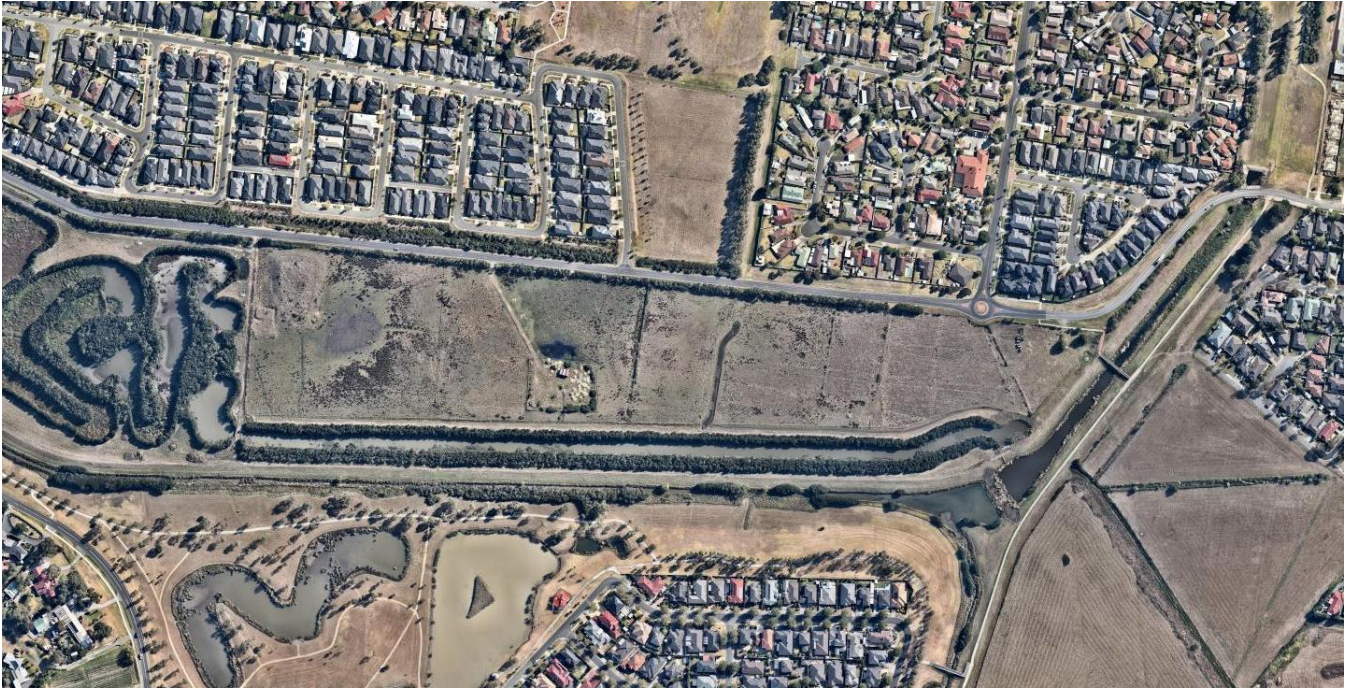


193 Golf Links Road, Narre Warren, Development Plan



Council policy documents change from time to time and it is recommended that you consult the electronic reference copy at <https://www.casey.vic.gov.au/policies-strategies> to ensure that you have the current version. Alternatively, you may contact Customer Service on 9705 5200.

1. Introduction

This is the Development Plan for 193 Golf Links Road, Narre Warren.

The Development Plan has been prepared pursuant to Clause 43.04 of the Casey Planning Scheme (Development Plan Overlay - Schedule 11, Golf Links Road Residential Area).

Via S6. Instrument of Delegation from Council to Members of Staff, the team leader of strategic Planning and Reform endorsed the '193 Golf Links Road Development Plan' in accordance with the Planning and Environment Act 1987.



Approved: 13/10/2020

Amended:

Date of amendment	Description of amendment

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. 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. However, any change or update which materially alters this document must be by resolution of Council and publicly exhibited.

Vegetation removal associated with development will be assessed under a Detailed Assessment Pathway and will need to be referred under the *Environment Protection and Biodiversity Conservation Act 1999* as well as requiring a permit under the *Flora and Fauna Guarantee Act 1988*. Significant vegetation at the west of the site must be preserved and enhanced.

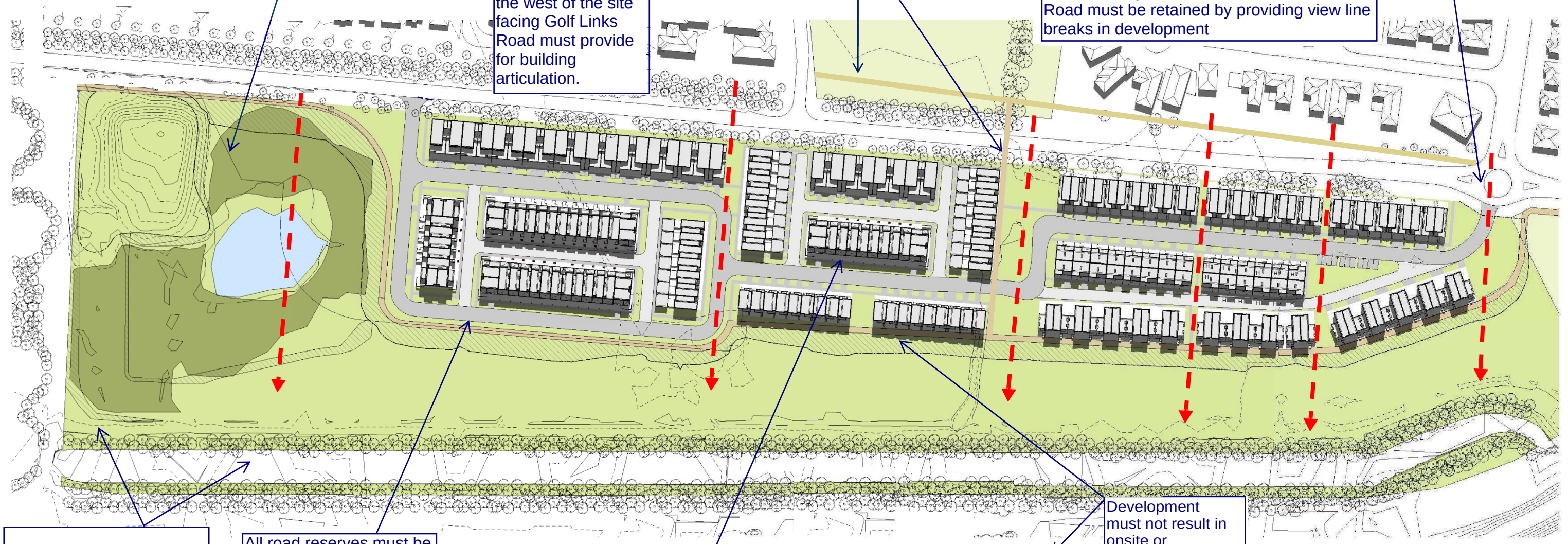
Water management associated with development must contribute to the cooling of the site and improve the habitat of biodiversity impacted by development.

A pedestrian network, comprising north-south and east-west concrete footpaths and/or shared paths linking the site to surrounding open space must be provided.

The road network must ensure safe access to and from the site at all times, under all reasonably foreseeable circumstances, and be designed to the standards set out in the Australian Rainfall and Run-off Guidelines.

Building facades at the west of the site facing Golf Links Road must provide for building articulation.

An open vista looking south across the Hallam Valley Flood Plain from Golf Links Road must be retained by providing view line breaks in development



Development must ensure safe and convenient conveyance of flows through the site to the Hallam Main Drain.

All road reserves must be designed to safely accommodate vehicular and pedestrian traffic, visitor parking and services to the satisfaction of the responsible authority before Council will accept their ownership. This includes the provision of footpaths.

Development and subdivision is required to be designed and managed to meet Best Practice environmentally sustainable design principles and stormwater quality performance objectives.

Sufficient visitor parking must be provided across the balance of the site.

Development must not result in onsite or surrounding land being subject to flooding.