

## 21.01

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## INTRODUCTION

## Municipal profile

The City of Casey is located in Melbourne's south-east region. It forms part of the Casey-Cardinia Growth Area and is one of the fastest growing municipalities in Australia. Covering an area of 395 square kilometres, Casey is characterised by a diverse environment that extends from the foothills of the Dandenong Ranges to the shores of Western Port, providing an interface between country Victoria (Gippsland) and metropolitan Melbourne.

Casey comprises five distinct geographical regions:

- The foothills of the Dandenong Ranges, which are characterised by areas used for grazing, horse agistment and passive recreation, are located north of Casey's population centre and include the rural-residential and village locales of Harkaway, Lysterfield South and Narre Warren North.
- The residential and commercial heart, which generally follows the Princes Highway and South Gippsland Highway corridors, and includes the suburbs of Beaconsfield (part), Berwick, Cranbourne, Doveton, Eumemmerring, Endeavour Hills, Hallam, Hampton Park and Narre Warren.
- The urban growth area, which is characterised by strong building activity and rapid population growth, is located centrally in Casey extending to the east, south and west of the established urban area, and includes the developing suburbs of Botanic Ridge, Clyde (part), Clyde North, Cranbourne East, Cranbourne North, Cranbourne West, Junction Village, Lynbrook, Lyndhurst and Narre Warren South.
- The farm belt, which is mainly used for market gardening, flower growing and grazing, is located in Casey's south and includes the rural and village locales of Clyde, Cranbourne South, Devon Meadows and Pearcedale. Part of the farm belt also contains urban growth areas that are transitioning from farming in Clyde, Cranbourne South and Devon Meadows.
- The Western Port coastal environs, which include the villages of Blind Bight, Cannons Creek, Tooradin and Warneet, contain extensive and internationally significant coastal reserves that also form a link between the popular tourist destinations of the Mornington Peninsula and Philip Island.

Prior to European settlement, the Bunurong and Wurundjeri peoples occupied the Casey area. As a result, a number of sites of significance to these indigenous communities are located throughout the municipality, particularly within coastal areas and near creeks and waterholes.

Casey is experiencing rapid growth in all areas, including housing, industry, and commercial and retail facilities, which is supported by the ongoing roll-out of associated infrastructure. New housing is the major growth catalyst and is particularly evident in the urban growth areas, which will benefit over time from major new and upgraded transport infrastructure to support the vibrant communities that are establishing.

Casey is served by a range of activity centres varying in size from local ~~convenience~~neighbourhood activity centres to its two primary activity centres: Fountain Gate-Narre Warren ~~CBD~~Metropolitan Activity Centre and Cranbourne ~~Town Centre~~Major Activity Centre. The Fountain Gate-Narre Warren ~~CBD~~Metropolitan Activity Centre is the urban focal point for the northern part of the municipality, being approximately 40 kilometres from Melbourne's GPO, while for the southern part it is the Cranbourne ~~Town~~Major Activity Centre, which is approximately 45 kilometres from the GPO. It is expected that the role of these two centres in providing high-level regional services will increase over the next decade as links with the Cardinia Employment Corridor and Gippsland along the two highway corridors continue to grow.

Casey's rapid growth, size and geographical diversity have added a layer of complexity to its planning. Its suburban areas are framed by a backdrop of open, green and fertile pasture land, an environmentally significant coastline in the south and wooded foothills in the north. Pressures

brought about by urban development mean that planning is required to give careful consideration to the protection of the City's resources, natural ecosystems and heritage places associated with its pre- and post-contact history, and to the promotion of integrated development planning to create a sustainable urban environment.

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**Community context**

Casey is a diverse and multi-cultural community, its Aboriginal cultural heritage having provided the foundation upon which this rich cultural diversity has developed over the years. The current community of Casey is an amalgam of a number of individual communities contained within discrete geographical boundaries; some are well established, while others are emerging and being shaped.

From a demographic perspective, the age and development of Casey's communities are not uniform. The issues in each community differ depending on their stage of evolution and their population mix. In developing communities such as Narre Warren South, new roads, community facilities and shops are most important. In established communities such as Endeavour Hills, youth issues are more prominent. In older communities such as Doveton, the refurbishment or redevelopment of community facilities is important. There are many areas with a growing aged population that require access to a broad range of services and facilities, including home care, meals-on-wheels and seniors' clubrooms, while there are some facilities, such as shared paths, that benefit all age groups and communities.

Like many of metropolitan Melbourne's outer municipalities, Casey is experiencing significant development pressures in its established residential areas. These pressures are characterised by the substantial investment in new medium-density housing, stemming from the comparatively low cost and generous size of residential allotments in older areas when compared to other metropolitan municipalities. The South East Growth Corridor Plan seeks to provide for further growth in these areas, as well as forming and developing new communities in areas such as Cranbourne West, Cranbourne North and Clyde North.

In managing these development pressures there is a need to identify and protect various intrinsic community values, such as the maintenance of Casey's "country feel, city living" image. To this end, Council recognises that its local areas have different neighbourhood characteristics, such as built form, landscape features and community identity, and acknowledges that new and infill development must be appropriately managed to ensure these characteristics are retained and enhanced.

The building and strengthening of all communities, in terms of physical planning and community development and recognising their diverse needs, values and characteristics, will be key tools in managing development pressures into the future. It will underpin the land use planning decisions by Council and ensure that the balance of competing planning, economic, social and environmental objectives is managed in a way that reflects local community values and aspirations.

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**Environmental context**

Casey boasts a beautiful and diverse environment that is characterised by extensive areas of land with outstanding agricultural, natural landscape, cultural heritage or environmental value. These include the Western Port coastal environs that are listed under the Ramsar Convention on Wetlands of International Importance, the Royal Botanic Gardens Cranbourne and Churchill National Park. Most of these areas fall within the Southern Ranges, Westernport and South East Green Wedges that are set out under *Plan Melbourne* Casey shares its Green Wedges with neighbouring and nearby municipalities:

- South East – Frankston, Greater Dandenong and Kingston.
- Southern Ranges – Cardinia, Knox and Yarra Ranges.
- Westernport – Cardinia and Frankston.

## CASEY PLANNING SCHEME

The protection and management of these areas, and the ecosystems that underpin them, are important to ensure the City maintains soil fertility and clean, fresh air and water. The bushland and waterways provide recreational opportunities and are a source of inspiration, pride and cultural identity. They also provide both permanent and seasonal habitat for a broad range of native animals, birds, reptiles, insects and microbes, including some rare species listed under Commonwealth legislation and protected by international treaties.

However, it is widely acknowledged that the biological diversity of the City is in a state of decline, primarily from residential, industrial and agricultural development pressures, including those pressures arising from the need to satisfy the considerable recreational demands of a large growing population. The resultant land use impacts have reduced the pre-settlement biodiversity of the municipality to about 7 per cent of its former extent.

As such, the management of remnant vegetation and fauna throughout the City is important in order to achieve a net gain in the extent and quality of native vegetation, and protect and conserve biodiversity. Of particular importance is the protection and enhancement of biolink corridors that provide critical linkages for the survival of threatened species in Casey, such as the Southern Brown Bandicoot and the Dwarf Galaxias. In general, the most extensive and highest quality vegetation remnants and fauna habitats are found on public land, such as within Churchill National Park, the Royal Botanic Gardens Cranbourne and the Western Port coastal environs. However, biodiversity resources on private land include some of the rarest and most threatened flora and fauna populations and vegetation types within the region.

These sites need to be protected through the planning process, not only on a case-by-case basis but also as part of a coordinated strategic approach that has regard to the State Government's Native Vegetation Framework. This would enable the retention of unique examples of pre-existing flora and fauna, the protection of important sites and the provision of a future seed resource for revegetation using locally indigenous species.

Water management is a critical component of the conservation of biodiversity. There is a fundamental link between what we do on the land and the quality of our waterways, and the quantity, quality and seasonal flow of water all contribute to the health of aquatic environments. The major waterways of the City include Cardinia, Dandenong, Eumemmerring and Troups Creeks, the Hallam Valley Main Drain and Western Port itself. There is a need to prevent and reduce stormwater impacts on waterways, while opportunities exist to develop a series of green corridors and recreational linkages along them. The wider management of catchments at a regional level is also important in achieving the coordination of land and water management programs.

Increasing controls on waste collection and disposal, combined with State-legislated targets for the recovery of resources, present significant challenges for waste management in Casey. Appropriate locations for waste disposal or resource-recovery facilities in the metropolitan region are scarce, and Council has a significant role in the protection of existing sites, the planning for future sites and the application of appropriate waste management technologies.

At a broader level, climate change predictions necessitate planning for a carbon-constrained future in which greenhouse gas emissions will have to be limited and the reliance on non-renewable resources will need to be reduced. As a consequence, people will need to change the nature and patterns of energy generation and use, manage resources more efficiently, modify the way that buildings are designed and sited, and alter transport usage and some agricultural and land use practices. This will require a commitment by both the public and private sector to embrace new green technologies and achieve land use and development outcomes focused on environmentally sustainable solutions. The low-lying areas along the Western Port coast, including the villages of Cannons Creek, Tooradin and Warneet, have been identified as being sensitive to the impacts of climate change from rising sea levels.

## 21.01-4 Economic context

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The City of Casey has a broad economic base that is reflective of the two main periods of the City's development: pre-World War 2, when the City was broadly rural and newly settled, and the post-war expansion of population and settlement that is continuing today.

The pre-war period has left the municipality with a strong agricultural base that includes horticultural and animal husbandry industries, with a particular focus on market gardens, dog breeding and the equine industry. Most of these industries are located in the south and east of the municipality. There is also the presence of number of extractive industries, such as clay, sand and rock.

The post-war period led to continued economic expansion and the emergence of population-driven employment sectors. Typically, these jobs fell within the building and construction, manufacturing, retail goods and services, professional, education and health services' sectors. The City has a good range of these industries, with a large manufacturing precinct located in Hallam, smaller service industries' precincts located in Doveton, Cranbourne, Narre Warren and Berwick. Berwick has a strong medical and education focus, highlighted by the Casey and St John of God Hospitals, the Chisholm Institute of TAFE and Federation University campuses. Retail, office and professional services' jobs are located in the key activity centres, such as Fountain-Gate-Narre Warren CBD Metropolitan Activity Centre, Cranbourne Town Major Activity Centre and Berwick Village Major Activity Centre.

As Casey will continue to experience significant population and housing growth for the foreseeable future, growth in population-driven employment sectors will continue to expand and provide a broad range of employment options. However, as the structure of the economy is changing, new types of jobs will be created based around knowledge, innovation and technological expertise. It is these types of jobs that need to be secured and grown if Casey is able to provide suitable employment choices for its residents.

With a number of highly valued natural assets, including the Royal Botanic Gardens Cranbourne, Cranbourne Racecourse, the Ramsar-listed wetlands along the Western Port coastline, Tooradin and Warneet boat launching facilities, Churchill National Park, Lysterfield Park and the Dandenong Police Paddocks Reserve, tourism will also be a key employment sector for the future.

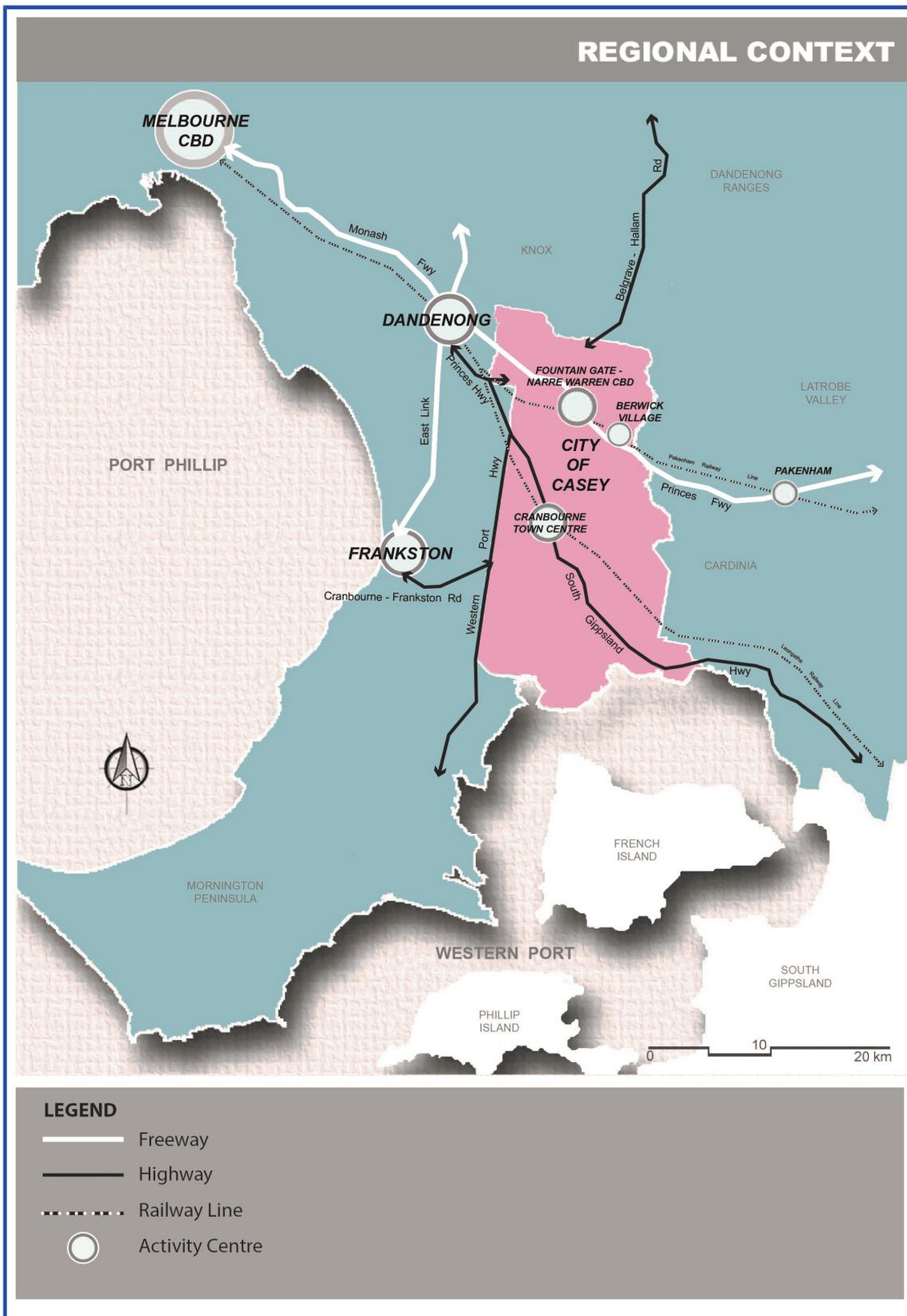
The municipality also sits within a broader regional context, with the neighbouring City of Greater Dandenong, and Dandenong South in particular, being a significant employment destination for Casey's residents. In the future, the Shire of Cardinia will also be an important employment destination for Casey's residents, with Casey itself ultimately fulfilling a similar role for residents of these municipalities. Improving public transport and road connections to both municipalities will therefore be an important objective for the future.

The strength of Casey's economy has rested on retail, medical, service industry, manufacturing, construction and agribusinesses. It is important for Casey to continue to attract new businesses that are employment generators and add value to the existing goods and services that are produced and distributed in the City.

There is also a need to continue to attract major new businesses to the region that not only support the growth in residential population, but also help to diversify the economy. Promoting diverse business types and employment is critical to a developing city that comprises a range of backgrounds and skills in the resident population base.

~~New clusters of technology- and export-oriented industries are also integral to a developing economy to generate wealth, attract skilled staff and to create a clear point of difference for a municipality. Successful establishment of these innovative clusters also provides a strategic base for training, research and development, as well as new venture capital.~~ New clusters of technology and export-oriented industries are also integral to a developing economy to generate wealth, attract skilled staff and to create a clear point of difference for a municipality. The successful establishment and expansion of the Berwick Health and Education Precinct, Fountain Gate-Narre Warren Metropolitan Activity Centre and Cranbourne Major Activity Centre provide a strategic locations for training, research and development, as well as new venture capital.





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**KEY ISSUES AND STRATEGIC VISION**

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**Key issues**

The key issues facing Casey can be grouped into five strategic themes:

**Settlement and housing**

- The management of rapid urban growth to meet the social and physical needs of a diverse community.
- The management of urban development and its impacts on surrounding rural areas and areas of landscape and environmental significance.

**Environment**

- The protection and restoration of Casey’s biodiversity.
- The protection and management of areas of State, national and international significance.
- The protection of life and property arising from the impacts of climate change, flooding and wildfire.
- The protection and enhancement of significant rural landscapes.
- The formulation of ecologically sustainable land use and development practices.

**Economic development**

- The development of a diverse, prosperous and sustainable economic base for Casey.
- The development of a strong knowledge-based business sector, **providing local employment for residents.**
- The need to support and strengthen existing businesses, including home-based businesses.
- The protection and sustainable use of agricultural land.
- The development of Casey’s tourism and eco-tourism potential.

