-  Local road (court-head)
-  Tree reserve
-  Road widening
-  Pedestrian link
-  Horse riding trail / pedestrian link
-  Fire access track / pedestrian link
-  Controlled Intersection



Not to scale

