

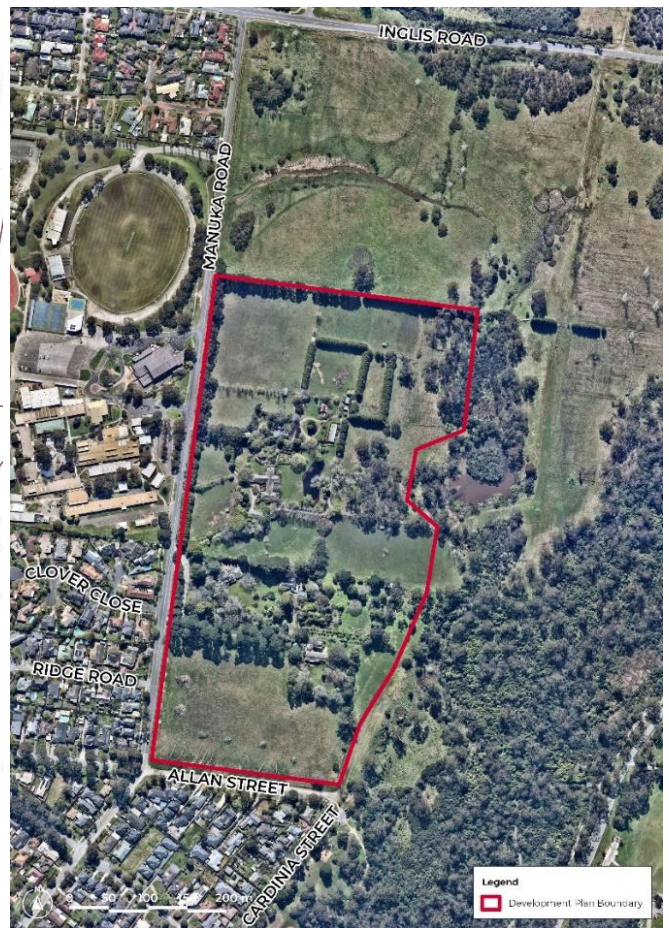
Draft Manuka Road Development Plan

INFORMATION SHEET & FREQUENTLY ASKED QUESTIONS

Last updated: 19 January 2026

An updated Manuka Road Development Plan was prepared in December 2025 by Ratio Planning on behalf of Parklea Developments. The plan proposes around 150-160 residential lots, new open spaces and paths for recreation, protection of heritage sites and significant vegetation in the precinct.

The draft development plan for 42-80 Manuka Road is bound by Manuka Road (west), Allan Street (south) and the Cardinia Creek Regional Parklands (north and east) as shown on the map below.



What is a Development Plan?

A Development Plan provides an overall framework for the future development of an area. It assists with the delivery of new infrastructure like roads and pedestrian pathways, open spaces, and drainage to service the new development.

Future planning permits for subdivision, use and development of land, must be generally in accordance with the approved Development Plan.

Where does the draft Development Plan for Manuka Road apply?

The draft Development Plan for Manuka Road applies to all the land that is covered by the Development Plan Overlay (Schedule 24) in the Casey Planning Scheme. Refer to the aerial map above.

What will the draft Development Plan deliver?

- Around 150–160 housing lots.
- New open spaces and shared path connections to nearby parklands for recreation and community use.
- Retention of significant trees and vegetation to protect the area's green character and significant animal habitats.
- Protection of Clover Cottage and Minard Villa, including their external boundaries with new residential development.
- Sealing and upgrade of Allan Street and two new upgraded intersections on Manuka Road with turning lanes and pedestrian refuges.
- Guidance on land use, built-form, connectivity and the coordination of services.

How will the draft Development Plan address environment and sustainability concerns?

- By delivering high quality housing within a sustainable setting.
- Through the protection of significant vegetation and fauna habitats.
- By managing bushfire risk through design guidelines in line with Country Fire Authority requirements.
- Implementing best-practice stormwater management to improve the health of local waterways.

Will Clover Cottage form part of the new development?

Clover Cottage is already protected by a Heritage Overlay to ensure that future development will not negatively affect its heritage values.

The draft Development Plan includes a concept plan for residential development for the rear of the site which is not subject to heritage protection.

Council approved a Development Plan for this area in 2023. Why is it being advertised again?

A Development Plan for this area was prepared and exhibited in 2023, and an amended version of the plan was endorsed by Council, responding to community submissions received at that time.

Parklea Development did not agree with Council's amended version and appealed Council's decision to VCAT. As a result of the VCAT hearing, the 2023 Development Plan was revoked.

A new draft Development Plan (the 2025 Draft Development Plan) has now been prepared for consideration by Council.

What has changed from the 2023 Development Plan?

- Enhanced protection of trees and vegetation to protect the local landscape character.
- Identification and protection of significant habitats, including Dwarf Galaxia.
- Identification and protection of aboriginal cultural heritage.
- Improved pedestrian and cycling path network and connectivity to nearby existing and future shared paths.
- Clearer guidance on appropriate drainage options that avoid impacting vegetation and animal habitats.

Can Council approve planning permits before the draft Development Plan is finalised?

Development plans are generally prepared by the landowner. Ratio Planning prepared the 2025 draft Manuka Road Development Plan on behalf of Parklea Development, acting for some landowners in the precinct. Development Plans must be approved by Council before permits for development can occur.

Council cannot grant a permit that may hinder the orderly development of the precinct before the Development Plan is approved. Exemptions can apply for minor works that will not compromise the future development of the area.

When will development start?

Development of land within the draft Development Plan boundaries can't commence until a Development Plan is approved and planning permit/s granted.

If Council approves the draft Development Plan the landowner or developer will be able to apply for planning permission to develop land in the precinct. The developer will need to address all conditions of the planning permit prior to commencing construction and work with Council and all utility providers and other agencies to ensure their requirements are met.

How can I learn more about the draft Development Plan?

- Review the draft Development Plan, FAQs and background documents on Council's Casey Conversations webpage at <https://conversations.casey.vic.gov.au/manuka-road-development-plan>.
- A hard copy of the draft Development Plan is available to view at Bunjil Place in Narre Warren.
- Community information sessions will be held at the Berwick Football Club, 79-97 Manuka Road Berwick, on **Tuesday 10 February** from **12:00pm to 3:00pm** and **4:30pm-7:30pm**. Please drop in any time during these sessions to learn more about the Development Plan.
- Council officers will be available during the engagement period to provide further information. You can also make an appointment request to meet with a Council officer via [Casey Conversations](#).

How can I make a submission to the draft Development Plan?

You can make a written submission to the draft Development Plan via the Casey Conversations page at <https://conversations.casey.vic.gov.au/manuka-road-development-plan>.

The **closing date for submissions is 11.59 pm Sunday 1 March 2026**.

Submissions must be in writing and can be made via the online form on the Casey Conversations page, or by email or post. Submissions should include *Draft Manuka Road Development Plan* in the title and be addressed to Rex Zhang, Senior Strategic Planner.

Postal Address:

City of Casey
PO Box 1000
NARRE WARREN, VIC, 3805

Email Address:

planningscheme@casey.vic.gov.au

Your submission is encouraged to be specific about the issues you support, object to, or seek to change.

What are the next steps for the draft Development Plan?

- All submissions will be reviewed and considered by Council officers.
- Council may adjust the Development Plan based on community input.
- A decision will then be made about whether to approve the Development Plan.
- Property owners and submitters will be advised of the outcome.