**Transport**

- The development of a transport system that addresses Casey’s accessibility needs and provides for increased use of public transport.
- The need to upgrade regional transport routes in order to improve access for Casey’s residents to the major employment precincts to the west.
- The development of a multi-use trail network in Casey that links community places and other key destinations.

**Built environment**

- The protection and enhancement of local neighbourhood character.
- The retention and maintenance of heritage places for the benefit of present and future generations.
- The protection of Casey’s diverse local areas, townships and villages from inappropriate use and development.

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**Casey’s land use vision**

The *Casey C21: A vision for our future* strategy (“*Casey C21 Strategy*”), which was adopted by Council on 3 September 2002, articulates the land use vision for Casey. It arose out of the recognition by Council that a holistic, long-term vision needed to be created for the municipality that complemented and strengthened the key directions of the City’s Council Plan.

This vision was created from the “ground up”, comprising strategic directions that are based on a detailed understanding of the values of the Casey community and how those values vary in a spatial sense. It is about creating Casey’s own identity as a city by developing and strengthening its communities, protecting and enhancing its natural assets, improving the accessibility of its residents to services, and stimulating economic development by building on its advantages.

*Casey C21 – Building a Great City* is an update of the *Casey C21 Strategy* that was adopted by Council on 19 July 2011. While retaining the direction and vision of the original strategy, it refines these into a form that is more accessible to the community and updates various references and actions arising from the implementation of the strategy. Any reference to the *Casey C21 Strategy* throughout the Local Planning Policy Framework of this planning scheme should therefore also be read as a reference to *Casey C21 – Building a Great City*.

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### Casey’s Municipal Strategic Statement

The Municipal Strategic Statement (MSS) is based on the *Casey C21 Strategy*, which is the main reference document of the Local Planning Policy Framework of this planning scheme. Only those aspects of the strategy relevant to land use, subdivision and development planning policy have been included in this MSS, but the responsible authority will have regard to all of the strategy in its decision-making.

The conceptual model for Casey’s MSS examines the municipality using two discrete, but related, analytical approaches:

- A **thematic approach**, based on the development of strategic responses to key economic, social and environmental development and land use planning issues, comprising the following five themes (refer to Clauses 21.03-21.07):
  - Settlement and housing.
  - Environment.
  - Economic development.
  - Transport.
  - Built environment.
- A **local area approach**, based on the analysis of the following 17 local areas derived from those identified in the *Casey C21 Strategy* (refer to Clauses 21.08-21.25):
  - *Berwick Northern Area* (including part of Beaconsfield).
  - *Berwick Southern Area* (including part of Clyde North).
  - *Botanic Ridge/Junction Village*.
  - *Casey Coast* (including Blind Bight, Cannons Creek, Tooradin, Warneet and part of southern Pearcedale).
  - *Casey Farm* (including Clyde, part of Clyde North, Devon Meadows, Pearcedale and Cranbourne South).
  - *Casey Foothills* (including Harkaway, Lysterfield South, Narre Warren North and part of Endeavour Hills and the northern area of Berwick).
  - *Cranbourne*.
  - *Cranbourne East*.
  - *Cranbourne North*.
  - *Cranbourne West*.
  - *Doveton/Eumemmerring*.

- Endeavour Hills (Urban area).
- Hallam.
- Hampton Park.
- Lynbrook/Lyndhurst.
- Narre Warren.
- Narre Warren South.

The two approaches are necessary, as a single approach fails to cover the full spectrum of planning issues. Some issues have widespread relevance to the municipality, whereas other issues are location-specific. The thematic approach set out in Clauses 21.03-21.07 complements the local area approach set out in Clauses 21.08 to 21.25. The combination of the two approaches ensures that both broad thematic issues and location-specific issues are addressed as part of Council's longer term strategic vision, and also demonstrates how the broader thematic issues are translated into their local context.

Both approaches respond to the issues in the form of objectives, strategies and implementation actions.

#### 21.02-4 Casey's Strategic Framework Plan

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Casey's key strategic directions for future land use planning and development are illustrated by the Strategic Framework Plan. The purpose of the Strategic Framework Plan is to identify locations where specific land use outcomes will be supported and promoted. It also identifies potential development opportunity areas where significant land use change may be expected, as well as areas where land use constraints may restrict future development.

Separate Local Area Maps have also been prepared for each of the 17 local areas (refer Clauses 21.08-21.25). These maps advance the broad strategic directions shown on the Strategic Framework Plan.

The major strategic directions identified on the Strategic Framework Plan are:

- A hierarchy of activity centres that caters for the growth of individual centres and provides diversified employment opportunities.
- Regional transport corridors supported by a "mile-grid" of arterial roads.
- An open space network to create linear corridors that link major destinations.
- Capacity for new suburban areas within the Urban Growth Boundary to cater for up to an additional 78,000 households, as of 2011.
- Green Wedge land that is afforded long-term protection from urban growth pressures.
- A mix of housing opportunities incorporating suburban and large-lot housing ("lifestyle living").
- Land for future employment growth in a number of large new employment precincts.
- Environmental protection of conservation areas.

#### 21.02-5 Reference documents

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*Casey C21: A vision for our future* (City of Casey, 2002).

*Casey C21: Building a Great City* (City of Casey, 2011).

*Casey Housing Strategy* (City of Casey, 2005).

*City of Casey Activity Centres Strategy*, (City of Casey, in association with Ratio Consultants Pty Ltd, 2006) 2019.

*City of Casey Biodiversity Enhancement Strategy* (Ecology Australia Pty Ltd, 2003).

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*City of Casey Conservation Strategy* (City of Casey, in association with Environment Link Pty Ltd, 2002).

*City of Casey Open Space Strategy Technical Report* (City of Casey, in association with EDAW (Aust.) Pty Ltd, 2001).

*Council Plan 2013-2017* (City of Casey, 2015).

*Heritage Strategy* (City of Casey, 2001).

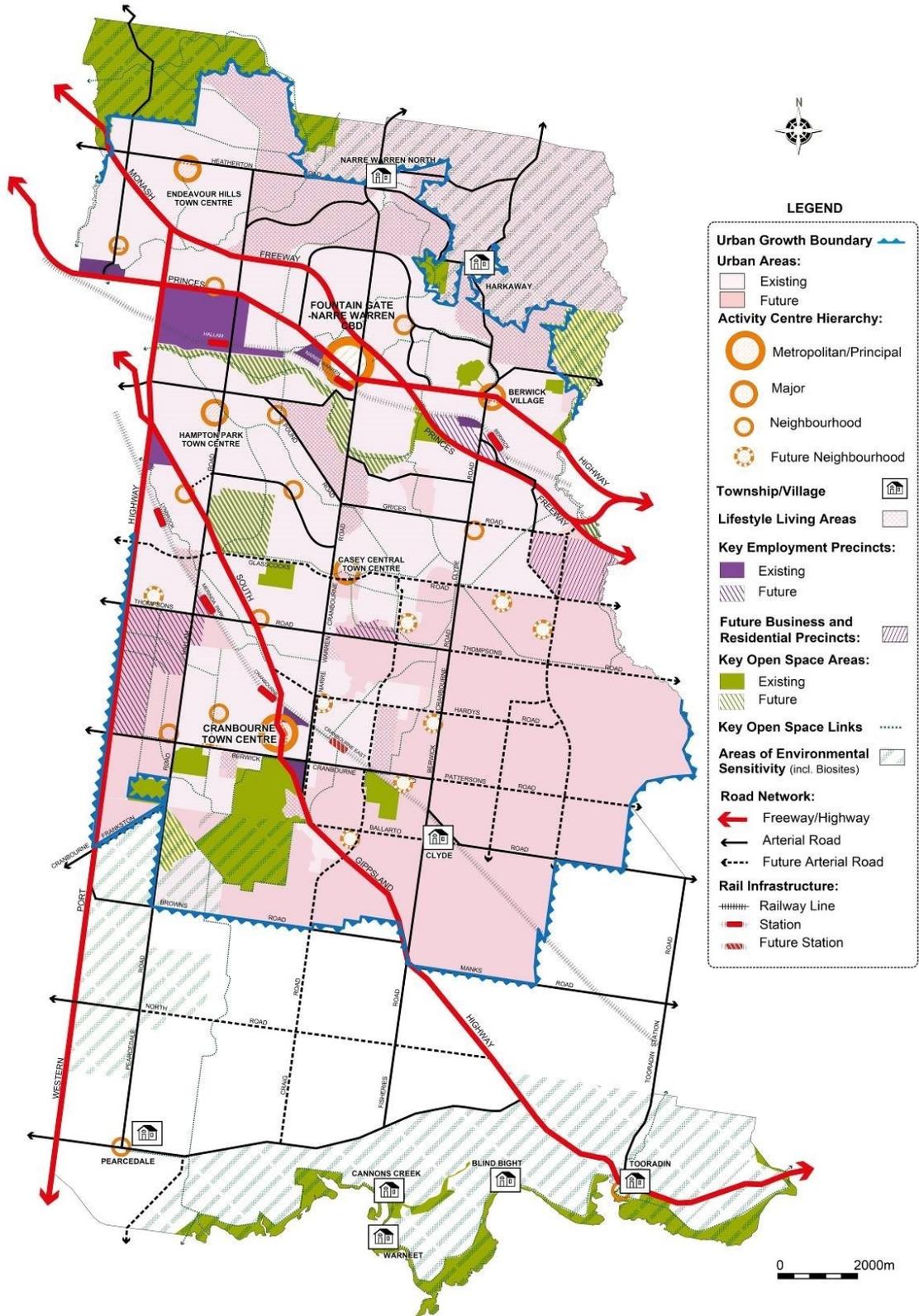
*South East Growth Corridor Plan* (Growth Areas Authority, 2012).

*Fountain Gate-Narre Warren CBD Structure Plan* (City of Casey, 2018).

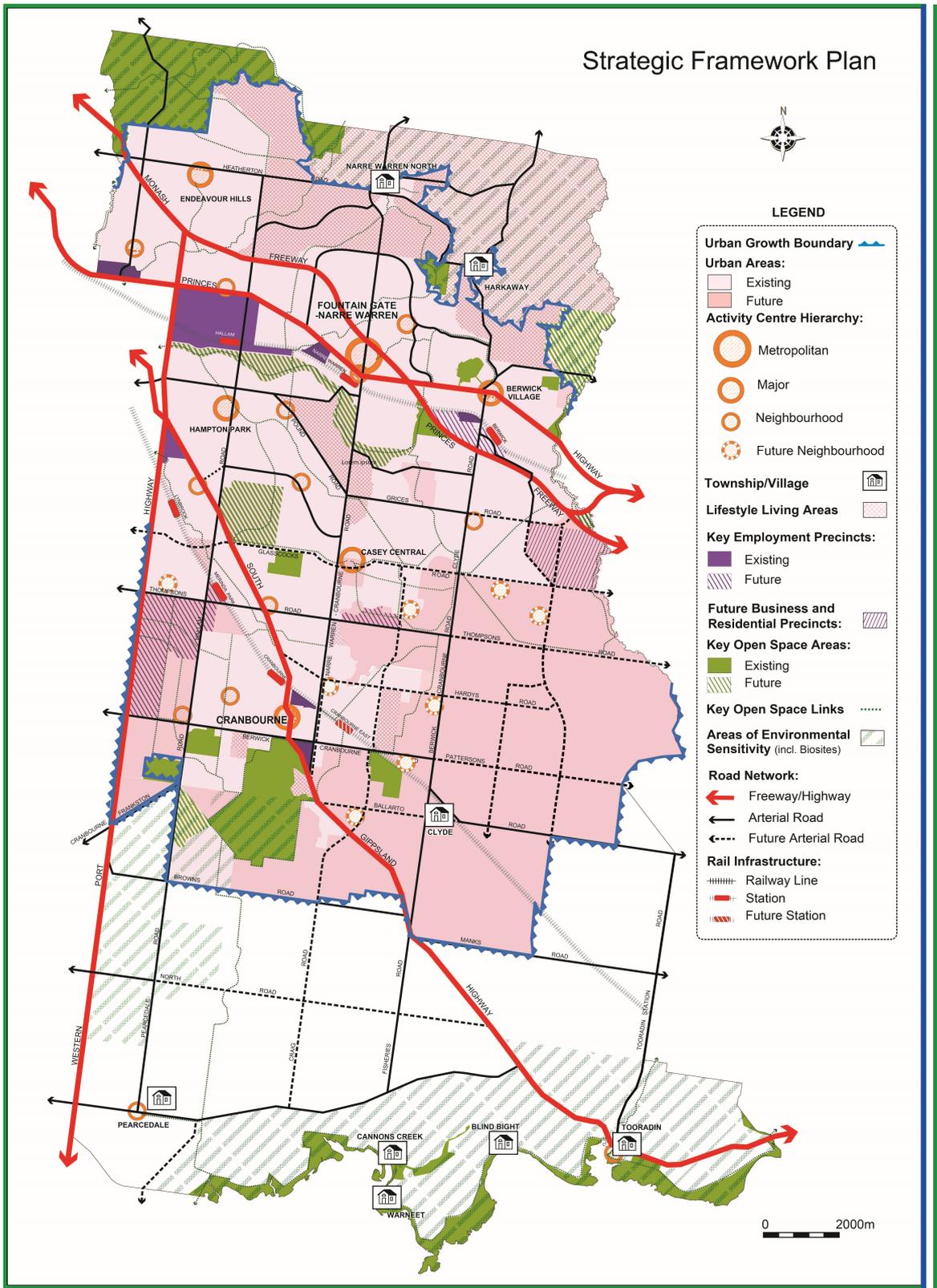
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Strategic framework plan

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Strategic Framework Plan





## CASEY PLANNING SCHEME

Strategy 2.4	Provide for properly serviced rural-residential and large-lot opportunities in appropriate areas that reflect local environmental attributes, and which contribute to the range of housing and lifestyle choices in Casey.
Strategy 2.5	Plan new suburban subdivisions to ensure a range of lot sizes is provided throughout Casey's growth areas.
Strategy 2.6	Encourage the balanced provision of well located affordable housing to meet special housing needs within the community, including aged care, student housing, low-cost housing, social housing and public housing.
Strategy 2.7	Encourage the redevelopment and renewal of existing public housing stock that meets local community needs and expectations.
Strategy 2.8	Ensure housing development in and adjoining activity centres incorporates measures that minimise adverse amenity impacts, such as noise, that existing and proposed non-residential uses will have upon new residential uses.

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### Objective 3

*To recognise, value, provide and facilitate a choice of facilities, including learning centres and services that reflect the diverse needs of the Casey community.*

#### Strategies

- Strategy 3.1 Provide the community with a range of leisure and recreation opportunities to increase the overall participation by residents in leisure activities.
- Strategy 3.2 Provide a range of sports facilities and functions, using a hierarchy of provision (Regional, Municipal, District and Local) at multi-use, single-use or stand alone facilities.
- Strategy 3.3 Develop a diverse mix of quality arts facilities and performing arts facilities that service Casey and the region.
- Strategy 3.4 Recognise and protect the Old Cheese Factory (Berwick) as an opportunity to create an arts and cultural icon in Melbourne.
- Strategy 3.5 Facilitate the establishment of Places of Assembly/Worship around planned neighbourhood nodes in new residential areas, and close to similar non-residential uses where located on the periphery of an activity centre or commercial/industrial area.
- Strategy 3.6 Provide visible clusters of local facilities to encourage active participation in community life.
- Strategy 3.7 Develop a network of community-based learning centres throughout Casey ranging from pre-schooling to tertiary education, including community centres, neighbourhood houses and other local learning centres.
- Strategy 3.8 Investigate future demand for new tertiary education facilities in designated growth areas.
- Strategy 3.9 Develop new double-unit pre-schools co-located with other community facilities, including primary schools, in Casey's growing suburbs.
- Strategy 3.10 Encourage the establishment of new learning centres on, or with good accessibility to major public transport routes.
- Strategy 3.11 Provide for the master-planning of new learning centres to, among other things:
  - Ensure access and car parking for learning centres is adequately provided on-site, or in the case of public schools, in a shared parking area in an abutting community place, where available.
  - Ensure there are three road frontages to each new learning centre, with the fourth side adjoining parklands.

### 21.03-5

### Implementation

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These strategies will be implemented by the following measures:

#### Policy guidelines

- Using the ~~Retail~~Activity Centres Policy at Clause 22.01 to consolidate the role of the Fountain Gate-Narre Warren ~~CBD-as-a~~Metropolitan Activity Centre; and the Cranbourne ~~Town-Centre~~ as-Major Activity ~~Centres~~Centre and the hierarchical development of all other designated activity centres.

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- Using the Non-Residential Uses in Residential and Future Residential Areas Policy at Clause 22.02 to facilitate the provision of non-residential uses in appropriate locations where they do not detract from the amenity, character and function of existing and future residential land uses.
- Using the Non Agricultural Uses in Green Wedge Areas Policy at Clause 22.08 to protect Casey's Green Wedge farm land from ad-hoc and inappropriate development.

