

# MANUKA ROAD DEVELOPMENT PLAN

Adopted 26 May 2026

**ratio:**



Version	No.	Responsible Department	Approved	Date
Manuka Road Development Plan <i>Casey City Council resolved to adopt Manuka Road Development Plan 2026 under Clause 43.04 Schedule 24 of the Casey Planning Scheme on 26 May 2026</i>	1	Strategic Planning and Reform	26/05/2026	26/05/2026

The City of Casey proudly acknowledge the traditional owners, Casey's Aboriginal communities and their rich culture and pays respect to their Elders past, present and future. We acknowledge Aboriginal people as Australia's first peoples and as the traditional owners and custodians of the land on which we work and live.

**Related policies:** Nil

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](http://www.casey.vic.gov.au/policiesstrategies) to ensure that you have the current version. Alternatively you may contact Customer Service on (03) 9705 5200.

PREPARED BY:

**ratio:**



**Image:**  
Bunjil Place, 2019.

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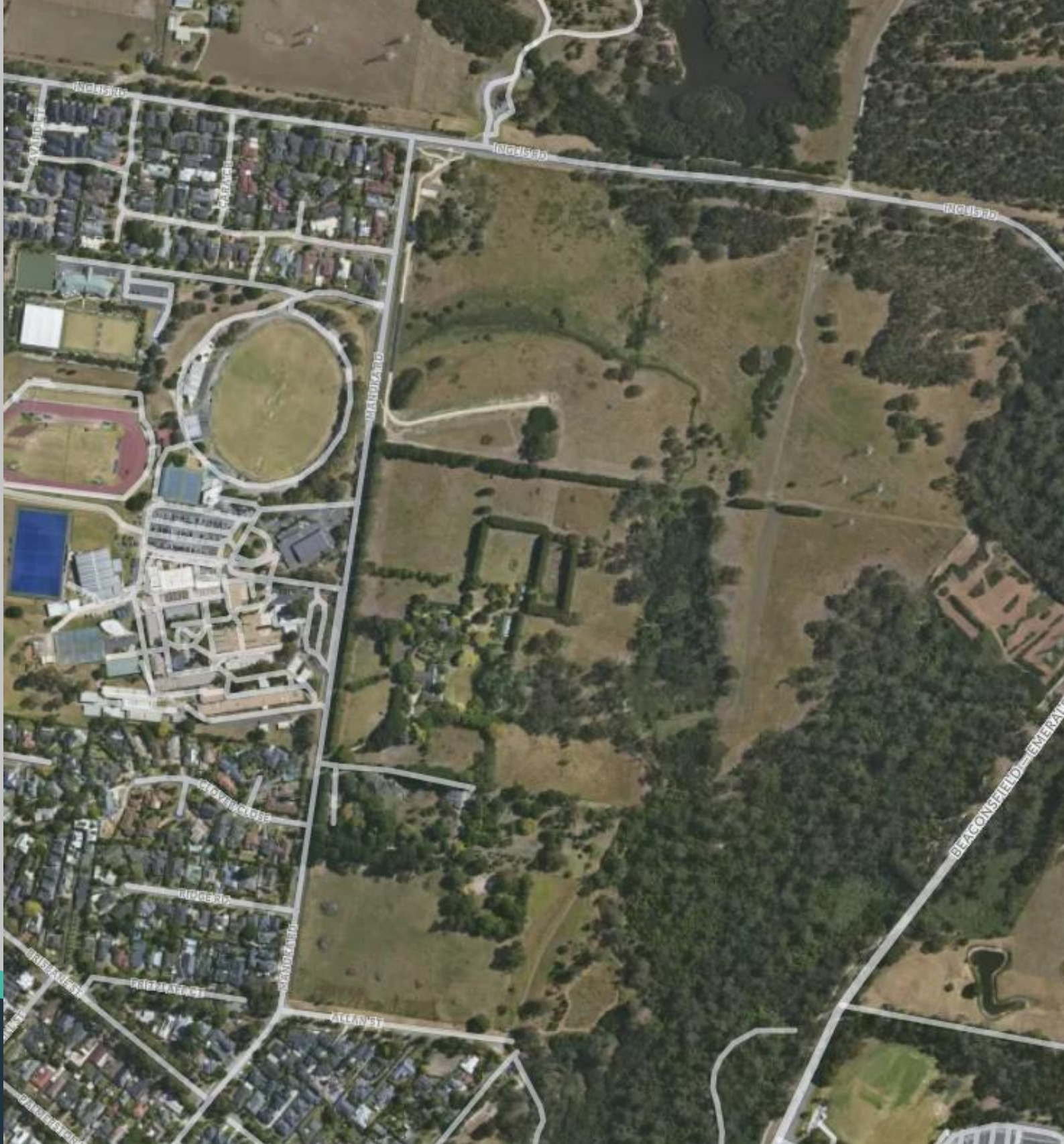
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## Definitions

<b>Connector Road</b>	A higher order local road whose primary function is to distribute traffic between arterial roads and the local road network. Also known as a collector road.
<b>Connectivity</b>	The number of connecting routes within a particular area, often measured by counting the number of intersection equivalents per unit of area. An area may be measured for its 'connectivity' for different travel modes – vehicle, cyclist or pedestrian. An area with high connectivity has an open street network that provides multiple routes to and from destinations.
<b>Council</b>	Casey City Council, being a body corporate constituted as a municipal Council under the <i>Local Government Act 2020</i> .
<b>Development Plan</b>	This document and the listed background documents which provides an overall concept plan of how an area could be developed and can set development strategy guidelines in addition to normal planning requirements. Any future planning application for subdivision and development must be generally in accordance with the approved Development Plan.
<b>Heritage Place</b>	Area subject to a Heritage Overlay.
<b>Encumbered Land</b>	Land that is affected by any easement, landscape features, lease or other condition, limiting its function, use or availability to the public.
<b>Local Access Street</b>	A road or street whose primary function is to provide access to abutting properties.
<b>Permeability</b>	The extent to which the urban structure permits, or restricts, the movement of people or vehicles through an area, and the capacity of the network to carry people or vehicles.
<b>Unencumbered Land</b>	Land (primarily referred to when referring to Public Open Space) that is not affected by any easement, landscape features, lease or other condition that limits its function, use or availability to the public.



# 1 INTRODUCTION

Image: Aerial Imagery, Manuka Road Precinct, 2022

## 1.0 Overview

The Manuka Road Precinct (“the Precinct”) is an existing semi-rural area in the City of Casey, located in the outer south-east region of Melbourne. The Precinct was rezoned in 2021 to allow for residential development. The Precinct is located north-east of the existing residential area of Berwick, adjacent to the urban growth boundary, near Cardinia Creek.

The Development Plan applies to all land within the Development Plan Overlay, Schedule 24 (DPO24). The Precinct yields a total of 18.76 hectares of land, bounded by Manuka Road to the west, Allan Street to the south and the Cardinia Creek Parklands to the north and east, as shown in **Figure 1**.

This Development Plan has been prepared by Ratio Consultants, on behalf of Parklea Berwick, in consultation with the City of Casey.

## 1.1 Purpose

The purpose of a Development Plan is to provide a high-level framework guiding key elements of land use, built form, scale, vegetation, connectivity and servicing provision.

Under this framework, planning permit applications for use and development can be made with Council and more detailed site planning, subdivision and engineering design can take place. The permit application process also enables a more detailed assessment of specific technical matters such as vegetation, heritage and bushfire risk to ensure that the principles and guidelines of this development plan are furthered.

The Manuka Road Development Plan has been prepared in accordance with the requirements of DPO24 and the findings of *Parklea Berwick Pty Ltd v Casey CC [2024] VCAT 287*.

Council must take the Development Plan into consideration when assessing planning permit applications for the subdivision, use or development of land in the area to which it applies.

A permit can only be granted for the subdivision, use or development of land generally in accordance with this Development Plan.

## 1.2 Development Outcomes

The Manuka Road Development Plan intends to deliver additional housing to accommodate the growing needs and demands of Berwick, that appropriately responds to its planning and physical context. The preparation of the Manuka Road Development Plan has been guided by the requirements in DPO24 and the findings of *Parklea Berwick Pty Ltd v Casey CC [2024] VCAT 287*.

It is expected that the Precinct will deliver:

- » Approximately 150-160 lots.
- » Predominantly detached dwellings.
- » A residential population of approximately 446 persons based on an average household size of 2.88 persons.
- » Protection of the historic Clover Cottage and gardens, and historic Minard Villa.
- » Protection of significant native vegetation.
- » High level of integration with surrounding parklands and recreational facilities.
- » Up to 1.17 hectares of open space.
- » Integrated local road network with pedestrian access between Manuka Road and Cardinia Creek parklands.
- » Management of bushfire risk through design and layout.

- » Integrated drainage and stormwater infrastructure designed to meet best practice by treating stormwater before discharge to receiving waterways.

### 1.3 How to Read the Development Plan

As an assessment tool, this Development Plan outlines the following which needs to be considered as part of any future planning applications. The Development Plan is made up of a number of components with Objectives set out in Section 3.1 and Strategy Guidelines set out in Section 4.

**Objectives:** an objective describes the desired outcome to be achieved. Objectives are strongly encouraged to be met and should be complied with.

**Strategy Guidelines:** specify how the objectives should be achieved.

Where Strategy Guidelines are listed, an application for an alternative design solution or outcome envisaged by the Strategy Guideline which meets the objectives, may be considered to the satisfaction of the Responsible Authority.

This approach ensures a robust framework for future development is adopted.

## 1.4 The Development Plan Components



Describes the physical context that will shape the growth of the Manuka Road Precinct.

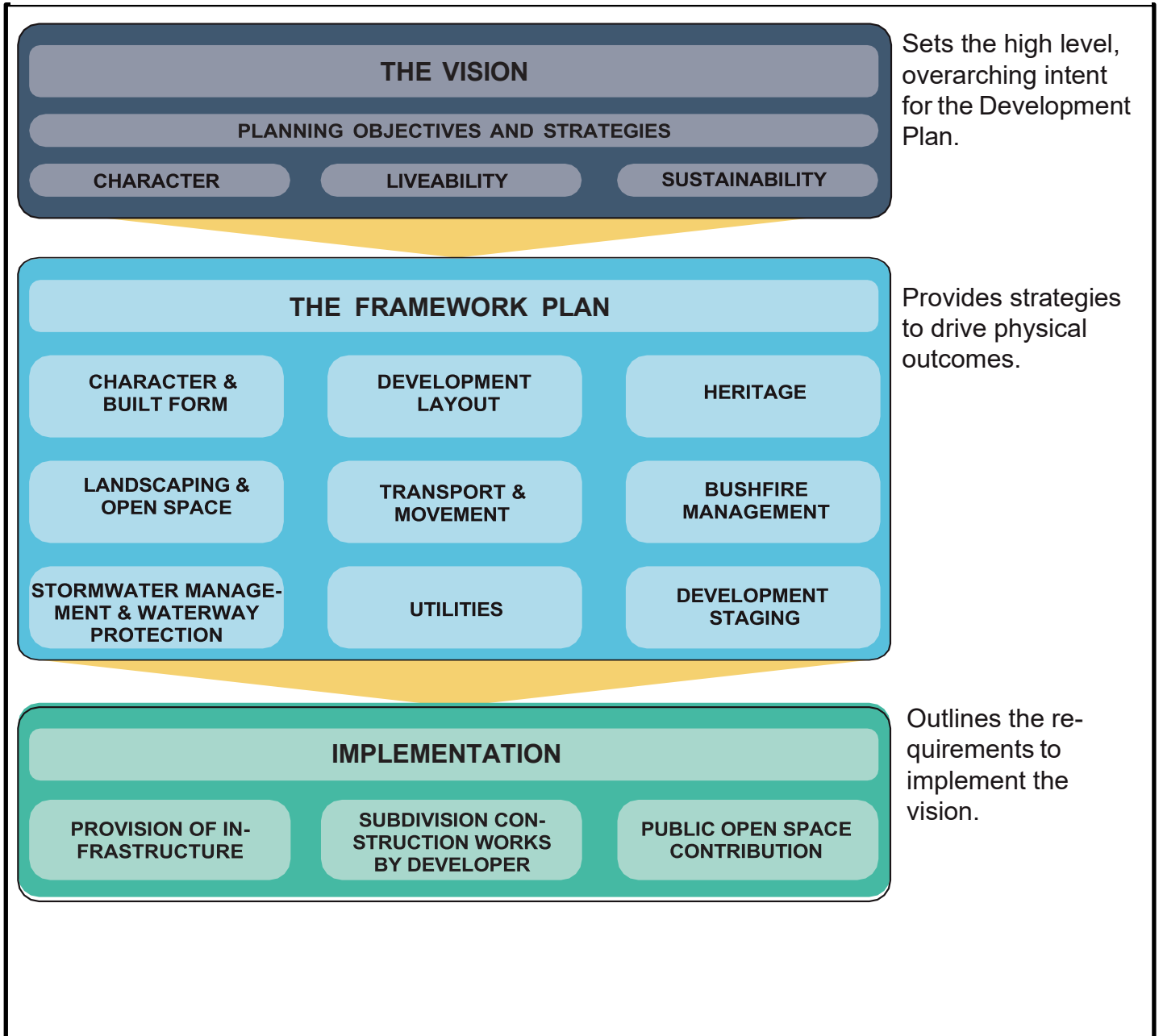


Figure 1 - Aerial of Development Plan Area (the Precinct)





## 2

# LOCAL CONTEXT & SITE ANALYSIS

Image: Clyde Wetlands, 2021.

## 2.1 Surrounding Context

The Precinct is located within an established urban area with access to the following community facilities / amenities (as shown in **Figure 2 - Surrounding Context**):

- » Primary and secondary education facilities including (although not limited to) Berwick Secondary College, St Michael's Catholic School, and Haileybury College.
- » Berwick Village.
- » Edwin Flack Reserve.
- » Cardinia Creek Parklands.
- » Beaconsfield Flora and Fauna Reserve.
- » Holm Road Reserve.
- » Akoonah Park.
- » Beaconsfield Plaza.

Figure 2 - Surrounding Context



## 2.2 Planning Context

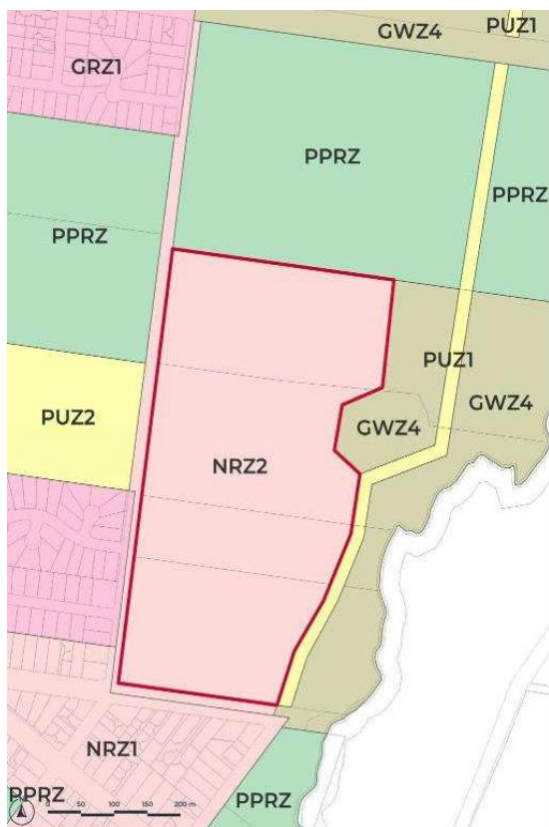
The following planning controls apply to all or part of the land contained within this Development Plan. These controls require planning permit approval for a range of use and development outcomes and must be applied, where applicable.

### Neighbourhood Residential Zone – Schedule 2 (NRZ2)

Schedule 2 of the Neighbourhood Residential Zone (NRZ2) seeks to preserve a predominantly single and double storey character, respecting neighbourhood character, heritage, environmental and landscape characteristics of sites. A permit is required to subdivide land.

The interfaces of the NRZ2 adjoins the Public Park and Recreation Zone (PPRZ) shown to the north and north-west, corresponding to Edwin Flack Reserve and the Cardinia Creek Parklands; Schedule 2 to the Public Use Zone (PUZ2) to the west corresponds to Berwick Secondary College; Schedule 4 to the Green Wedge Zone (GWZ4) is located to the east.

Figure 3 - Zoning



### Development Plan Overlay - Schedule 24 (DPO24)

The DPO24 covers the Precinct and outlines what must be included in the Development Plan for the Manuka Road Precinct before subdivision can occur. This Development Plan has been prepared in accordance with these requirements.

Figure 4 - DPO24



**Bushfire Management Overlay (BMO)**

The Bushfire Management Overlay (BMO) affects the eastern and central areas of the Precinct. A permit is required to subdivide land. The BMO requires the identification of bushfire hazard to minimize risk upon life and property. The Development Plan includes a Bushfire Management Assessment which demonstrates the future development will meet the bushfire management requirements and guidelines of the Casey Planning Scheme.

**Figure 5 - BMO**



**Significant Landscape Overlay – Schedule 4 (SLO4)**

Schedule 4 of the Significant Landscape Overlay (SLO4) affects the Berwick Township and Environs including the Precinct and adjoining NRZ land to the south-west of the Precinct. The SLO4 seeks to protect and enhance the visual dominance of tall mature Australian and exotic trees within private properties and roadways. A permit is required (subject to exemptions) to remove, destroy or lop any tree of substantial size or to construct a front fence.

**Figure 6 - SLO**



**Heritage Overlay (Schedules 49 & 50)**

Schedule 49 (HO49) of the Heritage Overlay affects the central part of the Precinct, seeking to protect the historic 'Clover Cottage'. Schedule 50 of the Heritage Overlay (HO50) affects the northern part of the Precinct and seeks to protect the historic 'Minard dwelling'.

**Figure 7 - HO49 & HO50**



**Land Subject to Inundation Overlay (LSIO)**

The Land Subject to Inundation Overlay (LSIO) affects the north-eastern corner of the Precinct. The LSIO seeks to ensure development minimises flood damage by providing adequate drainage management measures which do not impact on the local amenity and the environment.

**Figure 8 - LSIO**



## 2.1 Additional Documents

### Plan for Victoria

*Department of Transport & Planning, 28 February 2025*

Plan for Victoria is a strategic land use plan for Victoria which focuses on creating more homes near transport, jobs and services in vibrant, sustainable communities. Plan for Victoria is structured around the following five key pillars:

- » Self-determination and caring for Country.
- » Housing for all Victorians.
- » Accessible jobs and services.
- » Great places.
- » Sustainable environments.

### Victorian Housing Statement

*Department of Premier and Cabinet, September 2023*

The Victorian Housing Statement, released in September 2023, seeks to provide for greater housing supply to support the projected population growth. The key areas of focus are listed below:

- » Increased Housing Supply
- » Affordability
- » Protecting Renters Rights
- » Long-Term Planning

### Cardinia Creek Regional Parklands Future Directions Plan

*Cardinia Creek Regional Parklands Partnership Group, December 2022*

The Cardinia Creek Regional Parklands is immediately adjacent to the north and east of the Precinct (see **Figure 9 – Cardinia Creek Regional Parklands Future Directions Plan 2022** below).

The Future Directions Plan sets out a vision, principles, and directions for the expansion, establishment and management of the parklands to be achieved by 2040. The Future Directions Plan envisages a wetland area to the north of the Precinct and a shared user path running along the Melbourne Water pipetrack to the east (subject to feasibility and detailed assessment).

Figure 9 - Cardinia Creek Regional Parklands Future Directions Plan 2022



Source: Figure 13 of the Cardinia Creek Regional Parklands Future Directions Plan 2022

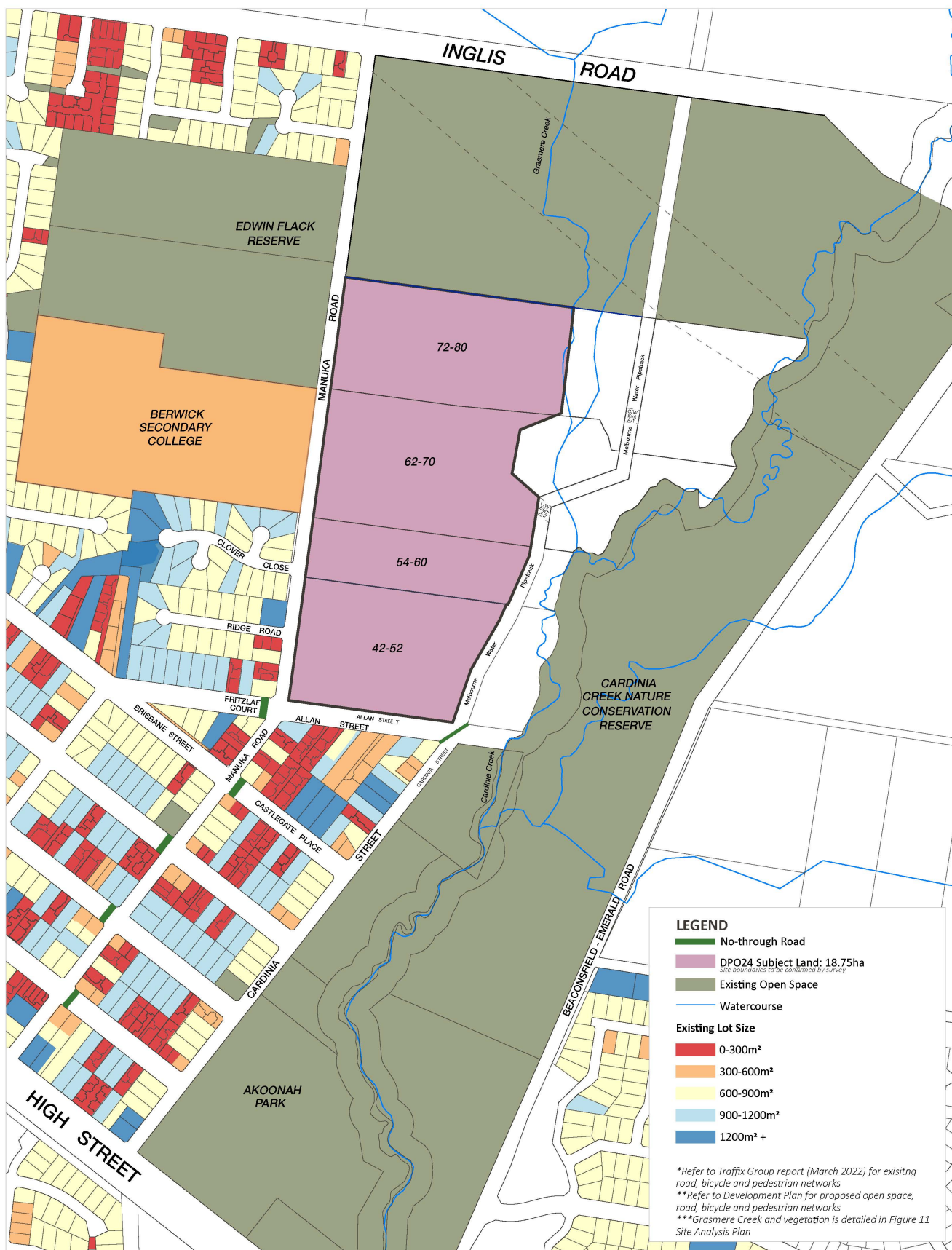
## 2.2 Background Documents

This Development Plan (DP) has been prepared by Ratio Consultants Pty Ltd on behalf of Parklea Berwick in conjunction with the City of Casey. The DP has been informed and guided by the following specialist assessments, as required by DPO24:

- » Local Context Plan, prepared by Veris, 2025
- » Site Analysis Plan, prepared by Veris, 2025
- » Landscape Impact Assessment, prepared by Veris, 2025
- » Stormwater Management Plan, prepared by SMEC, 2025
- » Review of HO49 & HO50 Manuka Road Berwick, prepared by Context, 2017.
- » Landscape Concept Plan, prepared by Human Habitats, 2025
- » Traffic Impact Assessment, prepared by Traffix Group, 2025
- » Bushfire Assessment, prepared by XWB Consulting, 2025
- » Servicing Infrastructure Report, prepared by SMEC, 2025
- » Flora & Fauna Assessment, prepared by ID Ecological, 2025
- » Arboricultural Reports, prepared by Greenwood Consulting, 2025
- » Cultural Heritage Management Plan, prepared by Tardis Archaeology, 2025.



Figure 10 - Context Plan



Local Context & Site Analysis Plan DPO24 - Sheet 2

Including existing easements, electricity transmission lines, adjacent land use and development patterns, existing open space  
 42-80 Manuka Road | Berwick  
 328131 | 328131UDSE | Version E | 06.03.26

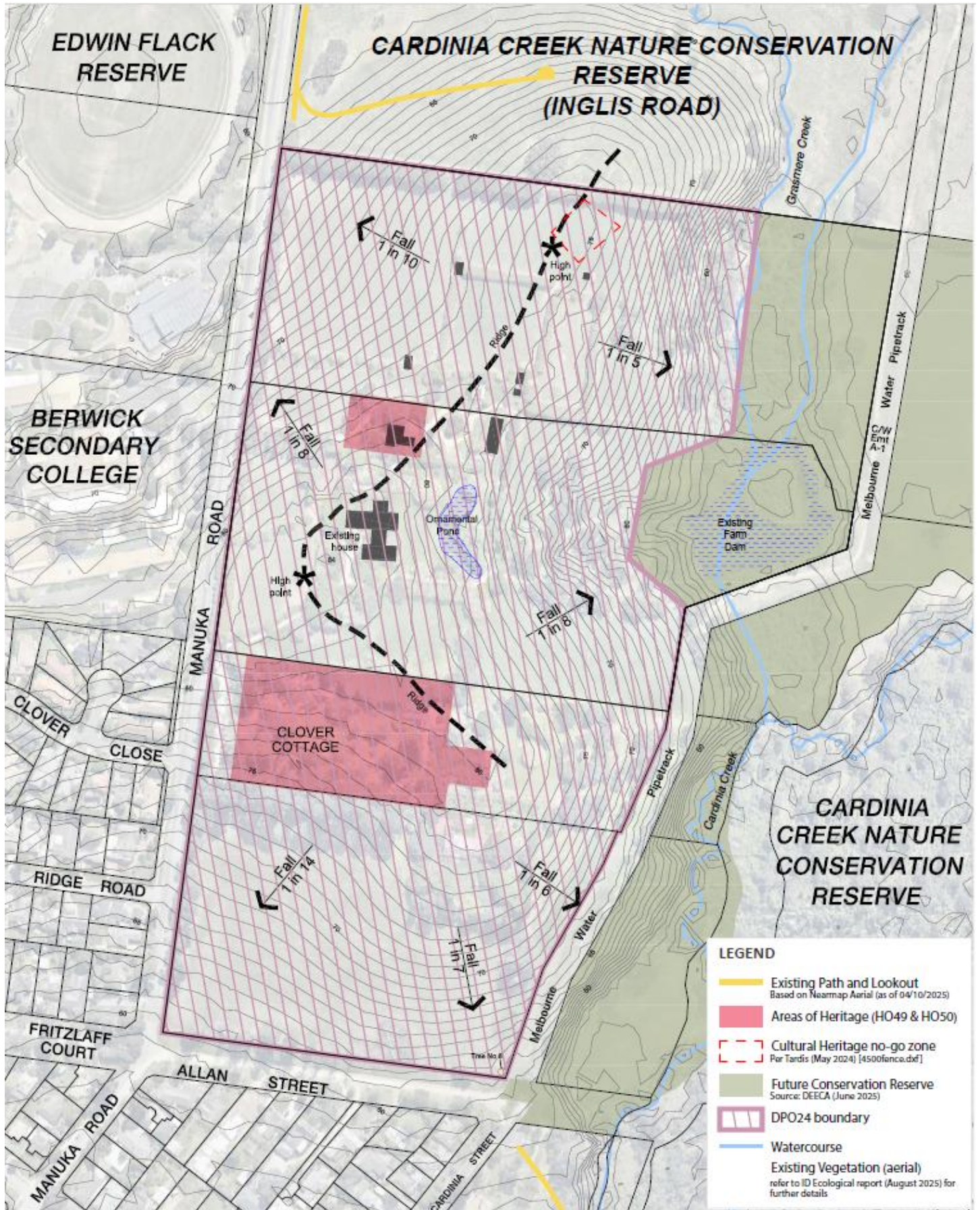
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Note: This is an indicative plan only based on the Planning Zones/Overlays and the PSP Guidelines (VPA). This plan and areas shown are subject to survey.

**parklea.**

**veris**

Figure 11 - Site Analysis Plan



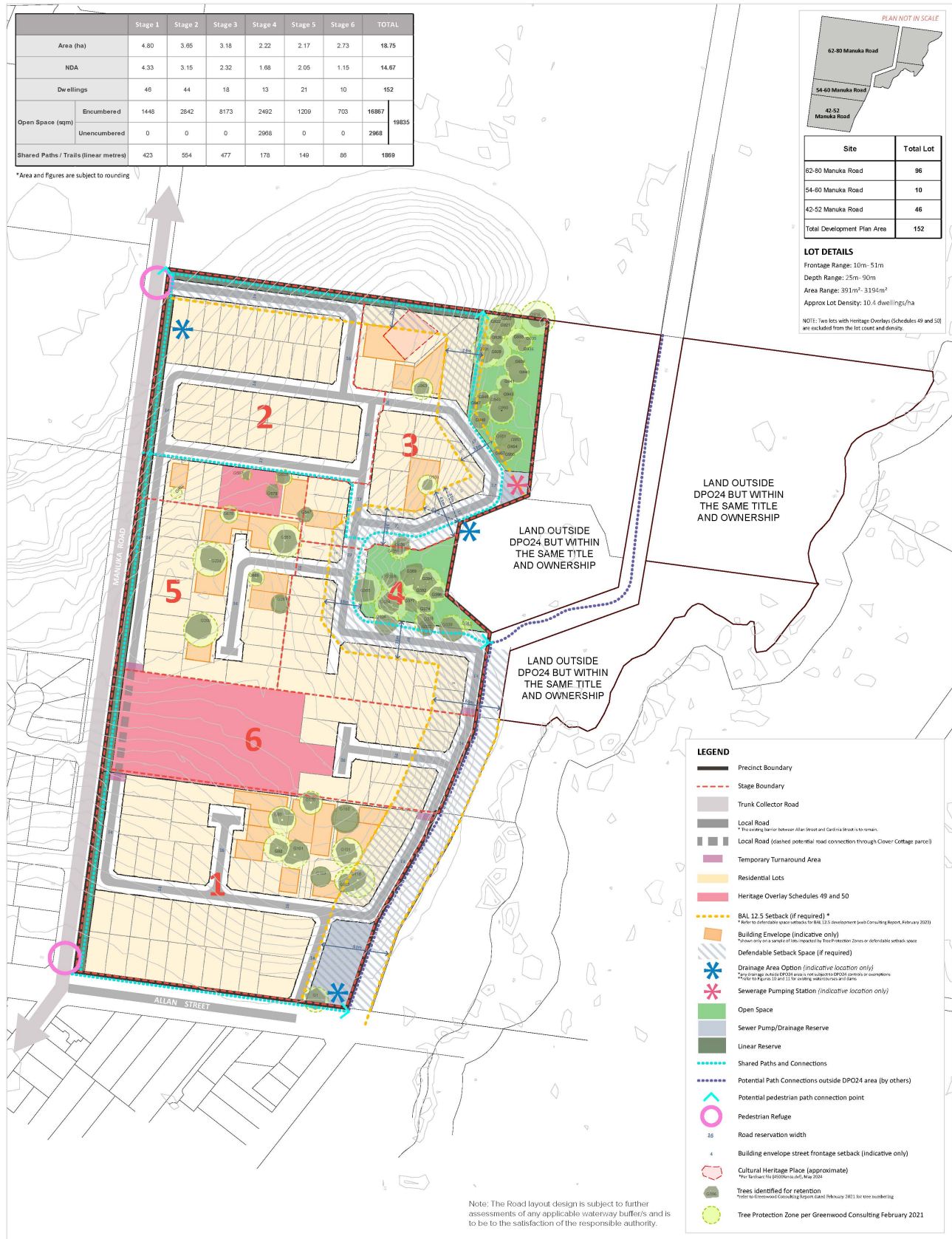


# 3

# URBAN STRUCTURE

Image: Hunt Club Wetlands, 2021.

Figure 12 - Urban Structure Plan



Development Plan

42 - 80 Manuka Road | Berwick  
 328131 | 328131UDYO | Version O | 17.04.26

1:3,000@ A3



Note: Plan to be read in conjunction with text of Development Plan.  
 This is an indicative plan only based on the Planning Zones/Overlays. This plan and areas shown are subject to survey and rounding. Tree data per Veris survey "3110545.dwg", May 2024 and other sources.  
 The current property boundaries are based on DCMB data and are subject to survey realignment.

Damon Land Pty Ltd





## **VISION**

**The Precinct delivers high quality housing that will sit comfortably within the surrounding residential area, having regard to the Cardina Creek Parklands and adopting heritage and environmental conservation outcomes.**

This vision will be realised through the future urban structure, shown at **Figure 12 – Urban Structure Plan**. This plan, along with the objectives and guidelines within this document outlines the key planning and design principles and infrastructure components for future development.

The overarching objectives for the Manuka Road Development Plan are outlined in the below table.

### 3.1 Objectives

Character	
<b>O1</b>	To create a vibrant, safe and attractive urban environment.
<b>O2</b>	To ensure the development layout consists of lots of a sufficient size to enable the establishment of new vegetation positively contributing to the landscape character of the precinct.
<b>O3</b>	To provide a high quality, iconic and contemporary built form, comprising predominantly detached dwellings.
<b>O4</b>	To protect the highly valued character of existing heritage properties.
<b>O5</b>	To capture significant views to the Cardinia Valley through building layouts and envelopes that respond to the landscape character.
Integrated	
<b>O6</b>	To create connections within the Precinct to nearby open spaces and community facilities.
<b>O7</b>	To encourage non-vehicle journeys by providing safe and efficient pedestrian and cycle pathways within the Precinct.
<b>O8</b>	To create a clear and legible internal road network that integrates with the existing road network.
<b>O9</b>	To develop land parcels in a coordinated and cohesive manner.
Sustainable	
<b>O10</b>	To protect and enhance the existing landscape that is characterised by a number of trees and native vegetation.
<b>O11</b>	To provide ample landscaping for private open spaces on lots.
<b>O12</b>	To encourage building design which is guided by environmental and infrastructure considerations.
<b>O13</b>	To encourage the integration of water sensitive urban design into new development.
<b>O14</b>	To protect and enhance the biodiversity and waterway values of Grasmere Creek and Cardinia Creek corridors.

### 3.2 Development Staging & Summary Land Budget

The broad indicative land use budget is summarised in **Table 1 - Summary Land Budget** and provides an overview of the land required for residential development, public open space and supporting infrastructure. The budget is an estimate and should only be used as a guide as the exact area and percentages of each general land use may change as part of future planning permits for subdivision.

As shown in the Urban Structure Plan, at **Figure 12 – Urban Structure Plan**, the Precinct, once fully developed is expected to deliver approximately 150-160 lots.

The Urban Structure Plan depicts the anticipated stages of the development, with an average of 25 lots / dwellings per stage. An estimated land use and public open space budget and dwelling density calculations, per stage, is presented in **Table 2 - Land Use Budget Table Per Stage**. The figures presented in **Table 2 - Land Use Budget Table Per Stage** are subject to change as spatial requirements are further detailed at the planning permit stage.

The Urban Structure Plan also depicts a diversity in residential lot sizes. An Indicative Lot Size Plan is included at **Appendix A**. The number of lots in total, and number of lots within each size range, is indicative only and is subject to change as part of further detailed design work.

**Table 1 - Summary Land Budget**

Description	Hectares (Ha)	Percentage of total area (%)
Residential & Local Roads	15.49	83%
Heritage	1.76	9%
Open space	1.17	6%
Integrated Water Management	0.34	2%
<b>Total Precinct Area</b>	<b>18.76</b>	<b>100%</b>

**Table 2 - Land Use Budget Table Per Stage**

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	TOTAL		
Area (ha)	4.80	3.65	3.18	2.22	2.17	2.73	<b>18.750</b>		
Dwellings	46	44	18	13	21	10	<b>152</b>		
Open Space (sqm)	Encumbered	1448	2842	8173	2968	1209	703	<b>17343</b>	<b>19835</b>
	Unencumbered	0	0	0	2492	0	0	<b>2492</b>	
Shared Paths / Trails (linear metres)	244	469	361	178	N/A	N/A	<b>1252</b>		



# 4

# FRAMEWORK PLAN

**Image:** Housing Frame in Cranbourne, 2020.

This section establishes the overarching Framework Plan to realise the vision and objectives for the Manuka Road Precinct ('the Precinct'). It forms part of the Urban Structure Plan, summarises the approach through the strategy guidelines structured into relevant categories.

### 4.1 Character & Built Form

This section sets out the Strategy Guidelines for the Precinct.

Strategy Guidelines	
<b>SG 1</b>	The subdivision layout should be consistent with the existing subdivision pattern of the area.
<b>SG2</b>	Larger lots should be located at the eastern edges of the Precinct to transition to the urban edge.
<b>SG3</b>	Dwellings should range in heights of 1-2 storeys.
<b>SG4</b>	Dwellings should consist of varying setbacks and frontages (including landscaping).
<b>SG5</b>	Front fencing should be no more than 1.2 metres in height.
<b>SG6</b>	Dwellings should be constructed with materials consistent with the existing character of the broader area (which may include brick and rendered brick façade and terracotta / clay tile roofing), informing relevant design guidelines and / or Memorandum of Common Provisions.
<b>SG7</b>	Front fencing should be constructed of permeable materials of at least 25% transparency: <ul style="list-style-type: none"> <li>- For lots adjacent to open spaces, front fencing to be constructed of at least 50% transparency.</li> <li>- For lots along the western linear landscape reserve or where there is a heritage interface, front fencing to be constructed of at least 70% transparency.</li> </ul>
<b>SG8</b>	Outbuildings on a corner lot should be offset by a minimum of 2 metres from secondary frontages.

### 4.2 Development Layout

Strategy Guidelines	
<b>SG9</b>	The subdivision layout and building envelopes for residential properties are encouraged to front public land (i.e. parkland, drainage reserves, and any easements that are available for public use).
<b>SG10</b>	Lots and road reserves should be designed to allow for: <ul style="list-style-type: none"> <li>• maintaining existing trees and vegetation, where practicable;</li> <li>• encouraging the establishment of garden areas (minimum 25% for lots below 400sqm);</li> <li>• establishing new vegetation which positively contributes towards the landscape character of the area.</li> </ul>
<b>SG11</b>	Lot layouts should minimise crossovers by grouping crossovers with neighbouring lots, where practical.
<b>SG12</b>	Residential corner lots should position garages close to the side boundary adjoining a neighbouring lot.
<b>SG13</b>	Buildings interfacing the perimeter road should provide an active frontage via treatment of the front façade.

### 4.3 Heritage

This section sets out the built form and heritage strategic guidelines for the Precinct, ensuring an appropriate and respectful response for future residential development.

Strategy Guidelines	
<b>SG14</b>	Conservation Management Plans which address the urban design treatment of the residential interfaces with heritage places are to be prepared and implemented prior to development of those

lots (per Context assessment dated May 2017).

conservation land should be landscaped with indigenous trees and indigenous or native shrubs and ground covers.

**SG15** Buildings on lots that abut a heritage place should be setback at least 2 metres from the heritage place and present as single storey within 5 metres from the heritage place.

**SG24** Subdivision should provide an 8-metre-wide linear tree reserve planted with canopy trees along the Precinct's northern and western boundaries to the satisfaction of the Responsible Authority.

**SG16** Areas of heritage significance must be protected and managed, including during the construction phase to the satisfaction of the Responsible Authority.

**SG25** Canopy trees should be planted adjacent to the southern boundary of the Precinct, within the road reserve of Allan Street from Manuka Road to the southern access point to the Precinct.

**SG17** Lots that share an interface with a heritage place, where not separated by a road, should provide semi-permeable fencing (minimum 70 per cent permeability) or demonstrate other means, including vegetation, that will be implemented to retain a visual connection to the heritage place from the public realm.

**SG26** Encourage the use of a mixture of indigenous, native and exotic species with demonstrated sustainability for the area on lots which are not adjacent to existing parkland and conservation land, to the satisfaction of the Responsible Authority. The proposed species palette to complement existing landscaping in the surrounding area is shown at Figure 13B.

**SG18** Where possible, avoid rear yards of new developments addressing principal elevations of existing heritage buildings.

**SG27** Encourage the provision of space for gardens within residential front and side setbacks. Each residential lot should include a minimum of 1 canopy tree planted in a deep soil area of 12 square metres. The canopy tree should be able to reach a height of at least 6 metres and achieve a canopy width of at least 4 metres at maturity. A demonstration of how tree planting zones within private lots are to be established and managed is shown at Figure 13C.

**SG19** Any new access roads that intersect the Heritage place are not to be detrimental to heritage significance.

**SG20** Development should be in accordance with the applicable Cultural Heritage Management Plan.

**SG28** The proposed species palette to complement existing landscaping in the surrounding area is shown at Figure 13B.

**SG29** Subdivision applications should incorporate landscaping concepts for public areas, as those concepts are shown in Figure 13D.

#### 4.4 Landscaping and Open Space

Landscaping makes an important contribution to an area's liveability, amenity and environment. In addition, the landscaping will provide sustainability benefits by reducing the heat island effect.

A number of public open space areas along the Precinct's boundaries and within its central area are also provided, which will enhance the treed character of the area and connect to active transport links through the Precinct.

**SG 30** Street lighting design and placement adjacent to parkland and conservation areas interfaces should consider potential impacts to nocturnal wildlife.

#### Strategy Guidelines

**SG21** Existing trees of high retention value should be retained as shown by the Urban Structure Plan at **Figure 12** and the Landscape Concept Plan at **Figure 13**, where practicable.

**SG22** Streetscape planting should complement and integrate with adjoining parkland design.

**SG23** Lots adjacent to existing parkland and

Figure 13A - Landscape Concept Plan

- LEGEND**
- PRECINCT BOUNDARY
  - OPEN SPACE AREA
  - PROPOSED 8M TREE RESERVE AREA
  - SHARED DRINK AND CONNECTIONS
  - CLOVER COTTAGE SECTION OF SHARED PATH DELIVERED BY OTHERS
  - WATERBODY / WATERCOURSE EXTENTS (AS PER SURVEY)
  - PROPOSED LOTS
  - EXISTING TREES TO BE PROTECTED AND RETAINED
  - PROPOSED DECIDUOUS STREET TREE SPECIES AS PER COUNCIL PREFERRED STREET TREE PLANTING PALETTE
  - PROPOSED EVERGREEN STREET TREE SPECIES AS PER COUNCIL PREFERRED STREET TREE PLANTING PALETTE
  - PROPOSED INDIGENOUS EVERGREEN BUFFER SPECIES AS PER BUSHSHIRE REQUIREMENTS WHERE RELEVANT

- PROPOSED STREET TREE PLANTING PALETTE**
- INDIGENOUS TREE SPECIES  
EUCALYPTUS LUCIDOXYLON\*  
YELLOW GUM  
H: 12M X W: 8-12M
  - BRACHYCHITON POPULANEUS  
KURRAJONG  
H: 12M X W: 8M
  - ANGOPHORA HISPIDA  
DWARF APPLE MYRTLE  
H: 8M X W: 6M
  - EXOTIC DECIDUOUS TREE SPECIES  
FRAXINUS PENNSYLVANICA URDELL 'URBANITE'  
URBANITE ASH  
H: 10-15M X W: 6-12M

REFERENCE: CITY OF CASEY TREE MANUAL - APPENDIX 9 - RECOMMENDED TREE SPECIES PALETTE

REV	DESCRIPTION	DATE	DATE
A	FOR COUNCIL ENDORSEMENT	17/11/23	17/12/23
B	FOR ENDORSEMENT	17/09/26	
C	FOR ENDORSEMENT REVISED	19/11/23	
D	FOR ENDORSEMENT REVISED	17/12/23	

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**42 - 80 Manuka Road, Berwick**  
Sheet 1 - Landscape Concept Plan



Figure 13B - Species Palette

PLANTING SCHEDULE			
Code	Botanical Name	Common name	Size at maturity (HxW)
<b>TREES (TO BE SELECTED FROM)</b>			
ACA man	Acacia mangium	Hickory Wattle	8m x 7m
ACA pyc	Acacia pycnantha	Golden Wattle	8m x 5m
ALL fir	Allocasuarina littoralis	Black She-Oak	8m x 5m
ANG his	Angophora hispida	Dwarf Apple Myrtle	5m x 6m
BRA pap	Brachycton populineus	Kurrajong	12m x 7m
WAT flo	Waterhousea floribunda	Weeping Lilly Pilly	8m x 5m
BET pen	Betula penula "Dalecarlica"	Cut Leaf Birch	10m x 10m
CER sil	Cercis siliquastrum	Judas Tree	12m x 10m
MAL ioe	Malus ioensis "Plena"	Bechtel Grab Apple	6m x 4m
GRA Moo	Grevillea "Moonlight"	Moonlight Grevillea	3-4m x 2-3m
HAK lau	Hakea laurina	Pincushion Hakea	6m x 3m
EUC cam	Eucalyptus camaldulensis	River Red Gum	25m x 15m
EUC cep	Eucalyptus cephalocarpa	Silver leaf Stringybark	13m x 8m
EUC leu	Eucalyptus leucocylon	Yellow Gum	5-12m x 8-12m
EUC obl	Eucalyptus obliqua	Messmate	30m x 20m
EUC pyr	Eucalyptus viminalis var. pyroriana	Coast Manna Gum	16m x 12m
FRA exc	Fraxinus excelsior "Aurea"	Golden Ash	10m x 7m
FRA orn	Fraxinus ornus	Flowering Ash	10m x 5m
FRA pen	Fraxinus pennsylvanica "Urbdeil"	Urbanite Ash	10-15m x 8-12m
GLE tri	Gleditsia triacanthos "Sunburst"	Golden Honey Locust	15m x 7m
ULM par	Ulmus parvifolia	Chinese Elm	14m x 4m
ZEL ser	Zelkova serrata	Japanese Zelkova	14m x 12m
<b>SHRUBS, TUFTING GRASSES (TO BE SELECTED FROM)</b>			
ACA ver	Acacia verticillata	Prickly Moses	5m x 5m
ANI Kan	Anigazanthus spp. Kangaroo Paw	Kangaroo Paw	1.8m x 0.9
BAN mar	Banksia marginata	Silver Banksia	10m x 5m
BAN ser	Banksia serrata	Saw Banksia	6m x 4m
CAL cit	Callistemon citrinus	Lemon Scented Bottlebrush	5m x 4m
CAS arc	Cassinia arcuata	Drooping Cassinia	3m x 2m
CAS gla	Casuarina glauca	Swamp Sheak	20m x 6m
COR alb	Correa alba	White Correa	1.5m x 2.5m
GOO ova	Goodenia ovata	Hop Goodenia	1m x 3m
GRE bar	Grevillea barklyana	Gully Grevillea	10m x 3m
GRE Poo	Grevillea "Pooinda Beauty"	Pooinda Beauty	1.5m x 1.5m
GRE Rob	Grevillea sp. "Robyn Gordon"	Robyn Gordon	1.5m x 1.5m
IND aus	Indigofera australis	Austral Indigo	2m x 2m
LEP can	Leptospermum continentale	Prickly Tea Tree	4m x 1.5m
LEP myr	Leptospermum myrsinoides	Heath/Silky Tea Tree	2m x 3m
LEP pet	Leptospermum petersonii	Lemon Scented Tea Tree	5m x 2.5m
LEU eri	Leucopogon ericoides	Pink Beard Heath	0.8m x 0.8m
MEL eri	Melaleuca ericifolia	Swamp Paperbark	9m x 5m
OLE lir	Oleandra lirata	Snowy Daisy Bush	2m x 5m
SOL avi	Solanum aviculare	Red Kangaroo Apple	8m x 5m
WES fru	Westringia fruticosa	Native Rosemary	2m x 4m
<b>GROUNDCOVERS &amp; CLIMBERS (TO BE SELECTED FROM)</b>			
CAR app	Carex appressa	Tall Sedge	1m x 1m
LOM lon	Lomandra longifolia	Spiny-headed Mat-rush	1m x 1.2m
THE tri	Themeda triandra	Kangaroo Grass	1m x 0.5m
JUN pal	Juncus pallidus	Pale Rush	2m x 0.5m
HAR vio	Hardenbergia violacea	Purple Coral Pea	4m x 4m
CLE ari	Clematis aristata	Old Man's Beard	Climber
COR sco	Coronidium scorpioides	Button Everlasting	0.3m x 0.3m
GER sol	Geranium solanderi var. solanderi	Austral Crane's Bill	Stems to 50cm long

Plant species were in part selected from the City of Casey Indigenous Plant Guide and The City of Casey Tree Manual.

Figure 13C - Demonstration of Tree Planting Zones and Management

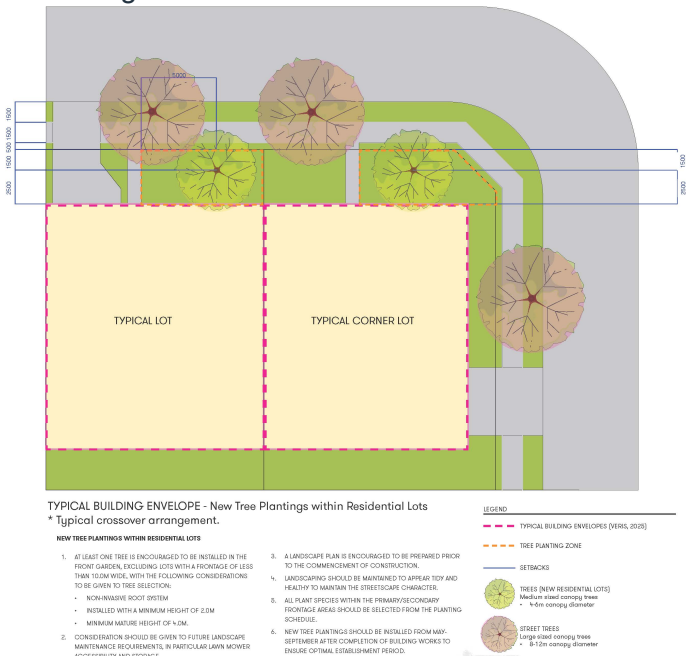
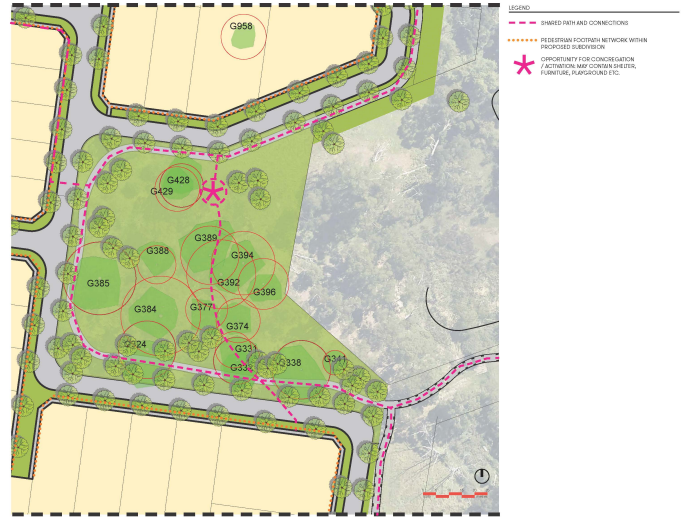


Figure 13D - Concepts for Public Areas



## 4.5 Transport & Movement

The following strategy guidelines seek to ensure that the Precinct achieves legible and permeable pedestrian, cyclist and vehicular connectivity throughout the Precinct, building on and connecting to the existing road network of Berwick.

### Strategy Guidelines

**SG31** Access to residential lots should be provided via the internal road network, except for lots adjacent to Allan Street, and generally in accordance with the road hierarchy as shown at **Figure 14 – Proposed Road Hierarchy**

**SG32** The relevant subdivision application should address the upgrade of the northern side of Allan Street (including carriageway) from Manuka Road to the southern access point to the Precinct, to provide for a standard consistent with the surrounding local streets, including the preservation of the existing vehicular barrier between Allan Street and Cardinia Street, to the satisfaction of the responsible authority.

---

**SG33** Subdivision applications are encouraged to provide minimum 2.5 metre wide shared user path connections through the Precinct and to the surrounding streets, the Cardinia Creek Parklands and the Melbourne Water pipeline reservation (where consented to by the relevant authority), generally in accordance with **Figure 12 - Urban Structure Plan**.

---

**SG34** The relevant subdivision applications / stages should provide for the Allan Street / Manuka Road intersection upgrade and the proposed northern access street / Manuka Road intersection to the satisfaction of the responsible authority, generally in accordance with the concept layouts shown in **Figures 16A -16B**.

---

**SG35** The internal roads within the Precinct (including perimeter road) should be designed generally in accordance with the cross sections shown in **Figures 15A – 15D**, which provide for:

- » Traffic safety devices as required by the Responsible Authority to indicate to motorists that they are in a low-speed environment.
  - » Space for pedestrians, tree planting and car parking (including adjacent to public open space, such as the Cardinia Creek Parklands).
  - » Limited understorey planting along road frontages to improve visual surveillance.
  - » The inclusion of indigenous, native or exotic trees with demonstrated sustainability for the area on both sides of the street, generally in accordance with the preferred species palette included in **Figure 13B**.
-

Figure 14 – Proposed Road Hierarchy



Figure 15A - Internal / Perimeter Street Cross Section – Local Access Street Level 1 (16m)

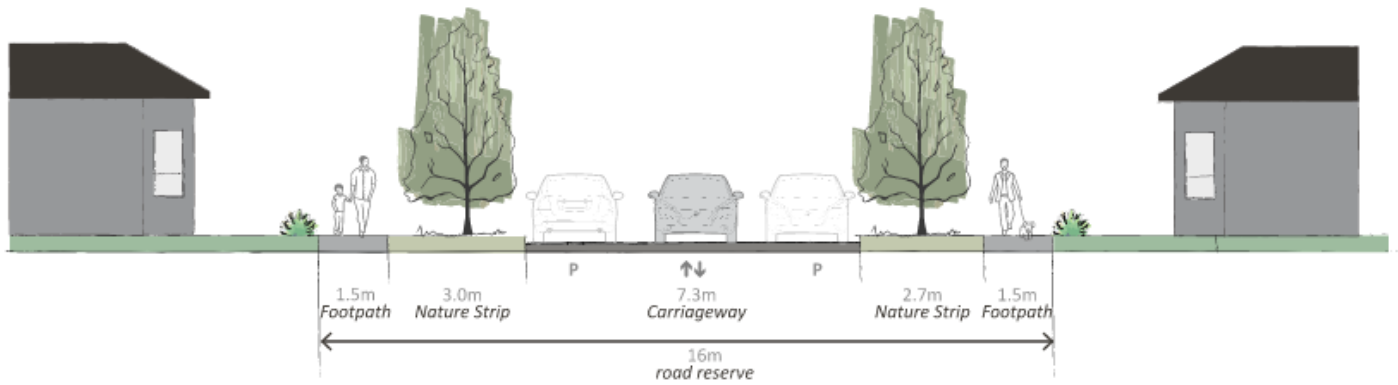


Figure 15B - 'Park Interface Street indicative cross section (if required)'

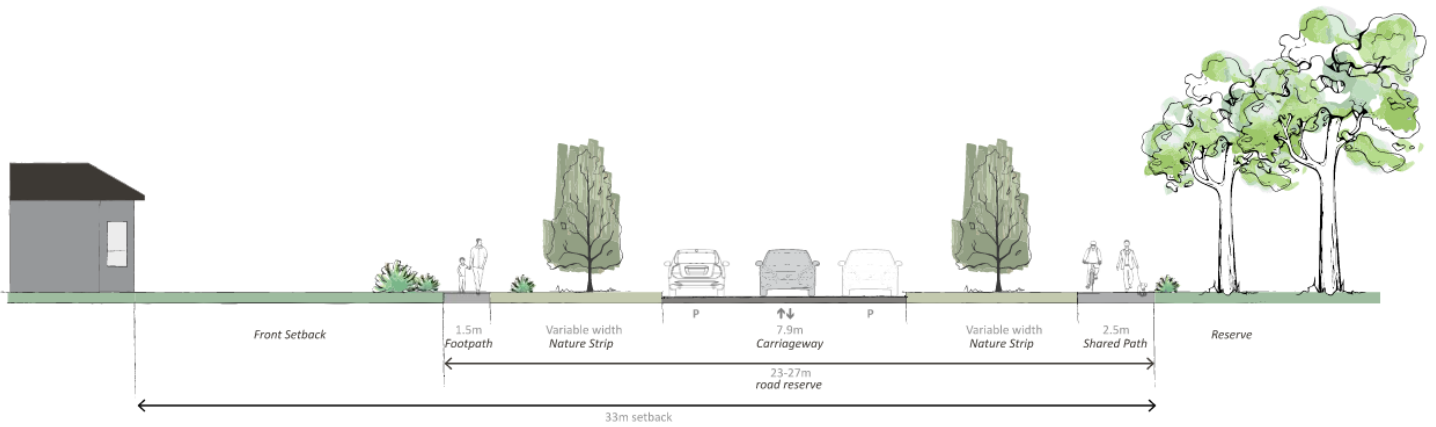


Figure 15C - Internal Perimeter Street Cross Section – Local Access Street Level 1 (14m)

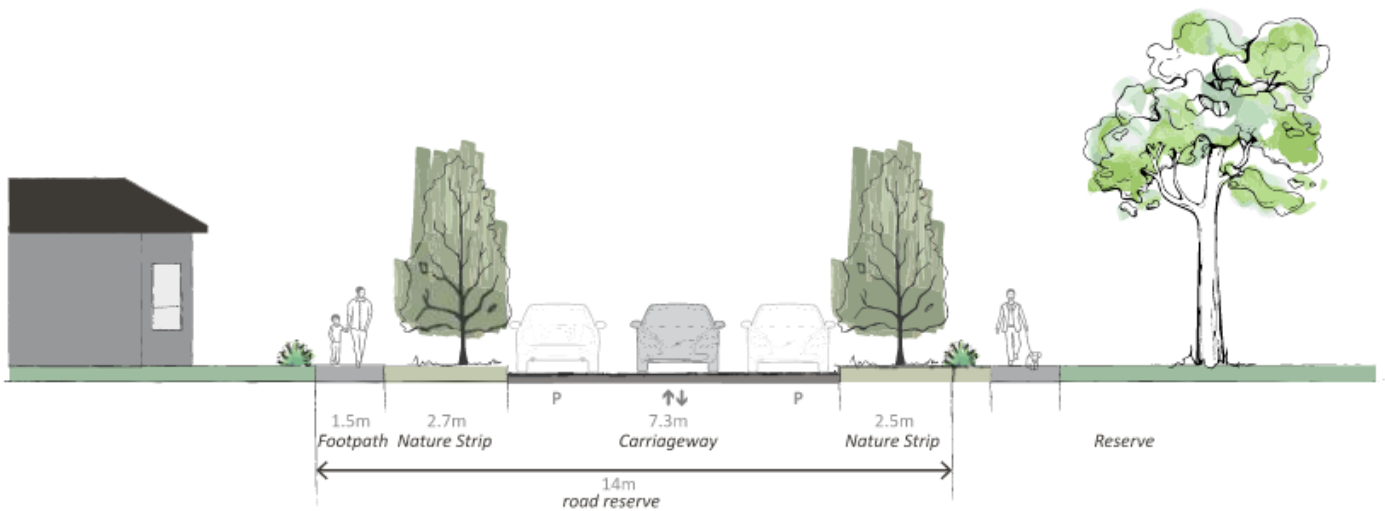
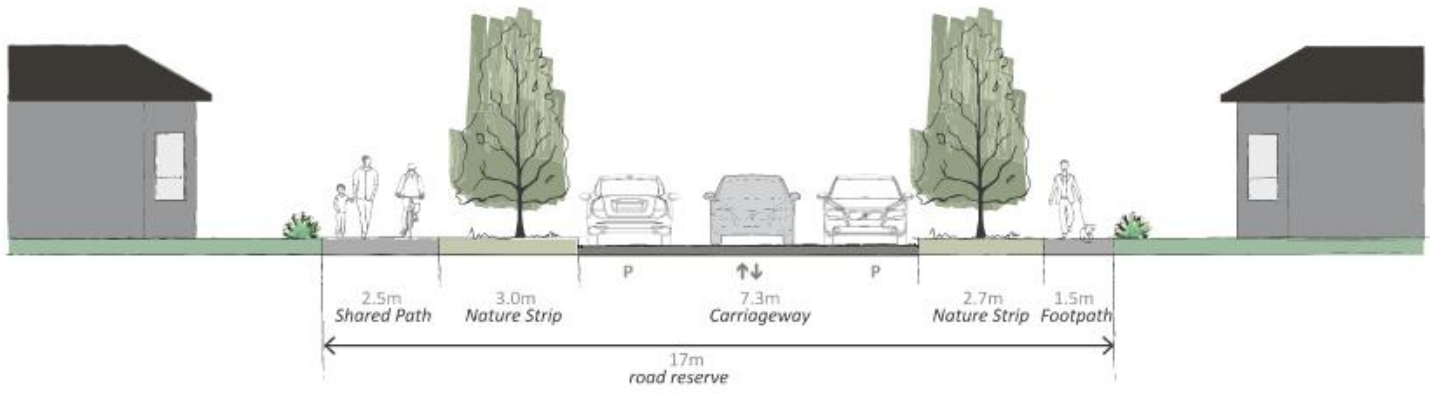


Figure 15D - Internal/Perimeter Street Cross Section – Local Access Street Level 1 (17m)



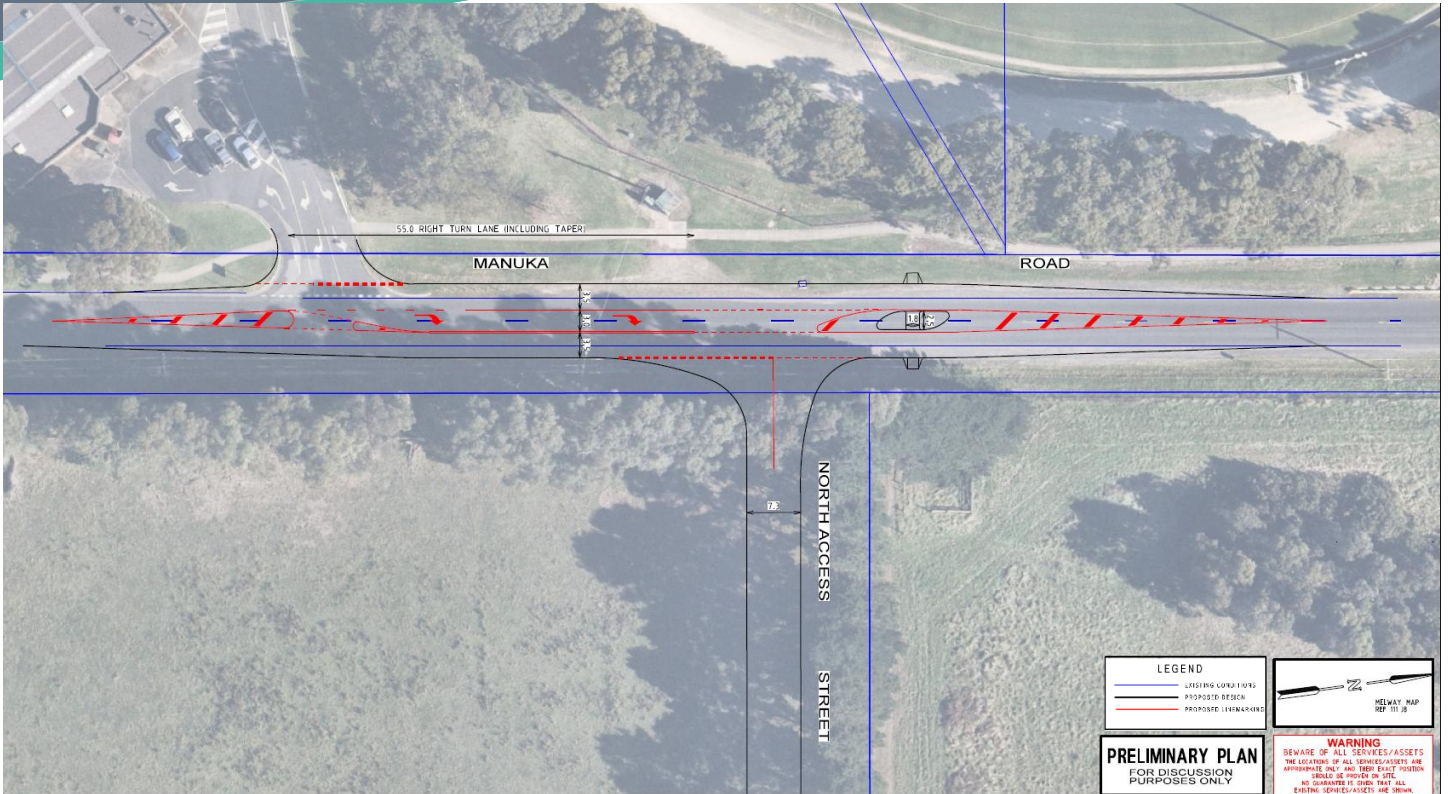


Figure 16A - Manuka Road / Northern Access Street Right Turn Lane Treatment

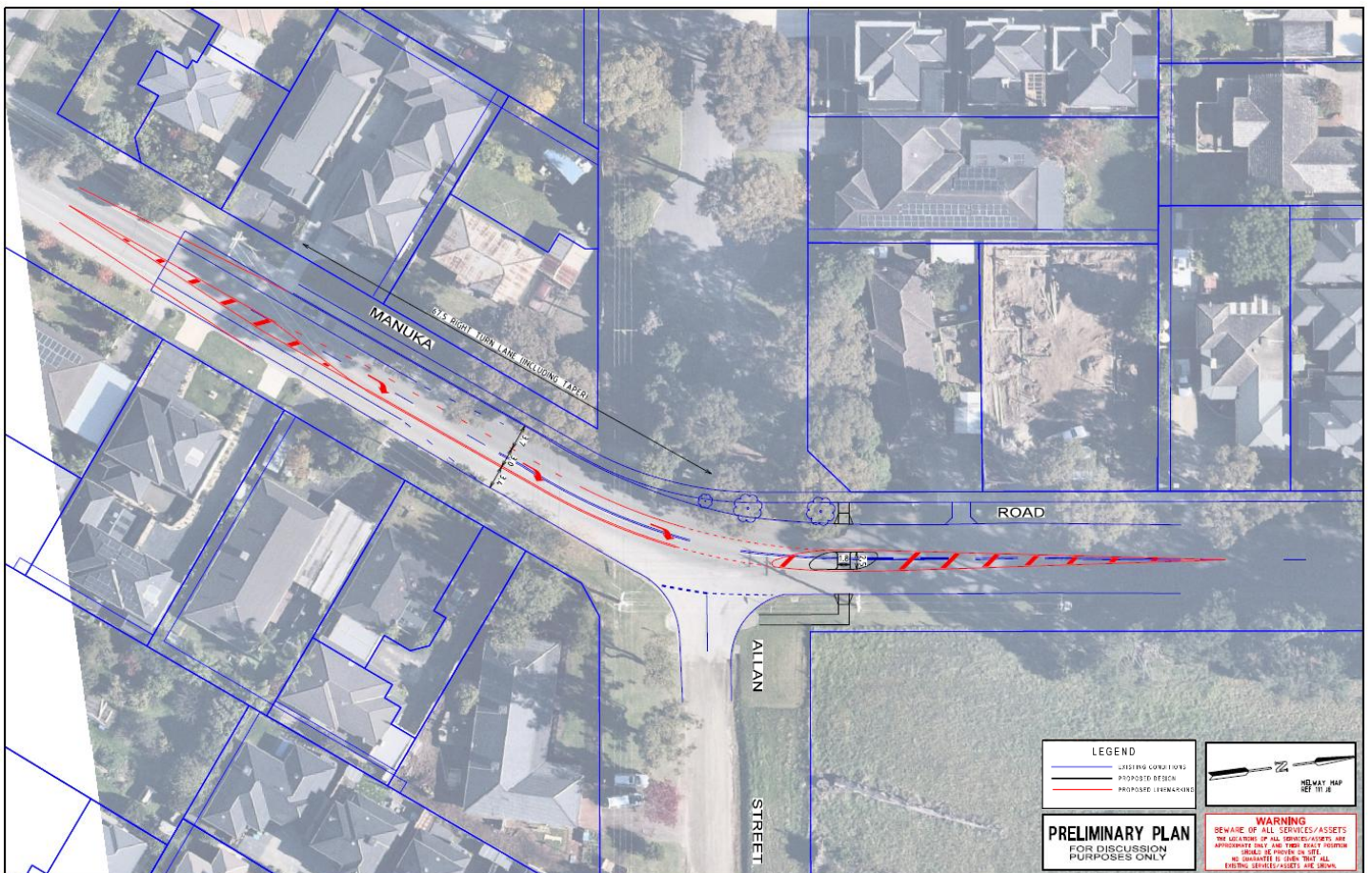


Figure 16B – Manuka Road / Allan Street Right Turn Lane Treatment

## 4.6 Bushfire Management

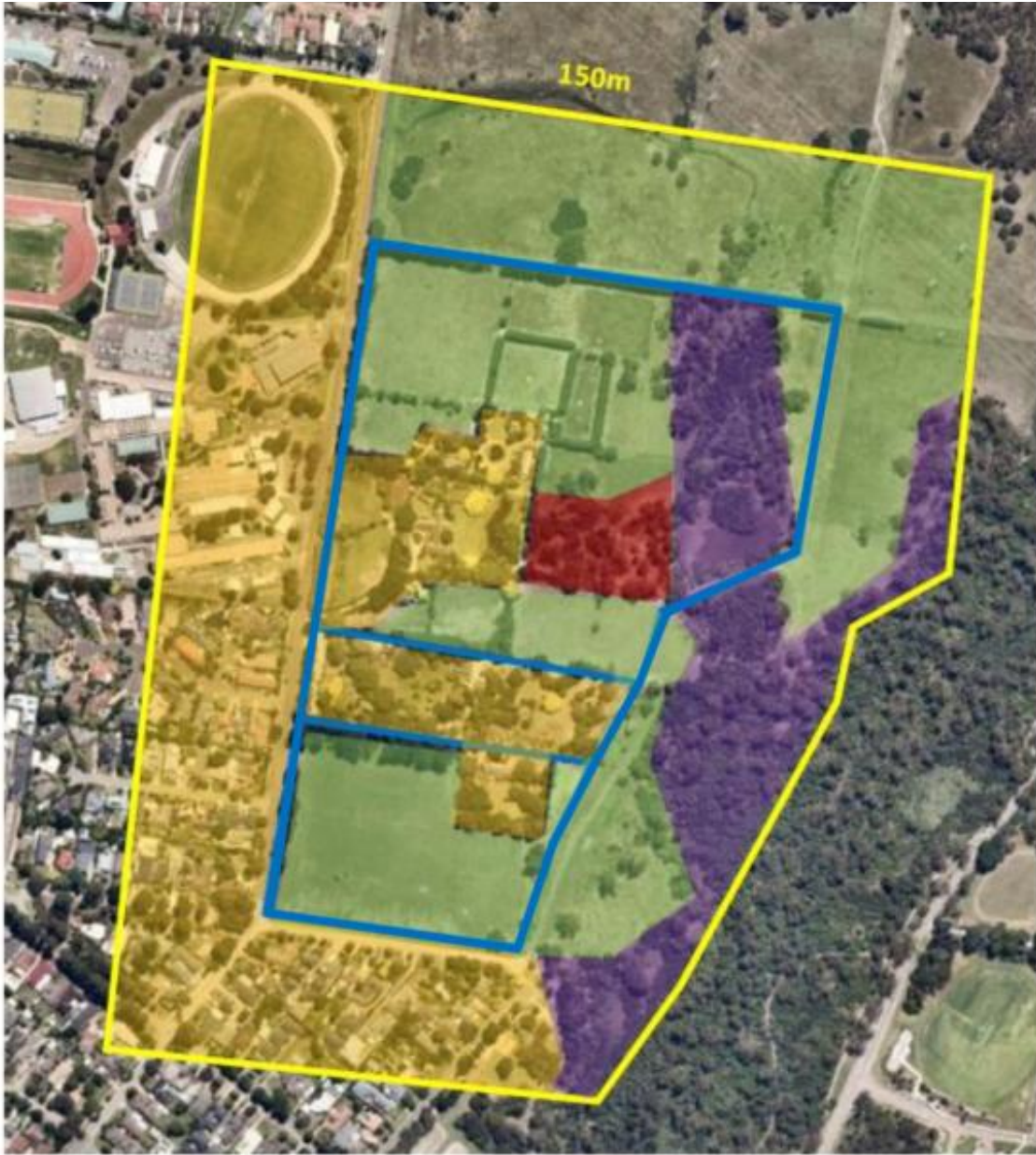
The Precinct is located within a bushfire prone area and is partially affected by the Bushfire Management Overlay (BMO). A bushfire attack level of BAL 12.5 is required to be achieved for all residential lots within the BMO.

Most of the Precinct is classified as grassland or low threat vegetation under AS 3959 2018 Construction of Buildings in Bushfire-prone Areas where further subdivision and development is expected to mitigate localised fire risk within the Precinct. The land to the east of the Precinct comprises a mixture of vegetation types, including grassland and woodlands, as shown in **Figure 17**.

### Strategy Guidelines

- SG37** Subdivision applications for lots within the BMO should demonstrate that buildings can be constructed with a BAL 12.5 standard, either through identifying appropriate building envelopes or identifying the required distance from hazard vegetation.
- 
- SG38** Subdivision applications should demonstrate that all defensible space is to be provided in accordance with the requirements of Table 6 to Clause 53.02 of the Casey Planning Scheme, except that the minimum canopy separation required between trees can be reduced to 2 metres.
- 
- SG39** Where the internal (including perimeter) roads form part of the nominated defensible space area as shown on **Figure 17 – Existing Bushfire Hazard Surrounding the Precinct**, they should be designed, landscaped, and managed for the purpose of providing defensible space and to support firefighting.
- 
- SG40** Subdivision applications should respond to the central open space areas forming part of defensible space and being maintained as grass understorey by Council.
- 
- SG41** Operable hydrants must be provided in accordance with the requirements of the relevant fire authority.
-

Figure 17- Existing bushfire hazard surrounding the Precinct



## 4.7 Stormwater Management and Waterway Protection

The Precinct is split between 3 catchments which discharge into Cardinia Creek. The existing swale in Cardinia Creek Parklands directly north of the Precinct currently services the discharge point of the Manuka Road drainage scheme west of the Precinct (refer to **Figure 18 – Existing Swale Catchment**).

**Figure 18** - Existing swale catchment



The Precinct itself is not serviced by a drainage scheme and the existing Council and Melbourne Water managed drainage infrastructure in the surrounding area has limited capacity to service the Precinct.

All relevant flooding, drainage and water quality issues for the Precinct are to be appropriately addressed, including though meeting best practice for stormwater treatment before discharge into receiving waterways.

» Stormwater from the north-western catchment will ultimately discharge into the existing swale. Stormwater will be treated to best practice before discharge into the existing swale, either through a connecting swale from the Precinct boundary to the existing swale, or through an approved stormwater treatment system within the Precinct boundary.

» Stormwater from the north-eastern catchment will ultimately discharge into Grasmere Creek, before that creek converges with Cardinia Creek. Stormwater will be treated to best practice before discharge into Grasmere Creek via an approved stormwater treatment system. The existing farm dam located close to the junction of Grasmere Creek and Cardinia Creek could be enhanced to provide stormwater management for the Precinct's north-eastern catchment (subject to further assessment and approval from Melbourne Water and the Responsible Authority).

» Stormwater from the southern catchments (up to 1% AEP) will ultimately discharge into Cardinia Creek. Stormwater will be treated to best practice before discharge into Cardinia Creek via an approved stormwater treatment system.

The drainage works adopted at planning permit stage will be subject to referrals and approvals by Melbourne Water and the Responsible Authority. Further details regarding options for drainage works are set out in the background Stormwater Management Plan.

### Strategy Guidelines

- SG41** Drainage infrastructure should be designed to the satisfaction of the responsible authority and subdivision applications should demonstrate that the proposal does not prejudice other community infrastructure (e.g. roads, paths, open spaces).
- SG42** Subdivision applications should demonstrate land required for drainage purposes should be developed and landscaped in accordance with the approved landscape plan.
- SG43** Subdivision applications should demonstrate all dwellings to provide at least 150mm freeboard above 1% AEP flood levels in road reserves and at least 600mm should be provided for a lot adjacent to major drainage infrastructure.
- SG44** Subdivision applications are encouraged to show development meeting or exceeding best practice stormwater quality treatment standards prior to

discharge to receiving waterways. All drainage infrastructure should be provided within the Precinct (to the extent practicable) to the satisfaction of the Responsible Authority.

Where the responsible authority is satisfied that land shown in this Development Plan as a drainage asset is not required for drainage purposes, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses in the Precinct.

- SG45** Subdivision applications are encouraged to show drainage infrastructure, including stormwater quality treatment to be delivered as per the ultimate solution prior to the issue of a statement of compliance for the subdivision of lots that are proposed to be serviced by the relevant infrastructure.
- SG46** Subdivision applications should demonstrate the perimeter road adjacent to the Precinct's northern boundary to provide for a rolled curb along its north road edge to allow for drainage overflow.
- SG47** Subdivision applications should encourage development to utilise WSUD elements around the Precinct on a streetscape scale.
- SG48** Subdivision applications should encourage runoff and peak flows reduced by the use of infiltration, local storage, reuse, landscape areas and other porous surfaces.
- SG49** Subdivision applications should demonstrate that the treatment of stormwater runoff can be undertaken in several ways including, but is not limited to:
- » Provision of domestic water tanks for dwellings.
  - » Permeable paving for development
  - » Irrigation of landscaped areas (both public and private).
  - » Wetland treatments and landscaping such as rock beaching.
  - » Other measures where it is demonstrated that best practice is exceeded.
- SG50** Any approved stormwater treatment system should be designed and managed to ensure sensitive environmental and waterway systems values associated with waterways are not adversely impacted.

## 4.8 Utilities

Utilities are available close to the Precinct and can be extended from the existing surrounding network to adequately service development requirements.

### Strategy Guidelines

- SG51** Subdivision applications to encourage the delivery of underground services to be coordinated, located and bundled to facilitate planting of trees and other vegetation within road verges. Common trenching should be utilised wherever possible.
- SG52** New substations should be identified at the subdivision design response stage to ensure effective integration within the Precinct and to minimise amenity impacts on the surrounding neighbourhood.
- Unless otherwise agreed by the responsible authority, substations and other services must:
- » Not be placed in public spaces.
  - » Be placed outside of view lines.
  - » Be screened from public view.

## 4.9 Development Staging

Generally, staging will be determined by the development program of developers within the precinct and the availability of infrastructure services.

Reference is made to the indicative staging of development as shown at **Figure 12 - Future Urban Structure**.

Infrastructure, including open space, drainage and shared paths, will be delivered as part of the relevant stage that creates the need and nexus for that infrastructure. Refer to **Table 2** for an estimated breakdown of infrastructure delivery by stage.

## Strategy Guidelines

Ensure development occurs in an orderly and sustainable manner and makes best use of existing infrastructure.

- SG54** Provide all developed lots, to the satisfaction of the relevant authority, with:
- » A potable water service.
  - » Electricity.
  - » Reticulated sewerage service.
  - » Drainage.
  - » Telecommunications.

### 4.10 Further Work

Some technical specifications of the development in areas of engineering, drainage, ecological management and bushfire management may require further strategic work to be undertaken by the developer to ensure the development is to the satisfaction of the responsible authority, and any relevant agencies and authorities.

Any change to the size, type, layout or location of public assets (eg, open space areas, drainage reserves, roads), number of lots or number of lots within each lot size range, or to staging boundaries, will be considered by the Responsible Authority as being generally in accordance with this Development Plan if those changes are as a result of the further work and are approved by any relevant agencies and authorities.



# 5

# IMPLEMENTATION

The DPO24 contains specific details regarding the provision of infrastructure and requirements for planning permits. Implementation matters that will be the subject of planning permit applications and/or conditions are summarised below.

### 5.1 Provision of Infrastructure

As there is no Development Contributions Plan applicable to the Precinct, the majority of infrastructure and services are to be provided through subdivision construction works by developers. Other mechanisms may include:

- » Utility service provider requirements; and
- » Capital works projects by Council, State Government Agencies and Non-Government Organisations.

### 5.2 Subdivision Construction Works by Developers

As part of subdivision construction works, all lots should be able to be connected to reticulated drainage, sewerage, water, electricity, and telecommunications services. The following infrastructure works should be provided for, either in full or in part, by the developer to the satisfaction of the Responsible Authority (City of Casey) and other relevant authorities. Works will be delivered as part of the relevant stage that creates the need and nexus for that infrastructure. Refer to Table 2 for an estimated breakdown of infrastructure delivery by stage.

- » Connector streets and local streets;
- » Landscaping of all existing roads that provide direct lot access and future roads;
- » Intersection works and traffic management measures along connector streets and local streets;
- » Street lighting;
- » Local pedestrian and bicycle paths along local connector roads and local streets, within the Precinct;
- » Local drainage systems connected to the ultimate drainage outfall point; and
- » Infrastructure as required by utility services providers including water, sewerage, drainage,

electricity, and telecommunications.

These works will be carried out as developer works on a stage-by-stage basis. Construction Management Plans should be prepared and approved by the Responsible Authority prior to the commencement of works.

### 5.3 Public Open Space Contributions

Public open space contributions are required under Clause 53.01 of the Casey Planning Scheme as a 10% contribution of the net developable area

(NDA). Land should be provided as part of subdivision permit applications in accordance with the development plan, with cash contributions for the balance.

### 5.4 Open Space Delivery

The vesting of reserves to Council as individual land stages develop is acceptable.

Where land is vested to Council it should be accessible by vehicle to enable its maintenance and unrestricted access.

Land vested to the Responsible Authority should be vested in a condition that enables safe public use and access, and safe mowing using standard Council machinery.

All public open space should be finished to a standard that satisfies the requirements of the Responsible Authority prior to the transfer of the public open space. Permit conditions at the permit stage may include the following:

- » Removal of all existing and disused structures, foundations, pipelines, protruding rocks and stockpiles;
- » Clearing of rubbish, environmental weeds, rocks and loose surface;
- » Levelling of public open space;
- » Bare, patchy and newly graded areas being seeded and top-dressed with warm climate grass (unless conservation reserve requirements dictate otherwise);
- » Provision of vehicular exclusion devices (fence, bollards, or other suitable method) with

- the exception of maintenance vehicle access;
- and,
- » Utilities are provided to the public open space.

Where there is existing vegetation on the land being vested to Council, a preferred outcome will need to be agreed regarding the retention of trees, generally in accordance with this Development Plan.



# 6

# ADMINISTRATIVE UPDATES

Image: Clyde Wetlands, 2021.

## 6.1 Planning Permit Applications

Planning permit applications will be required to meet the relevant provisions of the Casey Planning Scheme.

The DPO24 sets out a number of specific requirements for planning permit applications, and conditions that must be included on any planning permits issued.

## 6.2 Administrative Updates

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively under officer delegation. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact.

Section 4.10 identifies that further work in technical areas may be required. Such further work may result in changes to the size, type, layout or location of public assets, number of lots or number of lots within each lot size range, or to staging boundaries, as those matters are shown in this Development Plan.

Those changes will be considered by the Responsible Authority as being generally in accordance with this Development Plan if those changes are as a result of the further work and are approved by any relevant agencies and authorities, and this Development Plan will therefore not require formal amendment or exhibition.

Where any change or update which materially alters this Development Plan is required for other reasons, such amendment may either be made under officer delegation in accordance with adopted delegations or by resolution of Council. The need for any exhibition will be considered based on whether there is material detriment to any surrounding persons.

## Appendix A – Indicative Lot Size Plan



Indicative Lot Size Plan



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NRS: 133 677 (for deaf, hearing or speech impaired)

TIS: 131 450 (Translating and Interpreting Service)



المترجم الفوري 翻译 مترجم شفاهی ਦੁਭਾਸ਼ੀਆ භාෂණ පරිවර්තක

**Image:** Aerial over Cranbourne, 2020.  
**Customer Service Centres**

Narre Warren:  
Bunjil Place,  
Patrick Northeast Drive

Cranbourne:  
Cranbourne Park Shopping Centre

