

06/02/2014
C179**SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO15****RESIDENTIAL REDEVELOPMENT AREAS****1.0**23/08/2007
C68**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.

2.023/08/2007
C68**Application requirements**

All applications for the use and development of land must be accompanied by the following information, to the satisfaction of the responsible authority:

- A land use budget that defines the range and location of uses proposed.
- A public open space budget that defines the amount and location of proposed public open space.
- A development staging plan.
- An Aboriginal cultural heritage assessment/archaeological survey.
- An environmental assessment prepared by an appropriately qualified person(s) that identifies any areas of environmental significance 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.

3.023/08/2007
C68**Development requirements**

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

- wherever practicable, public land is fronted by housing;
- appropriate landscape buffers or edges are provided, as shown or specified in the development plan;
- on sites greater than one hectare, there is a mix of lot sizes 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;
- dual plumbing systems are introduced into the design of subdivisions over 250 lots;
- drainage infrastructure is designed having regard to the *Urban Stormwater Best Practice Environmental Management Guidelines*;

- there is pedestrian connectivity between activity centres, learning centres, community places and parkland, having regard to the Neighbourhood Principles contained in *Melbourne 2030: Planning for sustainable growth* (Department of Infrastructure, October 2002);
- soil erosion control measures are employed throughout the construction stage of the subdivision and/or development;
- electricity and telecommunications infrastructure (excluding satellite dishes and mobile phone towers) are placed underground;
- for a staged subdivision, a progressive total for the provision of public open space must be submitted to, and approved by, the responsible authority;
- 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;
- areas of environmental significance identified by an environmental assessment are protected and managed (including during any construction phase), in accordance with a management plan approved by the responsible authority.

4.0

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Requirements for development plan

The development plan must be generally in accordance with the Fountain Gate-Narre Warren CBD Incorporated Plan (May 2013) and provide for, in text or diagrammatic form, or both:

- increased housing densities to take advantage of access to the Narre Warren Railway Station;
- a variety of housing choices;
- development that takes advantage of the amenity of the Hallam Valley Floodplain ('Casey Valley Parklands');
- the general subdivisional layout and design, including:
 - a land use budget that defines the range and location of uses proposed;
 - a public open space budget that defines the amount and location of proposed public open space;
 - community places;
 - buffer areas between sensitive land uses and those uses with the potential to have an adverse impact on the amenity of those sensitive land uses;
 - urban and landscape design principles;
 - connections to the arterial and local road network;
 - public transport planning and design;
 - pedestrian connectivity;
 - entrance features;
 - major easements;
 - identification of any areas of environmental significance;
 - development sequencing;
- surface water management, having regard to the *Casey Stormwater Management Plan*.

5.0 Reference documents

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- *Casey Arterial Roads Tree Strategy* (7 October 2003), City of Casey.
- *Casey Standard Drawings* (January 2003), City of Casey.
- *City of Casey Stormwater Management Plan* (6 July 2004), City of Casey, in association with Kellogg Brown & Root Pty Ltd.
- *Urban Stormwater Best Practice Environmental Management Guidelines* (1999), CSIRO.