### **Application of zones and overlays**

- Applying the General Residential Zone to established and committed residential areas that are capable of being fully serviced.
- Applying the Low Density Residential Zone to established and committed residential areas where larger lots are appropriate, and which may not be fully serviced but can treat and retain all wastewater.
- Applying the Township Zone to the coastal and rural settlements of Blind Bight, Cannons Creek, Harkaway, Narre Warren North and Warneet to provide for a range of appropriate residential, commercial and industrial uses.
- Applying the Urban Growth Zone to undeveloped land designated for future urban purposes, to manage the transition from non-urban to urban in accordance with a precinct structure plan.
- Applying the Commercial 1 Zone to activity centres with a primary retail function, or with an office and commercial function.
- Applying the Commercial 2 Zone to activity centres with an office and manufacturing function, or with a restricted retail, manufacturing and service business function.
- Applying the Mixed Use Zone to activity centres with a mixed use function, including employment centres and community activity clusters.
- Applying the Activity Centre Zone to provide for the integrated use and development of land for activity centres of metropolitan and regional significance consistent with the adopted structure plans.
- Applying the Rural Living Zone to provide for residential development and living opportunities in a rural environment that are already developed for this purpose.
- Applying the Green Wedge Zone and Green Wedge A Zone to the rural areas of Casey outside the Urban Growth Boundary to recognise local agricultural and environmental attributes, maintain the viability of rural industry and facilitate sustainable land management practices.
- Applying the Farming Zone to non-urban land inside the Urban Growth Boundary, to protect it from use and development that may compromise any future use of the land for urban purposes.
- Applying the Public Use Zone to identify land required for the provision of public uses, services and facilities.
- Applying the Public Park and Recreation Zone to recognise, protect and conserve areas for recreation and open space.
- Applying the Special Use Zone to provide for the use and development of land for site-specific purposes.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of future and developing residential and employment areas, activity centres and other mixed use/commercial areas as appropriate.
- Applying the Public Acquisition Overlay to all land required for the future provision of public uses, services and facilities.
- Applying the Development Contributions Plan Overlay to future and developing residential areas, employment areas and activity centres to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

**Further strategic work and other actions**

- Undertaking a detailed program of further strategic work and other actions set out in the Casey C21 Strategy.
- Developing and implementing “whole-of-community” plans throughout each of Casey’s local areas, where warranted, to deliver integrated community benefits.
- Engaging the community in the development and implementation of Casey’s community development programs and policies, encouraging understanding and ownership of the processes and outcomes.
- Developing and facilitating community-based responses to local safety issues.
- Developing and implementing the concept of a ‘Casey Valley Parklands’ through a memorandum of understanding between Council, Melbourne Water and Parks Victoria and the preparation of a master plan.

**21.03-6**

**Reference documents**

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*Casey C21: A vision for our future* (City of Casey, 2002).

*Casey C21: Building a Great City* (City of Casey, 2011).

*Casey Housing Strategy* (City of Casey, 2005).

*City of Casey Activity Centres Strategy*, (City of Casey, ~~in association with Ratio Consultants Pty Ltd, 2006~~)2019.

*City of Casey Open Space Strategy Technical Report* (City of Casey, in association with EDAW (Aust.) Pty Ltd, 2001).

*City of Casey Stormwater Management Plan* (City of Casey, in association with Kellogg Brown & Root Pty Ltd, 2004).

*Council Plan 2013-2017* (City of Casey, 2015).

*South East Growth Corridor Plan* (Growth Areas Authority, 2012).

*Fountain Gate-Narre Warren CBD Structure Plan* (City of Casey, 2018).

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ECONOMIC DEVELOPMENT

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Overview

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The prosperity of a community is directly linked to the health of its existing enterprises.

Casey has significant regional competitive advantages, which, if properly managed and sustained, will provide positive social, economic and environmental outcomes for the City. These advantages include significant population and housing growth, a regional CBD at Fountain Gate-Narre Warren, tertiary education facilities, potential for the development of a strong commercial sector, tourism and eco-tourism opportunities, a productive and diverse rural sector, a strong equine sector, extractive industrial resources, and locational advantages as a gateway to Gippsland and to the Melbourne metropolitan area.

As we move into the 21st century, one vision is gaining increasing support: jobs of the future will be based around knowledge. Knowledge-based jobs are linked to areas of high liveability. Knowledge-based business and industry require universities and other technology-related infrastructure at their core, which provides Casey with opportunities for securing knowledge-based jobs in “technology precincts” based around its tertiary education and related facilities.

~~There is an~~ The Berwick Health and Education Precinct presents the opportunity to create at least 10,000 such jobs alone in a high-density technology precinct based around the Federation University, TAFE College and Casey Hospital in Berwick.

The benefits of the creation of new knowledge-based job opportunities within Casey will have broader flow-on effects throughout the whole community, by diversifying and improving local employment opportunities, encouraging a more skilled and flexible workforce, and securing a strong and diverse economic base for the City of Casey well into the future.

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Objective 1

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To facilitate the creation of knowledge-based jobs in Casey.

Strategies

- 1.1 Foster employment and investment opportunities to create knowledge-based jobs.
- 1.2 Support the development of a broad range of learning centres to address emerging skills’ needs, with a focus on knowledge-based sectors.
- 1.3 Facilitate the development of the Berwick Health and Education Precinct as a high-density, ~~technology~~ health and education precinct based around the Federation University, Chisholm Institute of TAFE and Casey Hospital campuses in Berwick.
- 1.4 Facilitate the development of ‘Minta Farm’ in Berwick as a high-amenity, integrated employment precinct that incorporates office, research, manufacturing, learning and living components.
- 1.5 Facilitate the development of new industry and business parks in Cranbourne West to provide a diverse range of employment opportunities, including large-lot traditional and “advanced” manufacturing to take advantage of access to Western Port Highway.
- 1.6 Facilitate the development of the Fountain Gate-Narre Warren ~~CBD~~ Metropolitan Activity Centre as a premier, large, diverse, densely developed CBD to provide a focus for the Casey and wider regional community.
- 1.7 Encourage a diverse, densely developed business and employment corridor in the non-residential areas along the road and rail corridor from Dandenong to Pakenham.

21.05-3

Objective 2

~~25/07/2019~~ ~~---/---/---~~  
~~G224~~ case Proposed C258 case

To take advantage of Casey’s competitive edges to create local employment opportunities across a diverse economic base to secure a sustainable and prosperous future.

Strategies

Economic opportunities

- 2.1 Enhance economic prosperity through the development of a broad, diverse and sustainable business and industrial base to increase business investment and employment opportunities.

## CASEY PLANNING SCHEME

- 2.2 Manage development of Casey's undeveloped urban areas to maximise their development potential.
- 2.3 Encourage the sustainable growth of home-based businesses.

### Activity centres

- 2.4 Realise the significant potential of the Fountain Gate-Narre Warren ~~GBD~~ Metropolitan Activity Centre and Cranbourne ~~Town-Centre-Principal~~ Major Activity Centre as centres of metropolitan and regional significance, providing a broad range and high intensity of activities that maximise their future capacity.
- 2.5 Promote leading practice activity centre development that provides for economically robust centres with a vibrant community focus, and which can evolve to accommodate changing needs.

2.6 Promote more diverse, non-retail employment opportunities within activity centres.

### Rural activities

- ~~2.6~~2.7 Support the consolidation and expansion of horse-related activities in Casey.
- ~~2.7~~2.8 Encourage the growth of sustainable land and resource industries and markets.
- ~~2.8~~2.9 Protect productive farming by ensuring that high quality agricultural land is retained for agricultural purposes, and is not eroded or prejudiced by inappropriate urban land uses and development.
- ~~2.9~~2.10 Support farming and rural-based businesses to ensure their ongoing viability is maintained and to encourage environmentally sustainable land management practices.

### Tourism

- ~~2.10~~2.11 Harness and sensitively manage the eco-tourism potential of Tooradin Village.
- ~~2.11~~2.12 Support the ongoing eco-tourism opportunities of the ~~Royal Botanic Gardens-Cranbourne~~ Cranbourne Gardens.
- ~~2.12~~2.13 Develop Wilson Botanic Park as a significant tourist attraction.
- ~~2.13~~2.14 Recognise and promote emerging tourism and eco-tourism opportunities within Casey, ensuring that the design and development of tourist-related facilities reflects the farming and environmental attributes of the locality.

### Sand and stone resources

- ~~2.14~~2.15 Protect future options to extract sand and stone resources in Extractive Industry Interest Areas.
- ~~2.15~~2.16 Manage existing sites shown on the Local Area Maps for both their extractive/filling potential as well as for their potential parkland use.
- ~~2.16~~2.17 Maintain appropriate separation distances between extractive industries and any sensitive uses to protect residential amenity and ensure valuable resources are not sterilised.

21.05-4

### Implementation Objective 3

~~25/07/2019~~ ~~---~~ ~~---~~ ~~---~~ ~~---~~  
G224caseProposed C258case

*To consolidate Casey's retail, commercial, institutional and community facility development patterns into a hierarchical network of activity centres, both existing and planned, with appropriately sized centres to meet the needs of Casey's communities through to 2036*

### Strategies

3.1	Direct retail, commercial and appropriate non-retail development into a hierarchical network of activity centres consistent with the typology identified in Table 1 and Map 1 to this clause.
3.2	Encourage non-retail employment-generating uses in activity centres.
3.3	Support uses and development that deliver a net community benefit.
3.4	Facilitate a health and education-based employment precinct that fosters the continued development, growth and clustering of significant health and education facilities into the Berwick Health and Education Precinct, as identified in Table 1 and Map 1 to this clause.
3.5	Support restricted retail precincts that offer convenient access to a diverse range of bulky goods across the municipality, by directing restricted retail development into designated restricted retail precincts as identified in Table 1 and Map 1 to this clause.
3.6	Discourage retail and commercial development proposals (including rezonings) that are inconsistent with this clause or Clause 22.01 <i>Activity Centres</i> .
3.7	Support temporary treatments and uses for unused land in activity centres that help activate the centre prior to development, including food stalls, food trucks, community gardens, pop up markets, or other low-cost temporary land uses and public open space concepts.
3.8	Promote and prioritise pedestrians and cyclists over vehicles in and around activity centres.

3.9	Discourage restricted retail development from locating outside of designated restricted retail precincts identified in Map 1 to this clause, unless in Metropolitan or Major Activity Centres.
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## 21.05-5 Implementation

Proposed C258case

These strategies will be implemented by the following measures:

### Policy guidelines

- Using the ~~Retail~~Activity Centres Policy at Clause 22.01 to consolidate the role of the Fountain Gate-Narre Warren ~~CBD as a~~Metropolitan Activity Centre, and the Cranbourne ~~Town Centre as Principal Activity Centres~~Major Activity Centre and the hierarchical development of all other designated activity centres.
- Using the Industrial Development Policy at Clause 22.03 to provide for the development of local employment centres and to ensure new industrial development achieves a high standard of visual amenity.

### Application of zones and overlays

- Applying the Industrial 1 Zone to preserve industrial land for industrial uses and to protect against inappropriate commercial development.
- Applying the Industrial 3 Zone to industrial land adjacent to residential areas to protect these areas from inappropriate industrial uses, where appropriate.
- Applying the Commercial 1 Zone to activity centres with a primary retail function, or with an office and commercial function.
- Applying the Commercial 2 Zone to activity centres with an office and manufacturing function, or with a restricted retail, manufacturing and service business function.
- Applying the Mixed Use Zone to activity centres with a mixed use function, including employment centres and community activity clusters.
- Applying the Green Wedge Zone and Green Wedge A Zone to the rural areas of Casey outside the Urban Growth Boundary to recognise local agricultural and environmental attributes, maintain the viability of rural industry and facilitate sustainable land management practices.
- Applying the Activity Centre Zone to activity centres of metropolitan and regional significance to ensure the use and development of the centres are consistent with adopted structure plans.

### Further strategic work and other actions

- Undertaking a detailed program of further strategic work and other actions set out in the *Casey C21 Strategy*.
- Encouraging local businesses to embrace new technology in order to gain a competitive advantage.
- Promoting links between Council, businesses, Government and educational institutions within Casey to facilitate the transfer of new ideas and opportunities and promote local business opportunities.
- ~~Reviewing the *City of Casey Activity Centres Strategy* and Retail Policy at Clause 22.01, along with associated references in the Municipal Strategic Statement, to reflect the activity centre network set out in Plan Melbourne.~~

## 21.05-56 Reference documents

25/07/2019 Proposed C258case

*Casey C21: A vision for our future* (City of Casey, 2002).

*Casey C21: Building a Great City* (City of Casey, 2011).

## CASEY PLANNING SCHEME

*City of Casey Activity Centres Strategy* (City of Casey, ~~in association with Ratio Consultants Pty Ltd, 2006~~) 2019.

*Council Plan 2009-2013* (City of Casey, 2009).

*Melbourne Supply Area – Extractive Industry Interest Areas Review, Technical Record, 2003/2* (Geological Survey of Victoria, 2003).

*South East Growth Corridor Plan* (Growth Areas Authority, 2012).

*Fountain Gate-Narre Warren CBD Structure Plan* (City of Casey, 2018).

### 21.05-7

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Proposed C258case

**Table 1: Casey activity centres typology**

Typology	Role and Function
Metropolitan Activity Centre	<p>To provide:</p> <ul style="list-style-type: none"> <li>■ Higher order activities that play a key regional role in the metropolitan economy, providing a diverse range of employment opportunities for the region.</li> <li>■ A broad mix of high-order activities, including entertainment uses, to attract a significant level of visitation.</li> <li>■ Approximately 40 per cent non-retail commercial, institutional and community uses floor area for the whole of the centre.</li> <li>■ Strong focus on commercial uses, health and education facilities, and high density residential uses.</li> <li>■ Buildings of at least three storeys, except where there is an interface with residential areas, or a development plan or similar has been prepared that provides further guidance.</li> <li>■ Department stores and multiple discount department stores.</li> <li>■ Easily accessible connections to the Principal Public Transport Network.</li> <li>■ Multiple supermarkets of various sizes.</li> <li>■ Strong focus on specialty retail and hospitality uses.</li> <li>■ Some restricted retail uses.</li> </ul>
Major Activity Centre	<p>To provide:</p> <ul style="list-style-type: none"> <li>■ A broad mix of higher-order activities, including entertainment uses, to attract a significant level of visitation.</li> <li>■ Approximately 30 per cent non-retail commercial, institutional and community uses floor area for the whole of the centre.</li> <li>■ A strong focus on specialty retail and hospitality/entertainment uses.</li> <li>■ Medium focus on commercial uses.</li> <li>■ Some health and education facilities.</li> <li>■ Total floorspace for non-residential uses generally between 20,000 square metres and 100,000 square metres.</li> <li>■ Building heights of at least two storeys, except where a development plan or similar has been prepared that provides further guidance.</li> <li>■ Focus on high density residential uses.</li> <li>■ Easily accessible connections to the Principal Public Transport Network.</li> <li>■ Multiple supermarkets of various sizes.</li> <li>■ Multiple discount department stores.</li> <li>■ Some restricted retail uses.</li> </ul>
Medium Neighbourhood Activity Centre	<p>To provide:</p>

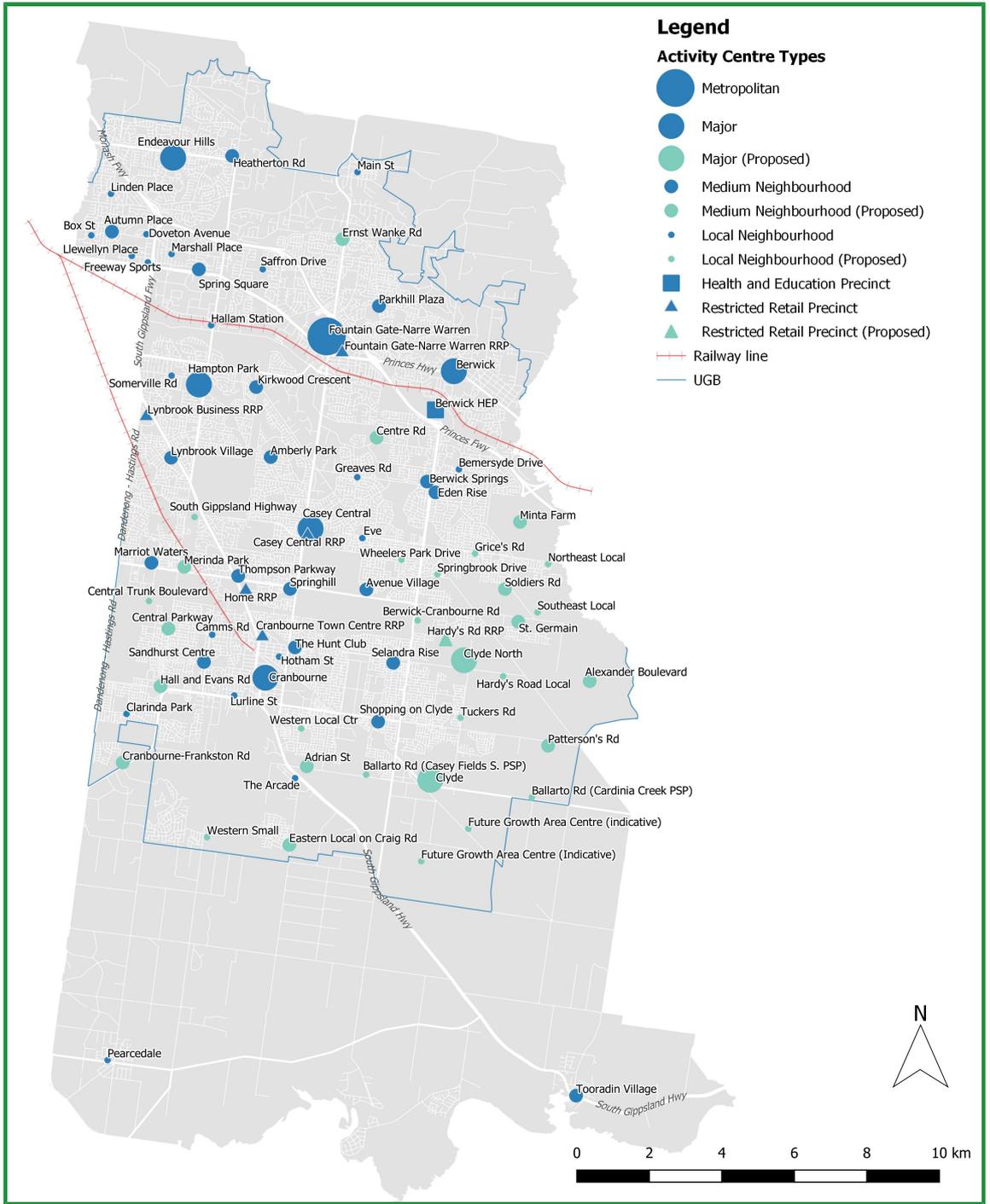
## CASEY PLANNING SCHEME

Typology	Role and Function
	<ul style="list-style-type: none"> <li>■ A broad mix of activities to provide for day-to-day and weekly retail and service needs at a neighbourhood level.</li> <li>■ Approximately 25 per cent non-retail commercial and community uses floor area for the whole of the centre.</li> <li>■ A strong focus on supermarkets, with a mix of full-line and small format supermarkets.</li> <li>■ Medium focus on specialty retail and hospitality uses.</li> <li>■ Medium focus on commercial uses.</li> <li>■ Total floorspace for non-residential uses generally between 5,000 square metres and 20,000 square metres.</li> <li>■ Buildings of at least two storeys.</li> <li>■ Focus on medium density residential uses.</li> </ul>
Local Neighbourhood Activity Centre	<p>To provide:</p> <ul style="list-style-type: none"> <li>■ A broad mix of activities to provide for day-to-day and weekly retail and service needs at a neighbourhood level.</li> <li>■ Approximately 25 per cent non-retail commercial and community uses floor area for the whole of the centre.</li> <li>■ Strong focus on convenience retailing and medium density housing.</li> <li>■ Small format supermarket.</li> <li>■ Some specialty retail and hospitality uses.</li> <li>■ Some commercial uses.</li> <li>■ Total floorspace for non-residential uses of up to 5,000 square metres.</li> <li>■ Focus on medium density residential uses.</li> </ul>
Health and Education Precinct	<p>To provide:</p> <ul style="list-style-type: none"> <li>■ A strong focus on major health and education facilities and commercial uses.</li> <li>■ Some specialty retail and hospitality uses, particularly where they service the health and education facilities of the precinct.</li> <li>■ Complementary high density residential uses</li> </ul>
Restricted Retail Precinct	<p>To provide:</p> <ul style="list-style-type: none"> <li>■ A strong focus on restricted retail uses.</li> <li>■ Small amount of hospitality uses that support the restricted retail businesses.</li> </ul>
Notes:	<p><i>For activity centres in growth areas where a Precinct Structure Plan (PSP) applies, refer to the PSP for a specific retail and/or commercial floorspace target.</i></p> <p><i>Floorspace areas/percentages are typical only and are not caps.</i></p>

21.05-8

Casey activity centre network

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Proposed C258case



**21.06**

03/05/2018  
C233

**TRANSPORT**

**21.06-1**

09/02/2017  
C250

**Overview**

Accessibility to goods, services, jobs and facilities is a fundamental right of people in a community. It is a social objective not an infrastructure goal. With the continuation of Casey's rapid growth, and its location on Melbourne's fringe, it will require innovative planning in order to meet the accessibility and mobility needs of the community.

**21.06-2**

03/05/2018  
C233

**Objective**

*To develop a highly accessible city structure that ensures people and businesses have easy access to goods, services, jobs and facilities.*

**Strategies**

**Transport systems**

- 1.1 Develop a transport system that addresses Casey's community accessibility needs, provides for increased modal-share for public transport, and integrates transport and land use planning.
- 1.2 Ensure that permeable neighbourhood design is incorporated into the planning of new residential areas to facilitate pedestrian and public transport movement and to improve urban amenity.
- 1.3 Maximise vehicle accessibility throughout Casey by facilitating the development of a "mile-grid" main road network that minimises the need for six-lane divided arterial roads that can act as barriers between communities.
- 1.4 Facilitate the development of a "half-mile-grid" road network in Casey's growth areas to support the "mile-grid" and maximise the potential to improve road-based (i.e. buses) public transport accessibility.
- 1.5 Encourage clustered, higher-density residential development within easy walking distance (<400 metres) of railway stations, bus routes and activity centres through appropriate structure planning processes.
- 1.6 Undertake local area traffic management programs and road safety improvements to the local road network.
- 1.7 Facilitate safe and efficient movement of people and goods with integrated solutions spanning the various transport nodes:
  - Plan networks to provide priority to specific transport modes on arterial roads in accordance with VicRoads' SmartRoads Network Operating Plans.
  - Develop capacity of key arterial roads in growing suburbs and identify and secure reservations for future transport corridors aligned with land use plans.
  - Maintain the safe and efficient operation of arterial roads by ensuring that access to these roads is planned in accordance with VicRoads Access Management Policies.

**Regional accessibility**

- 1.8 Plan for the development of an east-west arterial road network that provides links through Casey from Clyde Road to Western Port Highway and further west to Dandenong-Frankston Road and EastLink.
- 1.9 Support the completion of the Dingley Freeway to the west of Casey, in particular the connections from South Gippsland Freeway to South Gippsland Highway in Dandenong South, and from Perry Road to Springvale Road in Keysborough, in order to improve access for Casey's residents to the major employment precincts to the west.
- 1.10 Preserve the opportunity for potential upgrades of Western Port Highway to a freeway standard and possible new rail connections between the Port of Hastings and Dandenong.

**Trails network**

- 1.11 Develop an extensive network of multi-use, off-road trails linking communities, activity centres, learning centres, parkland, community places and other key destinations.
- 1.12 Ensure new suburban areas accommodate easy and safe pedestrian movement routes as a fundamental part of the design.
- 1.13 Consider the needs of equestrian users, both recreational and professional.

**21.06-3**

03/05/2018  
C233

**Implementation**

These strategies will be implemented by the following measures:

**Application of zones and overlays**

- Applying the Road Zone to declared roads and land acquired for a proposed road.
- Applying the Public Acquisition Overlay to all land required for the future provision of new roads, roads upgrades and provision of public transport,

**Further strategic work and other actions**

- Undertaking a detailed program of further strategic work and other actions set out in the *Casey C21 Strategy*.

**21.06-4 Reference documents**

~~09/02/2017~~  
6250 Proposed C258case

*Casey C21: A vision for our future*, City of Casey, 2002.

*Casey C21: Building a Great City*, City of Casey, 2011.

*Casey Housing Strategy*, City of Casey, 2005.

*City of Casey Activity Centres Strategy*, City of Casey, ~~in association with Ratio Consultants Pty Ltd, 2006~~2019.

*Council Plan 2009-2013*, City of Casey, 2009.

*South East Growth Corridor Plan*, Growth Areas Authority, 2012.



**21.07**

03/05/2018  
C233

**21.07-1**

09/02/2017  
C250

**BUILT ENVIRONMENT**

**Overview**

Perception is reality, and how a city is perceived is fundamental to its social and economic well-being and the opportunities it can create.

Good design is an essential contributor to a place’s perception, and it follows that good design in both the public and private realm fosters community pride, quality of life and the perception of Casey as a great place to live. Different local communities have different values and neighbourhood characteristics, and it is important that planning and design outcomes recognise and value the intrinsic characteristics of these local areas.

As Casey evolves, it is recognised that the City’s form will be that of a generally suburban environment, punctuated by dynamic “urban” activity centres. It is framed with a non-urban area that consists of landscapes of agricultural, natural, cultural and heritage significance, that combine with the suburban areas to form the overall image of Casey as having a “country feel, city living” character.

In this context, it is recognised that trees can have the greatest positive impact in enhancing the image and identity of Casey. Trees and landscaping can define the character of suburban areas, townships and non-urban areas, and provide links between all these areas.

**21.07-2**

09/02/2017  
C250

**Objective 1**

*To create both an image that reflects Casey as a whole and images that reflect Casey’s diverse range of communities and places.*

**Strategies**

**Natural, cultural and built heritage**

- 1.1 Protect significant natural, cultural and built heritage places from adverse impacts resulting from deterioration and inappropriate use and development.
- 1.2 Encourage the retention and maintenance of heritage places for the benefit of present and future generations.
- 1.3 Require an assessment of the impact of new development proposals in ‘greenfield’ areas on any Aboriginal cultural heritage values.
- 1.4 Promote an awareness of State and Commonwealth Government legislation and protocols for the protection of Aboriginal cultural heritage.
- 1.5 Ensure that the values of Casey’s Green Wedges are protected from inappropriate development.

**Neighbourhood character**

- 1.6 Undertake neighbourhood character studies to recognise and value the intrinsic characteristics of different areas within Casey.
- 1.7 Encourage and deliver trees as the dominant suburban streetscape element.
- 1.8 Manage design and built form outcomes having regard to the strong suburban sense of place, which recognises green space and landscaped setbacks.
- 1.9 Recognise and value the intrinsic characteristics of Casey’s diverse local areas.
- 1.10 Manage the special and unique character qualities of Casey’s townships and villages.
- 1.11 Ensure development within Casey adds to the preferred character of an area, where this has been identified.
- 1.12 Ensure that non-residential uses do not detract from the amenity, character and function of existing residential areas.
- 1.13 Manage design and built form outcomes to ensure that existing neighbourhood character is not eroded by ad hoc, insensitive and poorly designed development.
- 1.14 Create and maintain green breaks between suburban areas.
- 1.15 Maintain and enhance the treed landscape setting of Casey’s suburban areas and its non-suburban townships and villages through extensive tree planting and maintaining views and links through to open space and non-urban areas.
- 1.16 Provide extensive boulevard planting along Casey’s main road network.
- 1.17 Protect the landscape qualities of Casey’s non-suburban areas, including Casey Foothills and coastal environs.

## CASEY PLANNING SCHEME

- 1.18 Strengthen the 'country feel' in Casey's suburban and non-suburban communities.
- 1.19 Ensure residential development in sensitive areas (coastal areas and areas of identified landscape significance) is low-key in terms of roof treatment and the height, massing and finish of buildings, using natural and muted colours and non-reflective materials.

### Urban environment

- 1.20 Facilitate the development of Casey's activity centres in a manner which:
  - Reflects a human scale and creates street-based activity.
  - Reflects local community values and aspirations.
  - Improves the safety and amenity of private and public spaces.
  - Balances commercial viability and community design imperatives.
  - Promotes a dense urban form.
  - Creates local community landmarks and reinforces community identity and a sense of place.
- 1.21 Encourage the integration of community art and urban design projects in new development.
- 1.22 Enhance the visual quality of industrial areas.
- 1.23 Maintain attractive views of Casey from the main road network to enhance the overall image and perception of the City.
- 1.24 Protect Casey's freeways, main roads and collector roads from obtrusive promotional advertising signs.
- 1.25 Manage advertising signs along the main road network to allow opportunities for business identification, but in a way that adds value to Casey's image, rather than detracting from it.
- 1.26 Manage development along Casey's main road network to achieve a high quality built form in a landscaped setting.

### 21.07-3

09/02/2017  
C250

### Objective 2

*To manage Casey's physical and community development to improve safety, acknowledging the strong community desire to feel safe and secure.*

### Strategies

- 2.1 Plan for the appropriate design and provision of road and community infrastructure to ensure safe and liveable neighbourhoods.
- 2.2 Ensure new development has regard to the crucial impact that design and layout has on safety and the opportunity to prevent crime in an area.
- 2.3 Maximise opportunities for natural surveillance of public spaces in the design and layout of suburban environments.

### 21.07-4

03/05/2018 - / - / - - - -  
G233 Proposed C258 case

### Implementation

These strategies will be implemented by the following measures:

### Policy guidelines

- Using the **Retail Activity Centres** Policy at Clause 22.01 to facilitate the hierarchical development of a robust, high-amenity activity centre **system network** that serves community needs.
- Using the Advertising Signs Policy at Clause 22.04 to ensure that the display of advertising signs does not detract from the visual amenity of Casey.
- Using the Telecommunications Facilities Policy at Clause 22.06 and the Satellite Dishes Policy at Clause 22.07 to ensure the sensitive siting and design of telecommunications facilities and satellite dishes to minimise any loss of visual amenity.

### Application of zones and overlays

- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Design and Development Overlay to areas requiring specific development controls to achieve a preferred built form outcome.

**Further strategic work and other actions**

- Undertaking a detailed program of further strategic work and other actions set out in the *Casey C21 Strategy*.
- Undertake neighbourhood character studies to recognise and value the intrinsic characteristics of different areas within Casey.

**21.07-5 Reference documents**

09/02/2017 - / - / - -  
6250 Proposed C258 case

*Casey C21: A vision for our future*, City of Casey, 2002.

*Casey C21: Building a Great City*, City of Casey, 2011.

*Casey Heritage Study (Post European Contact)*, City of Casey, in association with Context Pty Ltd, 2004.

*Casey Housing Strategy*, City of Casey, 2005.

*Casey Image Strategy*, City of Casey, 2005.

*Casey Revegetation Strategy*, City of Casey, 2009.

*City of Berwick Heritage Conservation Study*, City of Berwick, in association with Context Pty Ltd, 1993.

*City of Casey Activity Centres Strategy*, City of Casey, ~~in association with Ratio Consultants Pty Ltd, 2006~~ 2019.

*City of Casey Arterial Roads Tree Strategy*, City of Casey, 2003.

*City of Casey Conservation Strategy*, City of Casey, in association with Environment Link Pty Ltd, 2002.

*City of Casey (Cranbourne, Knox) Heritage Study*, City of Casey, 1998.

*Council Plan 2013-2017*, City of Casey, 2015.

*Heritage of the City of Casey – Historic Sites in the former Cranbourne Shire*, City of Casey, in association with Graeme Butler & Associates, 1996.

*Heritage Strategy*, City of Casey, 2001.

**21.09**

09/02/2017  
C250

**BERWICK NORTHERN AREA**

**21.09-1**

09/02/2017  
C250

**Profile**

The northern area of Berwick, north of the Princes Freeway, is an attractive, established community focused on Berwick Village that retains a township feel in its central area and will continue to strengthen its mature, green-treed image over the long-term. This older part of residential Berwick has a special character and quality that is clearly recognised and valued by the community.

**21.09-2**

09/02/2017 --/--/---  
G250 Proposed C258 case

**Objectives**

- To maintain and enhance the character of Berwick as an established area with a green-treed country feel and character.
- To provide quality and diverse housing opportunities that add value to the residential character of the area.
- To protect key neighbourhood attributes and elements and create a special township housing character, including maintaining and enhancing the distinctive canopy tree character of the Berwick ~~Village~~ Major Activity Centre and its immediate environs.
- To reinforce the role of Berwick ~~Village as a diversified major activity centre~~ Major Activity Centre with good public transport connectivity in a way that strengthens its heritage main street character.
- To create an integrated technology, research, learning, commercial, medical and living precinct that creates a job-rich urban environment.
- To develop, expand and refurbish Berwick’s spaces, places and programs to reflect population growth.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.
- To protect and restore the natural and environmental qualities of the Cardinia Creek Valley.

**21.09-3**

09/02/2017 --/--/---  
G250 Proposed C258 case

**Strategies**

- Reinforce the identity, character and sense of place of the older parts of residential Berwick and ensure new housing is complementary to these elements.
- Strengthen the established garden suburb environment, characterised by canopy trees, generous setbacks, a sense of openness and the dominance of the landscape setting.
- Protect the Berwick township and its immediate environs from development that threatens its distinctive canopy tree character.
- Facilitate the development of Berwick ~~Village as the major activity centre serving~~ Major Activity Centre to serve the Berwick and Beaconsfield communities, ensuring that development is sympathetic to the “English-village” style and character and supports the prominence of High Street. Key urban design principles include:
  - Street-oriented development with active street frontages.
  - Use of landscaping and streetscape improvements to create attractive viewlines and vistas.
  - Appropriate design and location of advertising signs that protect and enhance the unique style and character of Berwick Village.
  - A diverse range of activities.
  - Provision of pedestrian access to and circulation within and to the Village.



## CASEY PLANNING SCHEME

- Using the Industrial Policy at Clause 22.03 to create an attractive and well maintained industrial area.
- Using the Advertising Signs Policy at Clause 22.04 to protect the “English village” style and character of Berwick ~~Village~~ Major Activity Centre from obtrusive advertising signs. |

### Application of zones and overlays

- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Berwick Village Major Activity Centre and Parkhill Plaza ~~Medium~~ Neighbourhood Activity Centre. |
- Applying the Commercial 1 Zone to activity areas with an office and commercial function including land on the periphery of Berwick Village.
- Applying the Commercial 2 Zone to land with a restricted retail, car sales and service business function, including land generally located on the south-western corner of Clyde Road and Princes Highway.
- Applying the Mixed Use Zone to land with mixed use functions, including part of the land within the ~~future ‘Casey Technology Park’~~ Berwick Health and Education Precinct. |
- Applying the Special Use Zone and Public Use Zone to provide for the use and development of part of the land in the future ‘Berwick Health and Education Precinct’ for educational and institutional purposes, respectively.
- Applying the Significant Landscape Overlay to conserve and enhance areas of identified landscape character and value in the Berwick township area, including significant trees.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council’s relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of developing residential areas, mixed use areas and activity centres, as appropriate.
- Applying the Parking Overlay to the Berwick Village Commercial Centre to ensure that a lack of car parking does not constrain future development opportunities in the centre.

### Further strategic work

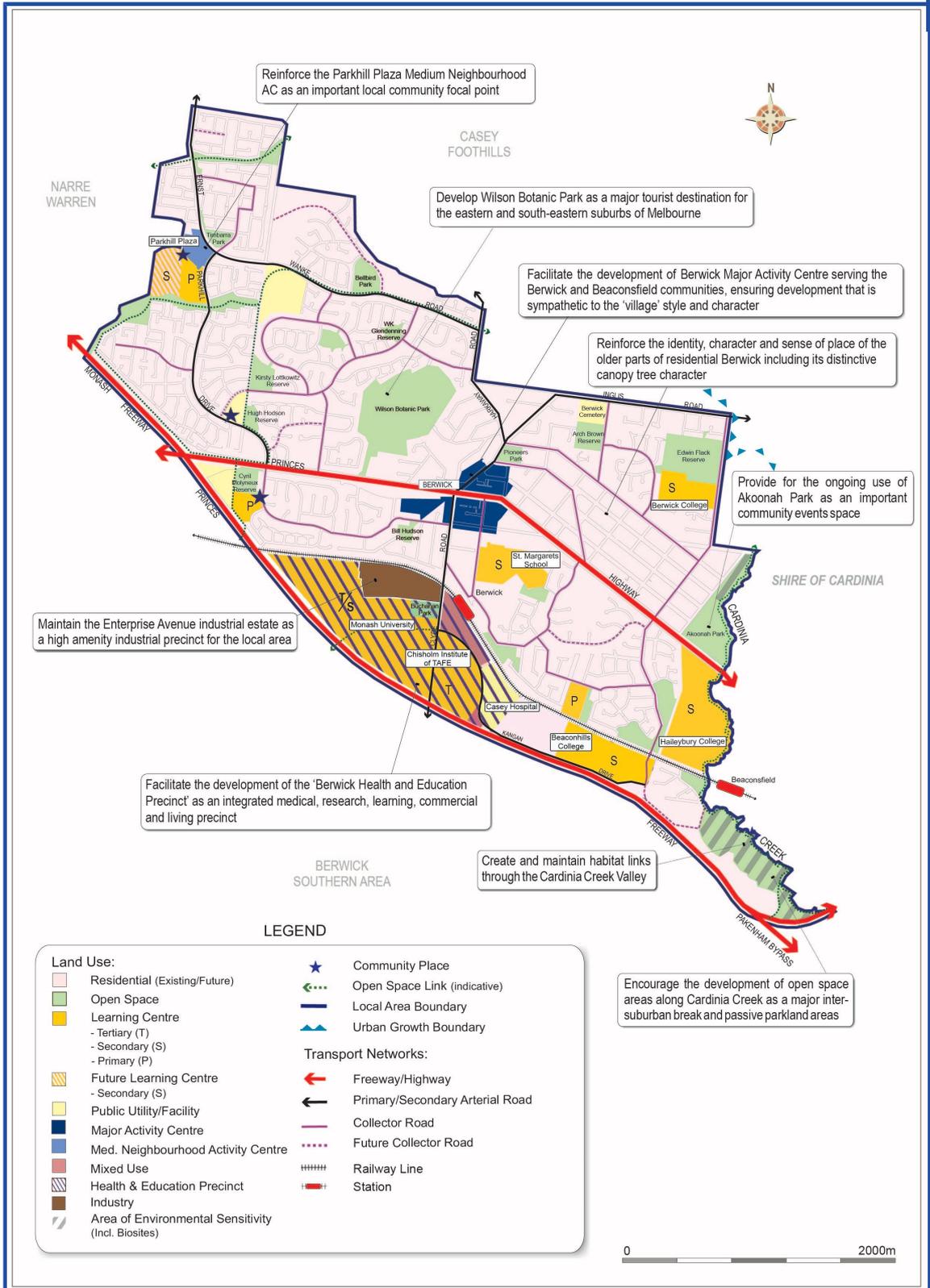
- Preparing urban design guidelines for residential development to ensure new development adds value to the character of the area.
- Reviewing the Berwick Village Structure Plan, including associated urban design guidelines. |
- ~~Preparing a structure plan for the future ‘Berwick Health and Education Precinct’.~~ |

# CASEY PLANNING SCHEME

21.09-5

## Berwick Northern Area Local Area Map

09/02/2017 - / - / - - -  
G256 Proposed C258 case



**21.10**

17/01/2019  
C228

**21.10-1**

09/02/2017  
C250

**BERWICK SOUTHERN AREA**

**Profile**

The southern area of Berwick, south of the Princes Freeway, is a quality, treed suburban living environment, close to the countryside but with easy access to a full range of employment, learning, shopping and community services. The area of Clyde North within the urban growth boundary will become a well planned, integrated suburban area that will also benefit from its “country” living environment and primarily rely on the services and facilities provided within the southern area of Berwick.

**21.10-2**

09/02/2017  
C250

**Objectives**

- To maintain and extend Berwick’s established, green-treed country feel and character.
- To create quality and diverse housing opportunities.
- To create a community focus for Berwick’s southern area.
- To create a new key employment precinct that creates a job-rich urban environment.
- To develop, expand and refurbish Berwick Southern Area’s spaces, places and programs to reflect population growth.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.
- To protect and restore the natural and environmental qualities of the Cardinia Creek Valley.
- To create a new integrated residential precinct in Clyde North, within the urban growth boundary.

**21.10-3**

09/02/2017 --/--/---  
G250 Proposed C258 case

**Strategies**

- Extend and strengthen Berwick’s established, green-treed country feel and character throughout its growing suburban areas to the south by encouraging extensive tree planting within streets, parks, public spaces and on private land, and by maintaining views and links through to open space and non-urban areas.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Provide for a full range of suburban housing opportunities throughout the residential areas, including well designed and integrated medium-density housing around activity centres and major open space.
- ~~Develop a strong neighbourhood activity centre (Eden Rise) based around the intersection of Greaves Road/O’Shea Road and Clyde Road in Berwick~~ Support the consolidation of Eden Rise and Berwick Springs Medium Neighbourhood Activity Centres into a Major Activity Centre.
- Develop ‘Minta Farm’ as an integrated and diverse employment precinct for the Berwick region, incorporating office, research, manufacturing, learning, and living components.
- Provide extensive boulevard planting along the main road network.
- Develop Sweeney Reserve as an important regional-level active parkland.
- Enhance the Old Cheese Factory as an arts icon in Melbourne.
- Upgrade Greaves Road/O’Shea Road to an arterial road standard to cater for an extension of O’Shea Road to connect with the Princes Freeway/Pakenham Bypass interchange.
- Provide strong regulatory protection for Cardinia Creek Valley’s natural places to minimise further loss of natural values.

- Encourage the development of open space areas along Cardinia Creek as a major inter-suburban break and passive parkland area.
- Create and maintain habitat links through the Cardinia Creek Valley.
- Provide for the orderly expansion of the suburban area of Clyde North, south of Grices Road, east of Pound Road, west of Cardinia Creek and north of Thompsons Road, within the Urban Growth Boundary.

## 21.10-4 Implementation

17/04/2019 - / - / - - - -  
 6228 Proposed C258 case These strategies will be implemented by the following measures:

### Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Berwick Southern Area Local Area Map.
- Ensuring that the future use and development of land is generally in accordance with the Clyde North Precinct Structure Plan, the Berwick Waterways Precinct Structure Plan and the Minta Farm Precinct Structure Plan.
- ~~Ensuring that the future use and development of land is generally in accordance with the Clyde North Precinct Structure Plan, the Berwick Waterways Precinct Structure Plan and the Minta Farm Precinct Structure Plan.~~ Using the Retail Using the Activity Centres Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Eden Rise Medium Neighbourhood Activity Centre, Grices Road (West) and Soldiers Road future Medium Neighbourhood Activity Centres, Bemersyde Drive Convenience Local Neighbourhood Activity Centre and Grices Road (East) and Thompsons Road future Convenience Local Neighbourhood Activity Centres.

### Application of zones and overlays

- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Eden Rise Medium Neighbourhood Activity Centre and Bemersyde Drive Convenience Local Neighbourhood Activity Centre.
- Applying the Rural Conservation Zone to protect and conserve the environmental values of Cardinia Creek and adjoining land.
- Applying the Special Use Zone to provide for the use and development of land in Soldiers Road, Clyde North for an Education Centre (Hillcrest Christian College).
- Applying the Urban Growth Zone to undeveloped land designated for future urban use and development, to manage the transition from non-urban to urban in accordance with a precinct structure plan.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Incorporated Plan Overlay to land within the Cardinia Creek corridor to give effect to the Minta Farm Precinct Structure Plan.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of developing residential areas, mixed use areas and activity centres, as appropriate.
- Applying the Development Contributions Plan Overlay or Infrastructure Contributions Overlay to future and developing residential and employment areas to facilitate the timely delivery of transport, physical and community infrastructure.

### Further strategic work

- ~~Preparing a structure plan for the Eden Rise Neighbourhood Activity Centre.~~

## CASEY PLANNING SCHEME

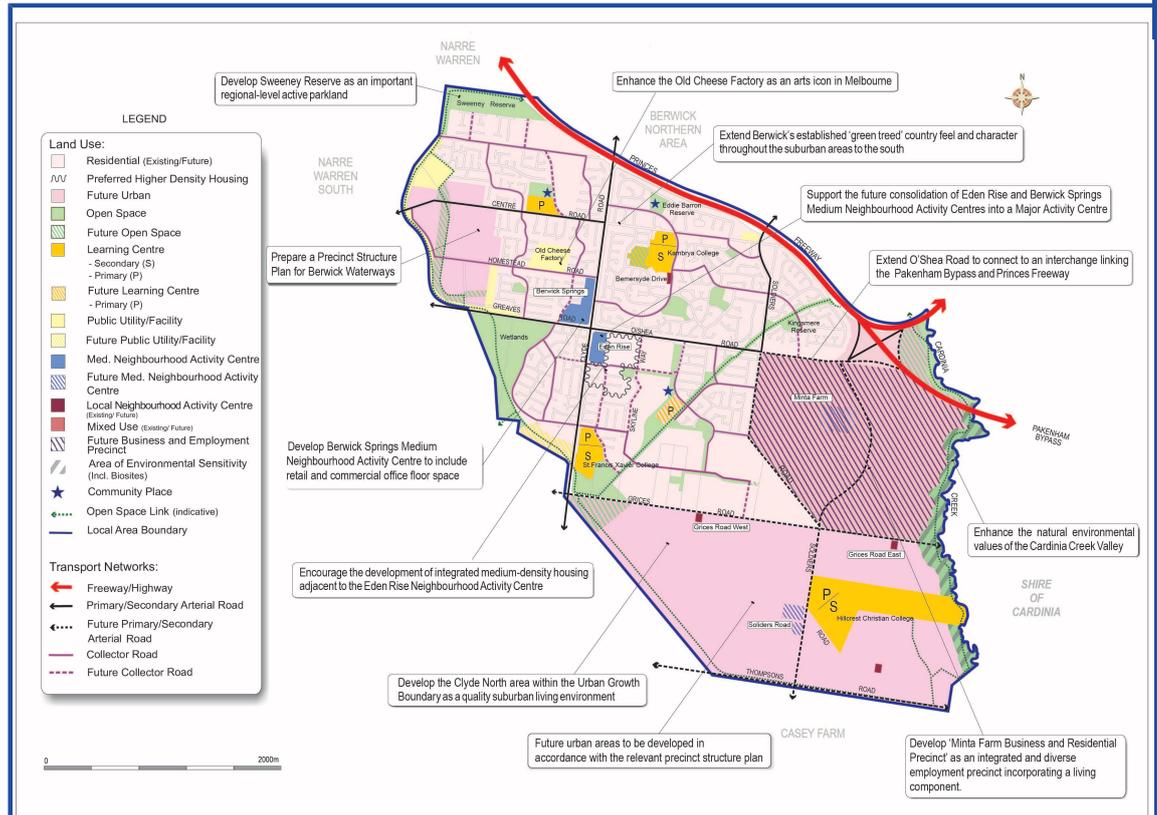
- Undertaking a heritage study to provide for the protection of all sites of State, regional and local significance in the planning scheme.
- Preparing urban design guidelines to ensure new residential and commercial development adds value to the character of the area.

### Other actions

- Considering the preparation of a Berwick Community Plan.

## 21.10-5 Berwick Southern Area Local Area Map

47/04/2019  
6228 Proposed C258 case



21.11

09/02/2017  
C250

**BOTANIC RIDGE/JUNCTION VILLAGE**

21.11-1

09/02/2017  
C250

**Profile**

Botanic Ridge/Junction Village is a new suburban area forming part of a diverse Cranbourne community that is based on an innovative model for how to create an ecological, landscaped and environmentally sustainable residential area.

21.11-2

09/02/2017  
C250 Proposed C258 case

**Objectives**

- To protect and enhance the ecological integrity and significance of the ~~Royal Botanic Gardens Cranbourne~~ Cranbourne Gardens.
- To establish an ecologically viable suburb in a truly green, sustainable living environment that complements the ecology of the ~~Royal Botanic Gardens Cranbourne~~ Cranbourne Gardens.
- To develop a unique network of waterways, habitats, parkland and trails weaving throughout the area.
- To improve the quality and choice of housing opportunities available within the wider Cranbourne region.
- To develop, expand and refurbish Botanic Ridge/Junction Village’s spaces, places and programs to reflect population growth.
- To strengthen physical links to Cranbourne.
- To upgrade the transport network.

21.11-3

09/02/2017  
C250 Proposed C258 case

**Strategies**

- Recognise, protect and enhance the areas of biodiversity significance within the ~~Royal Botanic Gardens Cranbourne~~ Cranbourne Gardens and surrounds.
- Encourage the development of the ~~Royal Botanic Gardens Cranbourne~~ Cranbourne Gardens as a major eco-tourism destination of national significance.
- Extend the ecological influence of the ~~Royal Botanic Gardens Cranbourne~~ Cranbourne Gardens into the surrounding areas, including the Botanic Ridge housing areas.
- Protect and enhance the habitat of the Southern Brown Bandicoot, which is listed as nationally endangered under the ~~Environment Protection and Biodiversity Conservation Act 1999~~ *Environment Protection and Biodiversity Conservation Act 1999*, within and beyond the ~~Royal Botanic Gardens Cranbourne~~ Cranbourne Gardens, including providing habitat linkages with the surrounding area where practicable.
- Link the chain of disjointed remnant vegetation that starts in Frankston North and includes the ~~Royal Botanic Gardens Cranbourne~~ Cranbourne Gardens and other remnants in the area.
- Develop a quality, landscape-responsive and sustainable suburban residential precinct that complements the ~~Royal Botanic Gardens Cranbourne~~ Cranbourne Gardens and enhances the remnant vegetation and watercourses within the area.
- Minimise the visual impact of the built form throughout the new residential areas by:
  - Environmentally sensitive siting, design and landscape solutions.
  - Maintaining green ridgelines and ensuring the dominance of the landscape setting.
- Maintain the attractive lifestyle qualities of the residential areas within the Botanic Ridge/Junction Village area, and recognise the role that this area plays in improving the quality and choice of housing opportunities available within the wider Cranbourne region.
- Encourage larger lots along the main roads to retain the semi-rural landscape outlook.

- Reinforce the identity, character, and sense of place of the existing Junction Village residential area.
- Recognise uses with adverse amenity potential and prevent the encroachment of sensitive uses until such time as any adverse off-site amenity impacts have been appropriately addressed, or the activities creating the need for the buffers cease to operate.
- Provide extensive boulevard planting along the main road network to achieve an integrated landscape outcome
- Encourage water-sensitive urban design and innovative drainage solutions for the new housing precinct to manage stormwater quality.
- Upgrade the standard of Browns Road and Pearcedale Road to that of secondary arterial roads.
- Provide for the duplication of Craig Road (north of Browns Road) to an arterial road standard, and for the deviation of Craig Road to South Gippsland Highway south of Junction Village to provide a direct vehicular link to the proposed Casey Fields Boulevard extending north from South Gippsland Highway to Glasscocks Road.
- Facilitate the establishment of a new primary school to service the Botanic Ridge and wider areas.

**21.11-4 Implementation**

09/02/2017 - / - / - - -  
 G256 Proposed C258 case

These strategies will be implemented by the following measures:

**Use of policy and the exercise of discretion**

- Ensuring that the future use and development of land is generally in accordance with the Botanic Ridge/Junction Village Local Area Map.
- Using the **Retail Activity Centres** Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including The Arcade **Convenience Local Neighbourhood** Activity Centre.

**Application of zones and overlays**

- Applying the Township Zone to activity centres with a primary retail function, including The Arcade **Convenience Local Neighbourhood** Activity Centre.
- Applying the Urban Growth Zone to undeveloped land designated for future urban purposes to manage the transition from non-urban to urban in accordance with a precinct structure plan.
- Applying the Public Conservation and Resource Zone to protect and conserve the natural environment of areas under public ownership, including the **Royal Botanic Gardens Cranbourne** **Cranbourne Gardens**.
- Applying the Environmental Significance Overlay to protect areas of identified environmental significance within and surrounding the **Royal Botanic Gardens Cranbourne** **Cranbourne Gardens**.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council’s relevant heritage studies and strategic work.
- Applying the Development Contributions Plan Overlay to future and developing residential areas to facilitate the timely delivery of appropriate transport, physical and community infrastructure.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of developing residential areas.

**Further strategic work**

- Preparing a precinct structure plan for the Botanic Ridge residential area.
- Undertaking a detailed strategic review of the triangular area of land south of Ballarto Road and west of the ~~Royal Botanic Gardens Cranbourne~~ ~~Cranbourne Gardens~~ to identify future land use opportunities following the expiration of the existing quarrying operation at 950 Ballarto Road, or once appropriate buffers to the quarry have been established.

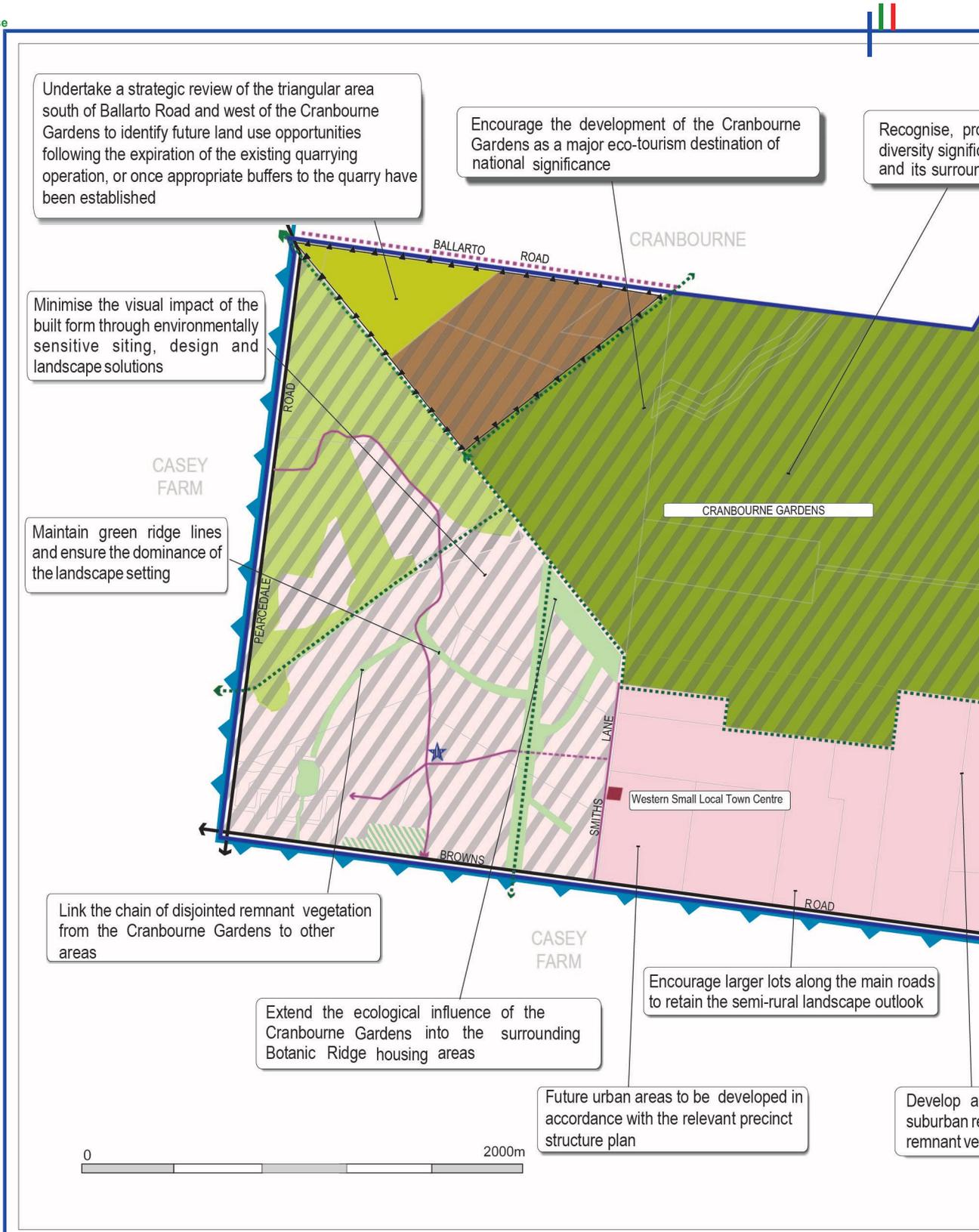
**Other Actions**

- Considering the preparation of a Botanic Ridge/Junction Village Community Plan.
- Providing environmental education programs to residents in the vicinity of the ~~Royal Botanic Gardens Cranbourne~~ ~~Cranbourne Gardens~~ on the sensitive siting and design of buildings, planting of locally indigenous plant species, provision of wildlife habitat, weed removal and pet control.
- Encourage the voluntary placement of conservation covenants on private land containing significant native vegetation.

21.11-5

Botanic Ridge/Junction Village Local Area Map

09/02/2017  
G256 Proposed C258 case



**21.12**

09/02/2017  
C250

**CASEY COAST**

**21.12-1**

09/02/2017  
C250

**Profile**

Casey Coast, on the shores of Western Port, is an internationally significant area that has long been noted for its environmental attributes, particularly its biodiversity and wide range of habitats for coastal plants and animals. These habitats feature in salt marshes, mangroves, inter-tidal mudflats and seagrass beds commonly found in Western Port.

The area is also characterised by sustainable farming and four coastal villages. Tooradin will be a busy recreation and eco-tourism centre servicing the Casey coastal communities and its visitors, in contrast to the smaller, serene villages of Warneet, Blind Bight and Cannons Creek. The vision for the Casey coastal villages is one of sustainable, safe, peaceful, well-connected communities living in harmony with the environment.

**21.12-2**

09/02/2017  
C250

**Objectives**

- To protect the identity, character and sense of place of the coastal villages.
- To coordinate facility and service provision across the four coastal villages, taking full advantage of existing assets.
- To identify and manage processes that threaten the Western Port coast, including the impacts of climate change.
- To establish an environmental framework for Casey’s coast that focuses on the long-term environmental restoration of the area.
- To recognise the international significance of the coastal flora, fauna and the marine environment.
- To improve the quality of waterways as a natural resource and habitat area.
- To develop a network of coastal trails linking people and places along Western Port.
- To protect the “village” quality of Tooradin from insensitive development.

**21.12-3**

09/02/2017 --/--/---  
C250 Proposed C258 case

**Strategies**

**General**

- Reinforce the identity, character, and sense of place of all the coastal villages by defining and maintaining clear village boundaries and compact village centres, and managing the character and extent of new development.
- Ensure residential development is:
  - In keeping with the preferred neighbourhood character of low-scale built form on large blocks, dominated by the landscape.
  - Low-key in terms of roof treatment and the height, massing and finish of buildings, using natural and muted colours and non-reflective materials.
- Encourage development that is visually integrated with the surrounding area, designed to minimise visual bulk, and is sympathetic to the environmental and scenic qualities of the Western Port coastal areas.
- Ensure that the location and design of new development has regard for a projected sea-level rise of 0.8 metres by 2100, and the combined effects of tidal inundation, storm surge and coastal erosion.
- Facilitate the extension of sewer services to all coastal villages, including rural-residential housing in the longer term.



## CASEY PLANNING SCHEME

- Ensure that best practice stormwater management is used to limit the damaging effects of sedimentation and polluted run-off.
- Identify, protect and preserve sites of significant vegetation and habitat (including riparian and inter-tidal environments) for native flora and fauna.
- Provide strong regulatory protection for Western Port's natural places to minimise further loss of natural values.
- Encourage sensitively sited and designed coastal infrastructure that avoids the fragmentation of Ramsar-listed coastal environments.
- Recognise, protect and enhance the identified areas of biodiversity significance within Cannons Creek, Warneet, Blind Bight and Tooradin.
- Improve the environmental qualities of the farmland surrounding the villages, particularly the condition of watercourses and roadsides.
- Enhance the special, open coastal, rural landscape character of the land south of Baxter-Tooradin Road.
- Extend the 'Casey Trail Network' along the Western Port coast that provide opportunities to link the coastal villages with surrounding areas.
- Support the continued use or orderly expansion of out-of-centre general stores in green wedge areas where they serve a local community need.

### Tooradin

- Facilitate the growth of the Tooradin Medium Neighbourhood Activity Centre on land zoned for that purpose to service the surrounding township, rural areas and visitors, ensuring that the centre incorporates a high standard of urban design and functionality.
- Manage new development to retain and enhance the village's unique and natural qualities, with particular regard to the potential adverse impact of medium-density development on such qualities.
- Manage Tooradin as an "eco-tourism" precinct and centre for boating.
- Encourage and facilitate the development of a regional environmental learning, information and interpretative centre based on nature, history and agriculture.
- Provide for a high amenity service industrial precinct west of Tooradin Station Road that minimises off-site amenity impacts.
- Facilitate improved productivity on Tooradin's farms by protecting the high quality agricultural land located east of Sawtells Inlet and north of South Gippsland Highway.
- Upgrade the standard of Tooradin Station Road to that of a secondary arterial road.
- Maintain South Gippsland Highway's valued landscape character free of commercial development.

### 21.12-4 Implementation

09/02/2017 - / - / - - - -  
G250 Proposed C258 case These strategies will be implemented by the following measures:

#### Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Casey Coast Local Area Map.
- Ensuring that the new subdivision of land is connected to reticulated sewerage, where available.

## CASEY PLANNING SCHEME

- Using the Non-Agricultural Uses in Green Wedge Areas Policy at Clause 22.08 to ensure that productive agricultural land in the Green Wedge Zone, Green Wedge A Zone and Rural Conservation Zone is not adversely affected by the establishment of inappropriate non-agricultural uses.
- Using the **Retail Activity Centres** Policy at Clause 22.01 to provide for the orderly development and expansion of the Tooradin **Medium** Neighbourhood Activity Centre.

### Application of zones and overlays

- Applying the Township Zone to the coastal settlements of Blind Bight, Cannons Creek, and Warneet to provide for a range of appropriate uses in a township setting.
- Applying the Green Wedge Zone and Green Wedge A Zone to rural areas outside the Urban Growth Boundary to recognise local agricultural and environmental attributes, maintain the viability of rural industry and facilitate sustainable land management practices.
- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Tooradin **Medium** Neighbourhood Activity Centre.
- Applying the Rural Conservation Zone to protect and conserve the sensitive coastal areas under private ownership.
- Applying the Public Conservation and Resource Zone to protect and conserve the natural environment of areas under public ownership.
- Applying the Environmental Significance Overlay to areas of identified environmental significance, including the coastal environs.
- Applying the Significant Landscape Overlay to conserve and enhance areas of identified landscape character and value.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Land Subject to Inundation Overlay to land affected by flooding along open watercourses, by tidal inundation and storm surge, and by flooding as a result of poor surface drainage.

### Further strategic work

- Preparing township strategies for each of the coastal villages, including preferred neighbourhood character guidelines.
- Preparing a Western Port Green Wedge Management Plan for all land in a Green Wedge Zone and Green Wedge A Zone.
- Reviewing the existing Significant Landscape Overlay and Environmental Significance Overlay provisions that apply within the Casey Coast area.
- Reviewing the Land Subject to Inundation Overlay and other relevant planning provisions to reflect the vulnerability of coastal areas to the impacts of climate change.
- Investigating future trail links through the Western Port coastal area to extend the 'Casey Trail Network'.
- Investigating land at the western end of Hopetoun Road for a potential conservation reserve, given its classification as a site of biodiversity significance.

### Other actions

- Implementing the Community Building Initiative in the Casey coastal communities.
- Encouraging the voluntary placement of conservation covenants on private land containing significant native vegetation.

## CASEY PLANNING SCHEME

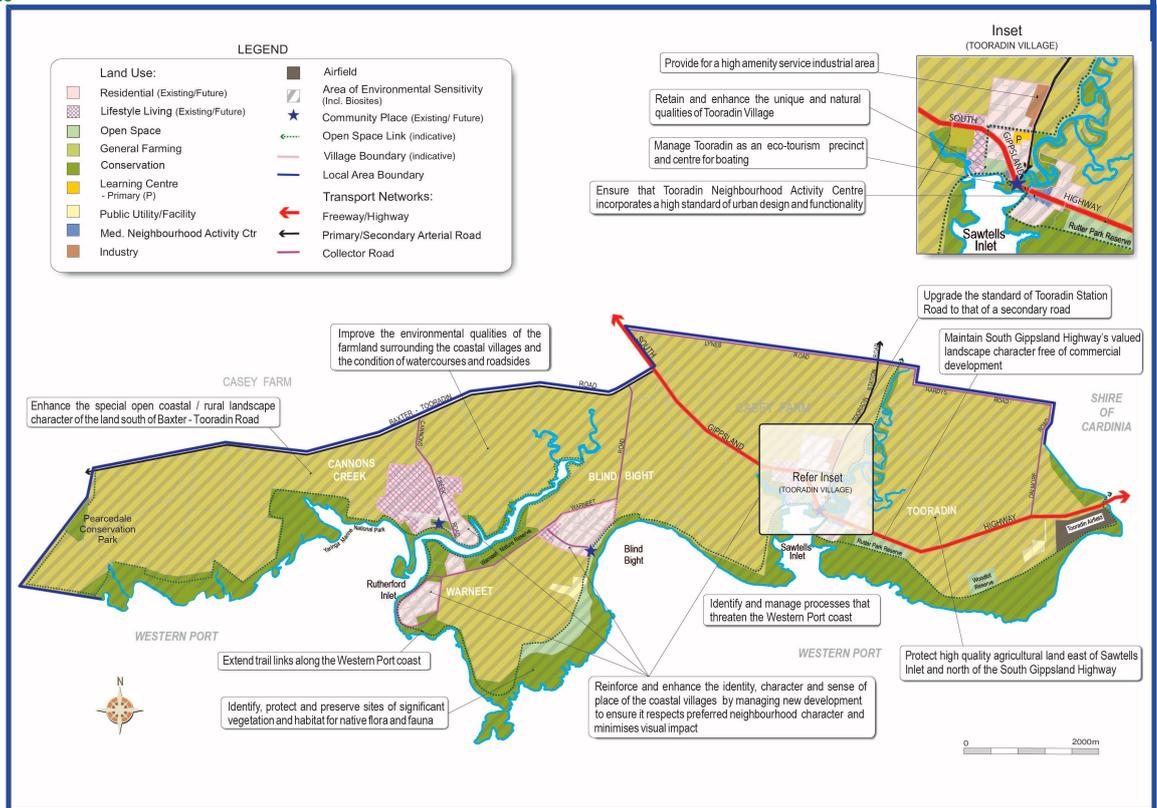
- Encouraging the revegetation of coastal areas using locally indigenous coastal vegetation.
- Supporting community projects consistent with the principles of revegetation and sustainable land management.
- Investigating a range of incentives to progressively expand the North Western Port Nature Conservation Reserve along the Western Port coastline.

# CASEY PLANNING SCHEME

21.12-5

## Casey Coast Local Area Map

09/02/2017  
G256 Proposed C258 case



**21.13**

03/05/2018  
C233

**CASEY FARM**

**21.13-1**

09/02/2017  
C250

**Profile**

Casey Farm is a unique, diverse mix of quality farm land with intensive agricultural activity, large-lot rural-residential and village living, with mixed rural pursuits, as well as genuine rural activities and businesses. Much of the intensive agricultural area in the Farm has been earmarked for urban development by the State Government and this will present challenges into the future to manage the transition of this land from farms to urban uses.

**21.13-2**

09/02/2017  
C250

**Objectives**

- To manage Casey’s existing agricultural areas designated for future urban development so that the “right to farm” is protected in the medium term whilst the area transitions to urban land.
- To manage Casey’s remaining rural areas so that the “right to farm” is protected as the primary long-term planning objective.
- To establish an understanding within the community of rural land use and business management issues to facilitate the long-term economic, social and environmental sustainability of the Casey Farm area.
- To allow for equine- and dog-related activities to flourish in appropriate areas by providing planning certainty and protection from conflicting activities.
- To protect and enhance the qualities, and sense of place of the townships, villages and rural lifestyle communities of Pearcedale, Cranbourne South and Devon Meadows.
- To improve waterway and environmental management so as to improve the quality of water entering Western Port.
- To provide an extensive and safe trail network.

**21.13-3**

09/02/2017 - / - / - -  
6250 Proposed C258 case

**Strategies**

**General**

- Assist productive farming by ensuring non-compatible land uses (such as rural-residential housing and urban-type uses) do not establish.
- Protect existing poultry farms from the potential encroachment of incompatible uses, also preserving the amenity of nearby residential properties.
- Encourage the siting of buildings and the carrying out of works associated with intensive animal husbandry and stabling to minimise detriment to adjoining residents.
- Ensure the design and location of advertising signs are in character with the existing and likely future amenity of the rural area, and are limited to advertising property/business names and tourism-oriented businesses with limited directional signs.
- Provide extensive boulevard planting along the main road network.
- Ensure that best practice stormwater management is used to limit the damaging effects of sedimentation and polluted run-off.
- Identify and manage processes that threaten the Western Port coast.
- Improve the environmental qualities of rural areas, particularly the condition of watercourses and roadsides.
- Upgrade Pearcedale Road and North Road to that of secondary arterial roads.



## CASEY PLANNING SCHEME

- Upgrade Browns Road, Craig Road, North Road, Pearcedale Road, Soldiers Road and Thompsons Road to a secondary arterial road standards, in accordance with approved precinct structure plans.
- Support the continued use or orderly expansion of out-of-centre general stores in green wedge areas where they serve a local community need.

### **Clyde and Clyde North (outside Urban Growth Boundary)**

- Protect the long-term productive potential of the high quality market gardening land south of the Urban Growth Boundary.
- Reinforce the identity, character, and sense of place of Clyde township by defining and maintaining a clear township boundary and compact centre, and by ensuring new housing is complementary to the character of the township.
- Provide strong regulatory protection for Cardinia Creek Valley's natural places to minimise further loss of natural values.
- Create and maintain habitat links through the Cardinia Creek Valley.
- Develop Casey Fields as a regional outdoor sports and recreation facility.

### **Cranbourne South**

- ~~Provide for the development of the existing~~ Support the orderly expansion of the Cranbourne South General Store ~~as a new convenience activity centre (Pearcedale Road), combined with the Cranbourne South Primary School to form a community place.~~
- Enhance the vegetated landscape character of the area's undulating woodlands.
- Recognise, protect and enhance the identified areas of biodiversity significance within Cranbourne South.

### **Devon Meadows**

- Discourage any further rural-residential development in Devon Meadows, recognising that local infrastructure (roads and drains) cannot cope with additional development.
- Undertake improvement works to reduce flooding problems in the area, including upgrading key local drains.
- Facilitate the extension of sewer services to the residential areas of Devon Meadows.
- Encourage dog breeding and training activities to locate in the precinct identified on the Casey Farm Local Area Map, and protect this area from encroaching rural residential development.

### **Pearcedale**

- Support the ongoing viability of the Pearcedale Local Neighbourhood Activity Centre.
- Enhance the vegetated landscape character of northern Pearcedale's undulating woodlands and the more open landscape qualities of southern Pearcedale.
- Encourage dog breeding and training activities to locate in the precinct identified on the Casey Farm Local Area Map, and protect this area from encroaching rural-residential development.
- Reinforce the identity, character and sense of place of Pearcedale by defining and maintaining a clear village boundary and compact centre, and by ensuring new housing is complementary to the character of the village.
- Recognise, protect and enhance the identified areas of biodiversity significance within Pearcedale.

## 21.13-4 Implementation

03/05/2018 - / - / - - -  
G233 Proposed C258 case

These strategies will be implemented by the following measures:

### Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Casey Farm Local Area Map.
- Ensuring the future use and development of land is generally in accordance with approved Precinct Structure Plans.
- Using the relevant Code of Practice/Guideline document in the assessment of intensive animal husbandry proposals.
- Using the ~~Retail~~ **Activity Centres** Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Pearcedale **Local** Neighbourhood Activity Centre ~~and the Cranbourne South Convenience Activity Centre~~.
- Using the Advertising Signs Policy at Clause 22.04 to ensure advertising signs are complementary to the rural setting.
- Using the Non-Agricultural Uses in Green Wedge Areas Policy at Clause 22.08 to ensure that productive agricultural land in the Green Wedge Zone or Green Wedge A Zone is not adversely affected by the establishment of inappropriate non-agricultural uses.
- Ensuring that the new subdivision of land is connected to reticulated sewerage, where available.

### Application of zones and overlays

- Applying the Green Wedge Zone and Green Wedge A Zone to rural areas outside the urban growth boundary to recognise local agricultural and environmental attributes, maintain the viability of rural industry and facilitate sustainable land management practices.
- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Pearcedale **Local** Neighbourhood Activity Centre ~~and the Cranbourne South Convenience Activity Centre~~.
- Applying the Urban Growth Zone to undeveloped land designated for future urban purposes to manage the transition from non-urban to urban in accordance with a precinct structure plan.
- Applying the Environmental Significance Overlay to areas of identified environmental significance in Cranbourne South and Clyde North.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.

### Further strategic work

- Investigating measures to add further statutory protection to identified areas of biodiversity significance within Cranbourne South and Pearcedale.
- Preparing a Western Port Green Wedge Management Plan for all land in a Green Wedge Zone and Green Wedge A Zone.
- Preparing a township strategy for Pearcedale.
- Investigate opportunities for rural residential development in areas with identified marginal agricultural viability, or in areas with limited potential to be used for sustainable agricultural purposes.

### Other actions

- Considering the preparation of a Clyde Community Plan.
- Implementing the Community Building Initiative in the Casey Farm communities.

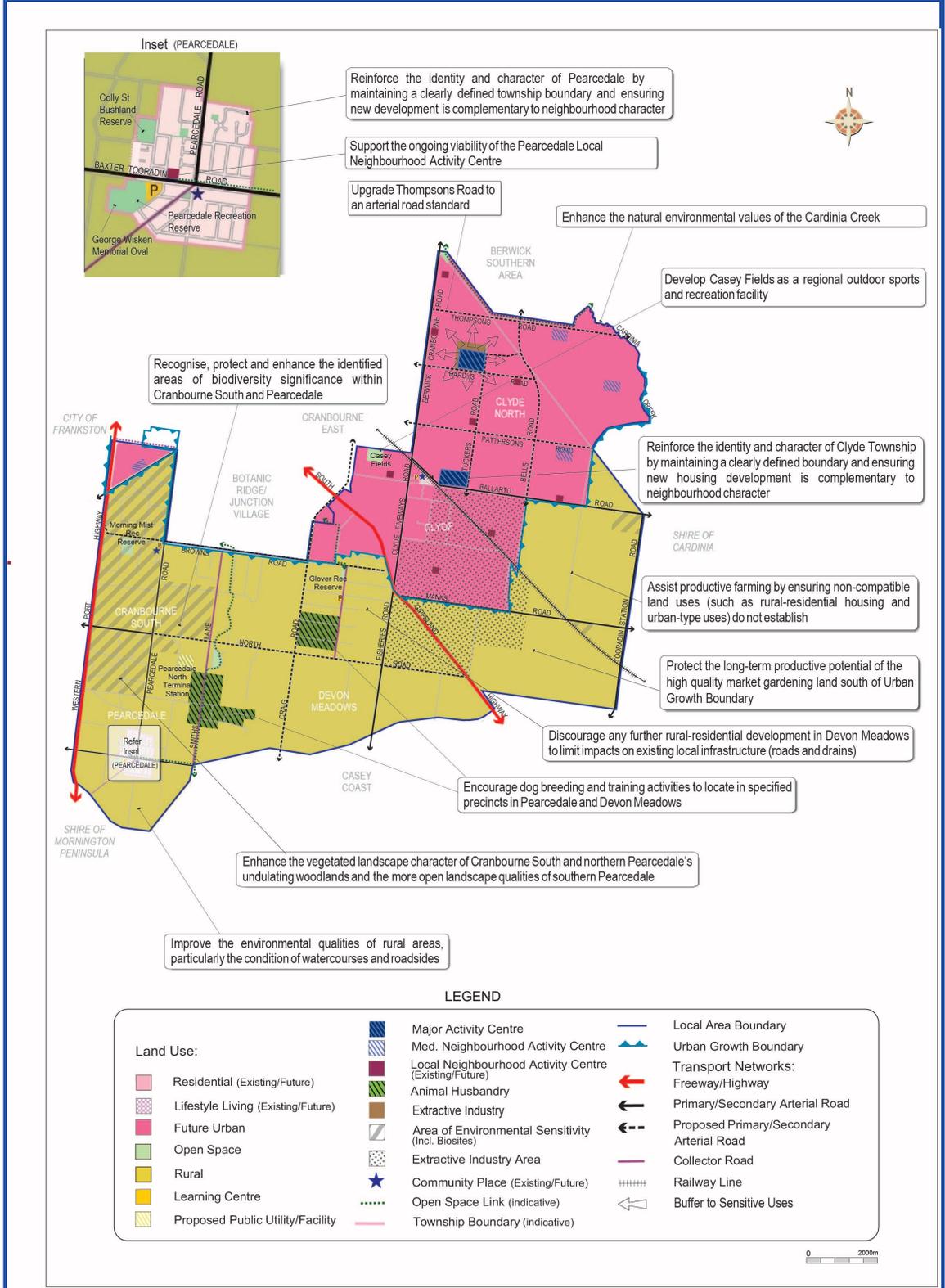
## CASEY PLANNING SCHEME

- Encouraging the voluntary placement of conservation covenants on private land containing significant native vegetation.
- Encouraging revegetation and improved management of the Langwarrin Creek catchment.
- Supporting community projects consistent with the principles of revegetation and sustainable land management.

21.13-5

Casey Farm Local Area Map

03/05/2018 - / - / - -  
G233 Proposed C258case



**21.14**

03/05/2018  
C233

**CASEY FOOTHILLS**

**21.14-1**

09/02/2017  
C250

**Profile**

The Casey Foothills area is important because its hilly terrain offers topographical and scenic relief to the otherwise low-lying built-up areas of Casey. Its visual qualities contribute to a positive image of the municipality as a desirable place to live, being complemented by a unique township-living environment in Narre Warren North and a village atmosphere in Harkaway. The area is protected for its long-term environmental and landscape qualities that ensure the special rural character is not compromised. The older parts of Narre Warren North township have a character and quality that is clearly recognised and valued by the community.

**21.14-2**

09/02/2017  
C250

**Objectives**

- To ensure the long-term protection and enhancement of the Casey Foothills for its:
  - Valued rural landscape and character.
  - Significantly exposed hilltops and ridge lines.
  - Vegetation that forms the “green backdrop” for Casey.
- To protect and restore the area’s natural qualities, especially along ridgelines and in the Cardinia Creek Valley.
- To protect the open rural landscape character of the area so that it remains largely free of development.
- To provide expansive parkland to service the region.
- To reinforce Narre Warren North’s unique rural township sense of place that provides easy access to the full range of suburban services.
- To protect the small, green rural village qualities of Harkaway bounded by rural land.
- To upgrade public spaces and community facilities to meet changing needs and, where possible, link them with a network of trails reflecting the strong equestrian heritage of the area.

**21.14-3**

09/02/2017 - / - / - - - -  
C250 Proposed C258case

**Strategies**

**General**

- Extend and improve the environmental qualities of the Casey Foothills through:
  - Improving the environmental quality and condition of watercourses and roadsides.
  - Ensuring that best practice stormwater management is used to limit the damaging effects of sedimentation and polluted run-off.
  - The application of environmentally sustainable design principles for all development (including the design and maintenance of septic systems).
  - Encouraging re-generation and re-vegetation using indigenous vegetation.
  - Encouraging the preparation and implementation of property management plans to ensure that development of land occurs in an environmentally sustainable and landscape sensitive manner.
- Ensure that development is sympathetic to the landscape and scenic qualities of the Casey Foothills, protecting the visually exposed areas such as hilltops and ridgelines.
- Maintain the attractive lifestyle qualities of the low-density and rural residential areas of the Casey Foothills.



## CASEY PLANNING SCHEME

- Encourage tourism activities, particularly those which support and enhance local agriculture, outdoor recreation facilities or rural industry.
- Facilitate, where possible, the creation of publicly accessible links along waterway reserves and trails that link public land and form part of a wider trail network.
- Support the continued use or orderly expansion of out-of-centre general stores in green wedge areas where they serve a local community need.

### **Harkaway (including the Cardinia Creek Valley)**

- Reinforce the identity, character, and sense of place of Harkaway Village by:
  - Defining and maintaining a clear village boundary.
  - Retaining the perception of a non-suburban area completely around the village.
  - Ensuring new housing is complementary to the existing character of the village.
  - Maintaining the established streetscape qualities, including the wide road reserves and non-piped drainage.
- Recognise the key role of equestrian links in the area, including on-road links and along waterways where possible, as part of the 'Casey Trail Network'.
- Recognise, protect and enhance the identified areas of biodiversity significance within Harkaway and the Cardinia Creek Valley.
- Provide strong regulatory protection for Cardinia Creek Valley's natural places to minimise further loss of natural values.
- Create and maintain habitat links through the Cardinia Creek Valley.
- Encourage the development of the Cardinia Creek Parklands as a major inter-suburban break and passive parkland.
- Investigate future residential development opportunities on the eastern side of Manuka Road, between Inglis Road and Allan Street, taking into account the heritage, landscape and environmental features of the land.

### **Lysterfield South (including non-urban area of Endeavour Hills)**

- Retain and enhance the bushland qualities of the major inter-suburban break between Endeavour Hills, Dandenong and Lysterfield.
- Enhance Churchill National Park as a major regional bushland park serving the Casey community.
- Enhance Lysterfield Park as an important regional passive parkland for Casey's north.
- Facilitate the development of Dandenong Police Paddocks Reserve as a regional conservation and parkland reserve.
- Recognise, protect and enhance the identified areas of biodiversity significance within the Churchill National Park, Lysterfield Park and surrounds.
- Facilitate the extension of sewer services to the unserved residential areas of Lysterfield South.

### **Narre Warren North**

- Reinforce the identity, character, and sense of place of Narre Warren North township by:
  - Defining and maintaining a clear township boundary.
  - Ensuring new housing is complementary to the existing character of the township.

- Enhancing landscaping quality, including strengthening the established “oak tree” theme.
- Maintaining the established streetscape qualities, including the wide road reserves and non-piped drainage.
- ~~Provide for the development of a new convenience activity centre (Main Street) combined with the existing Narre Warren North General Store~~ Consolidate the existing Narre Warren North General Store as part of the Main Street Local Neighbourhood Activity Centre.
- Provide extensive boulevard planting along the main road network.
- Facilitate the extension of sewer services to properties in the Narre Warren North township.
- Provide for a future collector road linking Tinks Road and the Monash Freeway with Heatherton Road, via Glenwood Road and Jacques Road.
- Maintain the inter-suburban break formed by the future Narre Warren Terminal Station site on Heatherton Road and the land west of Jacques Road, in particular the land between Eumemmerring Creek and the existing transmission line.
- Develop Kurll Park (including the former landfill site) as a sub-regional passive open space area.

#### 21.14-4 Implementation

03/05/2018 - / - / - -  
6233 Proposed C258 case

These strategies will be implemented by the following measures:

##### Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Casey Foothills Local Area Map.
- Ensuring that the new subdivision of land is connected to reticulated sewerage, where available.
- Using the Advertising Signs Policy at Clause 22.04 to ensure that the display of advertising signs in the Casey Foothills Green Wedge areas is complementary to the existing character of the rural locality, being low-key in appearance and primarily relating to the advertising of tourism-oriented businesses.
- Using the Non Agricultural Uses in Green Wedge Areas Policy at Clause 22.08 to protect the Casey Foothills Green Wedge areas from ad hoc and inappropriate development.
- Using the ~~Retail~~Activity Centres Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Main Street, Narre Warren North ~~future Convenience~~Local Neighbourhood Activity Centre.

##### Application of zones and overlays

- Applying the Township Zone to the rural settlements of Harkaway and Narre Warren North to provide for a range of appropriate residential and commercial uses.
- Applying the Green Wedge Zone and Green Wedge A Zone to the non-urban areas of the Casey Foothills outside the Urban Growth Boundary to recognise local agricultural and environmental attributes, maintain the viability of rural industry and facilitate sustainable land management practices.
- Applying the Public Conservation and Resource Zone to protect and conserve the natural environment of Churchill National Park, Dandenong Police Paddocks Reserve, Lysterfield Park and surrounding areas under public ownership.
- Applying the Vegetation Protection Overlay to protect the area of significant vegetation to the east of Manuka Road in Berwick.
- Applying the Significant Landscape Overlay to conserve and enhance areas of identified landscape character and value.

## CASEY PLANNING SCHEME

- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to future and developing low density residential areas and to the Narre Warren North Township area, to provide for the integrated and orderly planning of future and developing residential areas, and for the Narre Warren North Township area.
- Applying the Development Contributions Plan Overlay to developing residential areas to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

### **Further strategic work**

- Preparing and implementing township strategies for Harkaway and Narre Warren North.
- Preparing a Southern Ranges Green Wedge Management Plan for all land in a Green Wedge Zone and Green Wedge A Zone.
- Finalising a Casey Foothills Strategy in conjunction with the preparation of the Harkaway and Narre Warren North Township Strategies and the Southern Ranges Green Wedge Management Plan.
- Reviewing the existing Significant Landscape Overlay provisions that apply to the Casey Foothills.
- Preparing a development framework that investigates and, where appropriate, provides for future residential development opportunities on the eastern side of Manuka Road, between Inglis Road and Allan Street, as identified on the Casey Foothills Local Area Map.

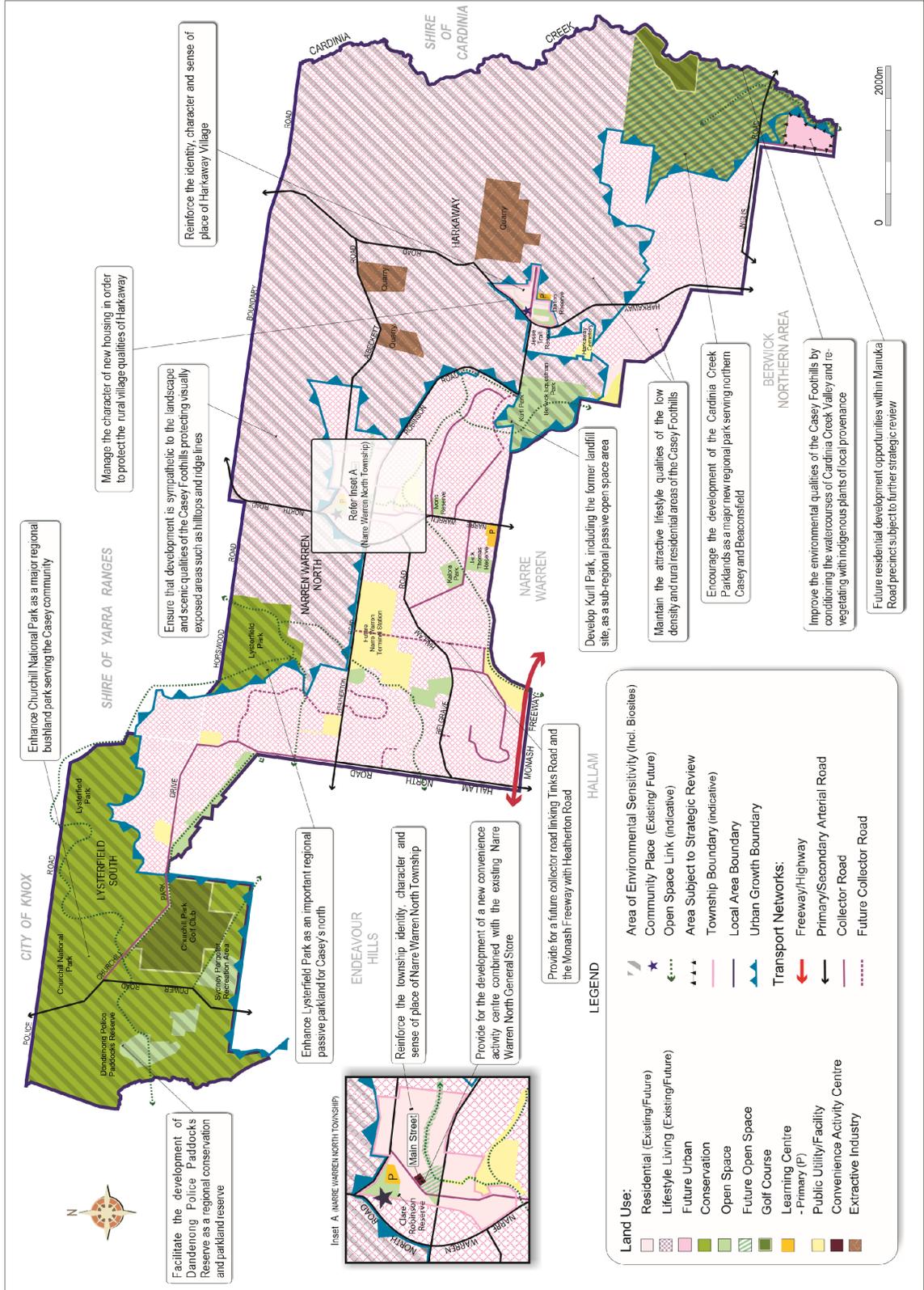
### **Other Actions**

- Encouraging the voluntary placement of conservation covenants on privately-owned land containing native vegetation.
- Facilitating revegetation of publicly owned land in the Casey Foothills through Casey's 'Growing a Green Web' program.
- Supporting community projects consistent with the principles of revegetation and sustainable land management.
- Facilitating programs to reduce pest plants and animals.

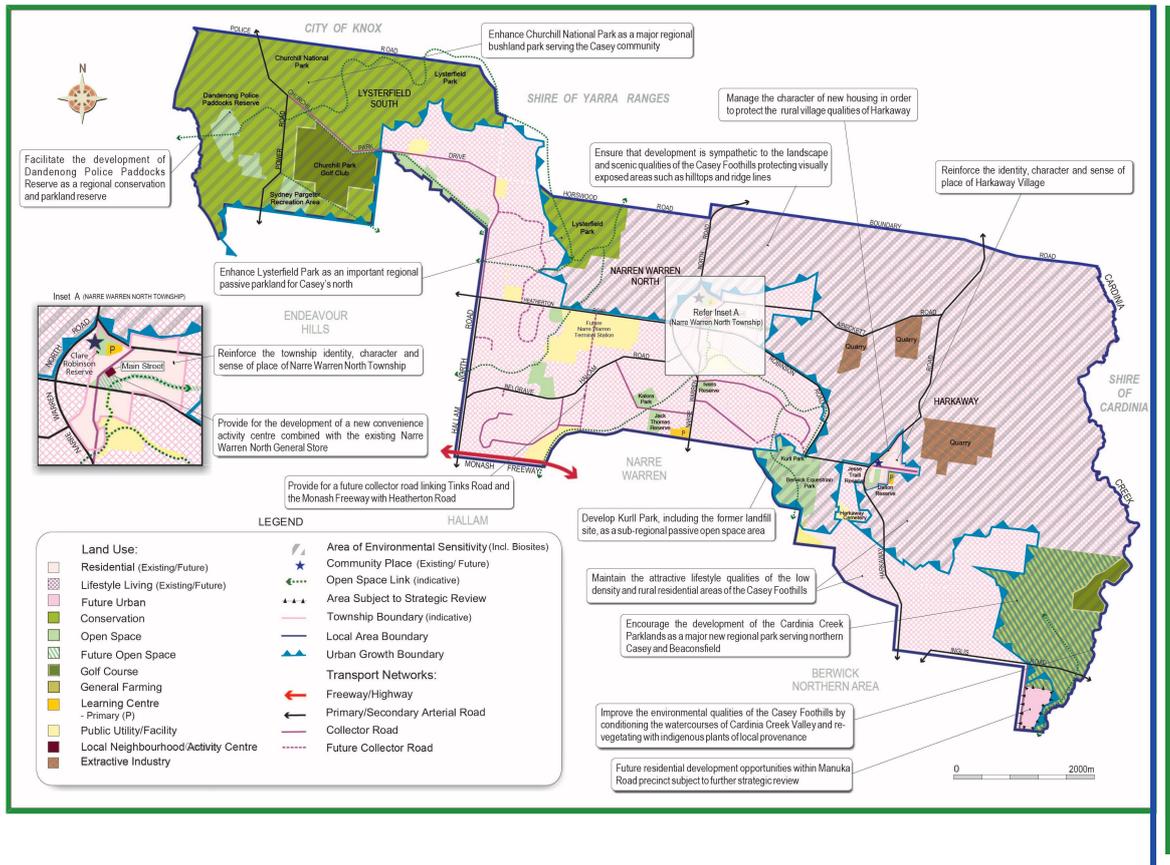
21.14-5

Casey Foothills Local Area Map

03/05/2018  
G233 Proposed C258case



# CASEY PLANNING SCHEME



21.15

CRANBOURNE

04/04/2019  
C204

21.15-1 Profile

09/02/2017 - / - / - - -  
6250 Proposed C258 case

The older parts of residential Cranbourne have a character and quality that is clearly recognised and valued by the community. The Cranbourne ~~Town~~ Major Activity Centre manages to keep its country town atmosphere while serving as a regional hub for a diverse community that has a growing sense of pride.



21.15-2 Objectives

09/02/2017 - / - / - - -  
6250 Proposed C258 case

- To retain Cranbourne’s clear sense of identity, self-reliance and township character.
- To maintain and strengthen the distinctive landscape character of the Cranbourne Township and the surrounding residential areas.
- To provide diversity in housing choice in the historic core of Cranbourne, which has a unique amenity of wide tree-lined streets.
- To create quality and diverse housing and lifestyle opportunities.
- To ensure that the Cranbourne ~~Town~~ Major Activity Centre can maintain its present role and serve the additional significant residential growth forecast for the area.
- To use the attraction of the Cranbourne Racecourse and Training Complex and ~~Royal Botanic Gardens Cranbourne~~ Cranbourne Gardens to create a distinctive sense of place.
- To refurbish, expand and develop Cranbourne’s spaces, places and programs to reflect population growth.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.
- To provide for the diversion of regional and through traffic out of Cranbourne.
- To create strong links to Cranbourne from surrounding areas.



21.15-3 Strategies

04/04/2019 - / - / - - -  
6204 Proposed C258 case

- Reinforce the identity, character, and sense of place of the older parts of residential Cranbourne and ensure new housing is complementary to these elements.
- Strengthen the established garden suburb environment, characterised by canopy trees, generous setbacks, a sense of openness and the dominance of the landscape setting.
- Ensure development of the Cranbourne Major Activity Centre is consistent with the *Cranbourne Town Centre Plan*.
- Encourage higher density residential development (i.e. 3-4 storeys) on well located sites within easy walking distance of the Cranbourne ~~Town~~ Major Activity Centre and public transport that respects the neighbourhood character, responds to the local landscape context, and minimises off-site amenity impacts.
- Provide for a full range of suburban housing opportunities throughout Cranbourne’s residential areas, including well designed medium-density housing around ~~lower order~~ activity centres and major open space.
- Expand and strengthen the Cranbourne ~~Town~~ Major Activity Centre to reflect its traditional role as a major service centre for the South Gippsland region and also its role as a Principal Activity Centre servicing the southern part of Melbourne’s South East Growth Corridor. Key strategies include:
  - Provide for a major expansion of the Town Centre retail core that allows for a new discount department store and speciality shops.



## CASEY PLANNING SCHEME

- Encourage the growth and development of the High Street retail core.
- Provide for the improved integration of Cranbourne Park Shopping Centre with High Street.
- Encourage the consolidation and growth of the northern and southern approaches to the Cranbourne ~~Town~~Major Activity Centre along the South Gippsland Highway, as a major commercial and business corridor. ||
- Facilitate the development of the proposed Cranbourne Bypass Road (Linsell Boulevard) to reduce through traffic in the Cranbourne ~~Town~~Major Activity Centre. ||
- Revitalise the Cranbourne ~~Town~~Major Activity Centre to improve its image, built form and landscape character to create an active, attractive and accessible town centre that serves its increasing catchment area without detracting from its country town character. ||
- Encourage the consolidation of lots to achieve good design outcomes.
- Provide for “youth-friendly” spaces in the future planning of the Cranbourne ~~Town~~Major Activity Centre. ||
- Encourage the expansion of the Cranbourne ~~Homemaker Centre~~Home Restricted Retail Precinct south to the proposed Cranbourne Bypass Road (Linsell Boulevard). ||
- Encourage the upgrading of the significant racing and associated tourism facilities at the Cranbourne Racecourse and Training Complex.
- Encourage the ongoing development of the Australian Garden and the associated tourism ~~facilities~~facilities at the Cranbourne Gardens. ||
- Discourage the establishment of uses that are incompatible with horse stabling activities within the designated horse stabling area identified on the Cranbourne Local Area Map.
- Ensure new horse stabling facilities, including the upgrade or expansion of existing facilities, do not adversely affect adjoining residential areas
- Ensure any application relating to land that has been filled within the Horse Stabling precinct identified on the Cranbourne Local Area Map be referred to the referral authority specified in Clause 66.04 or a schedule to that clause.
- Recognise, protect and enhance any areas of biodiversity significance within the surrounds of the ~~Royal Botanic Gardens Cranbourne~~Cranbourne Gardens. ||
- Encourage the sensitive siting and design of buildings in proximity to the ~~Royal Botanic Gardens Cranbourne~~Cranbourne Gardens to respond to its biological values, landscape quality and amenity. ||
- Create a suburban bushland and open space area under the major electricity transmission lines between Cranbourne-Frankston Road and Ballarto Road to act as an inter-suburban break between Cranbourne and Cranbourne West.
- Provide extensive boulevard planting along the main road network.
- Recognise uses with adverse amenity potential and prevent the encroachment of sensitive uses, until such time as any adverse off-site amenity impacts have been appropriately addressed or the activities creating the need for the buffers cease to operate.
- Seek to extend the electrification of the Cranbourne Railway line to Clyde.
- Upgrade Cemetery Road in the long-term to a collector road linking Ballarto Road with Sladen Street.
- Upgrade the standard of Ballarto Road between Cranbourne-Frankston Road and the entrance to the ~~Royal Botanic Gardens Cranbourne~~Cranbourne Gardens. ||
- Facilitate the redevelopment of existing residential areas in the Cranbourne Town Centre having regard to the objectives of the *Cranbourne Town Centre Plan. (City of Casey, 2017)*. ||

**21.15-4 Implementation**

04/04/2019 - / - / - - -  
G204 Proposed C258 case

These strategies will be implemented by the following measures:

**Use of policy and the exercise of discretion**

- Ensuring that the future use and development of land is generally in accordance with the Cranbourne Local Area Map.
- Using the ~~Retail~~Activity Centres Policy at Clause 22.01 to consolidate the role of the Cranbourne Town Centre as a ~~Principal~~Major Activity Centre and to provide for the orderly development and expansion of the Camms Road, Cranbourne Place, Hotham Street, Lurline Street and Springhill ~~Convenience~~Local Neighbourhood Activity Centres.
- Using the Industrial Development Policy at Clause 22.03 to create an attractive and well maintained industrial area.

**Application of zones and overlays**

- Applying the Activity Centre Zone to land in the Cranbourne Town Centre to implement the objectives and preferred use and development contained in the *Cranbourne Town Centre Plan*.
- Applying the Activity Centre Zone to existing residential land in the Cranbourne Town Centre to identify areas for increase residential density and diversity of housing choice.
- Applying the Activity Centre Zone, where appropriate, to land within the Cranbourne Town Centre to provide for the use and development of the land in recognition of the centre’s role as an activity centre under State Government Policy.
- Using the Activity Centre Zone in the Cranbourne Town Centre to promote the development of signature and landmark buildings in strategic locations and gateways to create a positive image of the centre and the municipality.
- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Camms Road, Cranbourne Place, Hotham Street, Lurline Street and Springhill ~~Convenience~~Local Neighbourhood Activity Centres.
- