

# Activity Centres Strategy

Casey Activity Centres Strategy and Planning Scheme Amendment C258 Exhibition



## Casey Activity Centres Strategy

We are seeking public submissions on the City of Casey's new draft *Activity Centres Strategy 2019* (the Strategy) and the associated planning scheme amendment that will implement it into the Casey Planning Scheme.

Activity centres are the centres of commercial and community life where people go to work, shop, socialise and fulfil other daily service needs. The Strategy will provide guidance on the growth and development of Casey's 81 existing and future activity centres. It is built around three key themes:

- » Shopping locally.
- » Increasing local jobs, especially higher wage, white-collar job opportunities.
- » Making our activity centres better places to spend time, and more enjoyable.

Activity centres are generally focused around shopping areas, but also contain employment hubs, and community facilities.

They vary in size from large centres such as Fountain Gate Narre Warren CBD and Cranbourne Town Centre to small local strip shopping centres like Linden Place in Doveton. They include shops, community centres, libraries and businesses such as accountants or medical centres.

[www.caseyconversations.com.au/acs](http://www.caseyconversations.com.au/acs)

## Frequently Asked Questions

### Is the Activity Centres Strategy all new?

The Strategy is an update from our 2006 and 2012 strategies. It is generally consistent with the earlier strategies, with updates to reflect current Council objectives, and State Government planning policy. Key changes are:

- » Updating the categories of centres to be consistent with State Government policy.
- » An emphasis on job creation within Casey, and diversity of land uses.
- » Emphasising local neighbourhood shops that are walkable and accessible to residents.
- » Recognise new centres that have been developed, and where future centres will be located as housing is developed.

### Why can't people just build a shop wherever they want?

A key objective of planning is orderly land use and separating incompatible land uses. Businesses often generate traffic or parking issues and odour or noise that may not be appropriate in a residential area.

Residents and local businesses all benefit when most shops are grouped into conveniently located and pleasantly designed activity centres.

### Why aren't local shops built in new areas when houses are built?

Businesses normally require a population catchment before developing their sites to meet their business requirements. Often these catchments aren't big enough until most of the housing is built and occupied.

For example, in Doveton and Eumemmering most of the houses were built in the late 1950's. Some shops were constructed then, but many of the shops weren't built until the early 1980's.

It is important to ensure that the land is set aside for commercial purposes at the planning stages so that it's available for development when the population reaches the level to justify development.

### How can the Strategy increase local jobs?

Many of Casey's activity centres are dominated by retail shops and lack non-retail floorspace to accommodate commercial office. The Strategy seeks to increase the amount of "non-retail" floorspace in Casey's activity centres by setting targets for non-retail include floorspace and building height. These targets will help ensure large new developments in activity centres include non-retail floorspace, providing spaces for higher wage employment to locate in Casey over time.

### What does the 25%, 30% and 40% non-retail use mean?

This is the proportion of floorspace we want to be non-retail use. It includes uses like medical centres, childcare centres, offices and gyms amongst others. These targets apply to activity centres depending on size with the largest (Fountain Gate Narre Warren CBD) having the highest target of 40%, and smaller centres (such as Autumn Place or Selandra Rise) having 25% non-retail use.

By locating more jobs within Casey, residents won't have to travel as far for work. Driving shorter distances will reduce congestion for others that travel outside Casey.

### There are lots of businesses in local residential streets. How is this?

The State-wide sections of the planning scheme allow for some small businesses and community facilities in residential areas. This includes things like small convenience shops (milk bars), doctors' offices, places of worship and childcare centres.

The revised local policy in the Casey Planning Scheme provides clear guidance on when these facilities are suitable in relation to size/scale of the building, operating hours, location and required landscaping. Large facilities servicing a larger community should be located in activity centres.

### How do activity centres reduce car travel?

Activity centres are spread throughout the City of Casey. Almost all houses in the urban areas are within a 20-minute walk of an activity centre, and many being less than a 10-minute walk. This means that residents can access some services locally, without always needing their car.

Combining services at larger centres can also reduce car trips, as it means multiple needs can be serviced in one car trip. Residents can visit the gym, then grab some groceries all without moving the car, or pick up groceries and kids from childcare at the same time, all reducing travel time.

But more importantly these reduced car trips lead to fewer cars on the road and less congestion, which means less travel time for other residents on the road.

## What's the difference between the Activity Centres Strategy and Amendment C258?

The Strategy sets out Council's vision for activity centres and how we'll achieve that vision. It addresses a range of matters including ongoing management, marketing opportunities and land use planning.

Amendment C258 is a change to the Casey Planning Scheme. It implements the necessary changes to Casey's Planning Scheme to support Council to implement the strategy.

## What about car parking?

The Strategy won't make any changes to car parking requirements, but it will promote more effective use of car parking by co-locating multiple uses together enabling better sharing of car parking. For example, childcare centres, restaurants or offices generally only use car spaces during certain times. Locating these facilities together means parking spaces can be used by other people outside their peak use times.

## Is it possible to get non-retail employment in smaller activity centres?

Yes! There are already many non-retail businesses like solicitors or accountants and other small office businesses operating out of former shops in activity centres.

In fact, Llewellyn Place in Eumemmerring has 12 former shops, and all are now occupied by non-retail businesses. Many newer activity centres have purpose-built offices above shops for other services.

## Making a submission

### How do I make a submission about the Strategy and/or Amendment C258?

Submissions must be in writing and should be addressed to City of Casey.

You can lodge your submission several ways:

By Post	PO Box 1000 NARRE WARREN VIC 3805
In Person	At Bunjil Place or Cranbourne Customer Service Centre
Email	<a href="mailto:planningscheme@casey.vic.gov.au">planningscheme@casey.vic.gov.au</a>
Online	<a href="http://www.caseyconversations.com.au/acs">www.caseyconversations.com.au/acs</a>

### What do I need to include in my submission?

Your submission can be in support of the amendment, oppose the amendment, or a combination to different parts. Your submission should include:

- Your name.
- Contact details (phone number and/or email and postal address).
- That it is a submission to amendment C258.
- The parts of the amendment your submission relates to.
- What specific changes you are seeking.

Council staff are happy to provide any further guidance on any of the above issues.

### Privacy and your submission

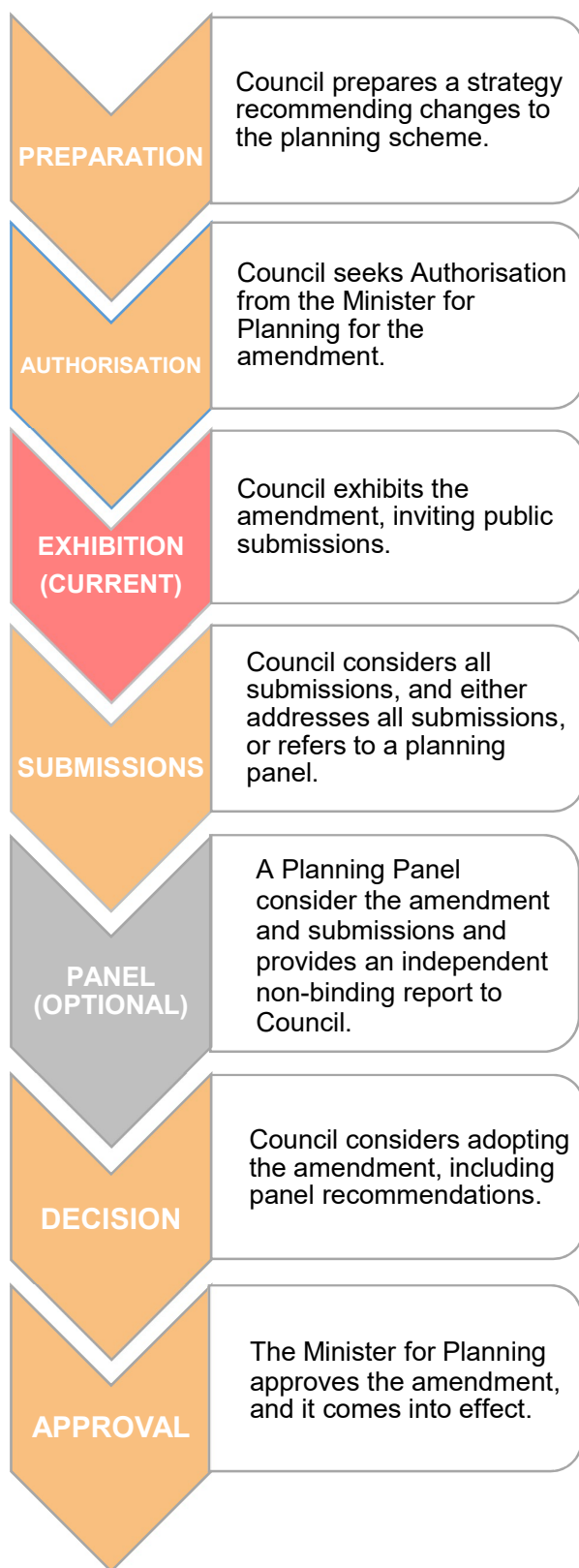
The planning scheme amendment process is a statutory process that is transparent and public where all parties affected can provide input into the amendment. If you choose to make a submission, you consent to your submission being made public.

As required by the *Planning & Environment Act 1987*, your submission will be made available for public viewing. The submission will also be provided to other parties involved in the planning scheme amendment process including Planning Panels Victoria, and the Minister for Planning and other third parties.

The panel will produce a public report that will include names of all submitters, and issues raised in submissions. Other public reports (such as Council reports) may contain sufficient information to identify submitters. These reports will remain public indefinitely.

By making a submission, you also give permission for copyright material to be copied and made public.





# Activity Centres Strategy

## More Information

We'll be holding an information session on the Strategy and three drop in sessions. You can also call to speak with staff at any time or speak to officers. We encourage you to call before dropping in to ensure the relevant staff are available.

## Information Session

Venue Bunjil Place Function Centre  
2 Patrick Northeast Drive,  
Narre Warren.

Date Wednesday 27 November 2019

Time 6.15 pm arrival for 6.30 pm start

RSVP By 5.00 pm Monday 25 November.  
9705 5200 or  
[www.caseyconversations.com.au/acs](http://www.caseyconversations.com.au/acs)

## Drop-in sessions

We'll be running informal drop in sessions at three Community Centres throughout Casey.

Wednesday 20 November 10.00 am – 5.00 pm	Lynbrook Community Centre, 2 Harris Street, Lynbrook
Friday 22 November 10.00 am – 4.30 pm	Selendra Rise Community Hub, 7-9 Selendra Boulevard, Clyde North
Monday 2 December 10.00 am – 4.30 pm	Autumn Place Community Centre, 29 Autumn Place, Doveton

## Other Help

You can call and speak with the project staff, Daniel Borton or Bryan Colbourne at any time on 9705 5200. If you want to drop in and speak with any of the staff, we encourage you to call beforehand to ensure availability.

Information is available at  
[www.caseyconversations.com.au/acs](http://www.caseyconversations.com.au/acs), or  
[www.casey.vic.gov.au/planning-scheme-amendments](http://www.casey.vic.gov.au/planning-scheme-amendments)

You can also email  
[planningscheme@casey.vic.gov.au](mailto:planningscheme@casey.vic.gov.au)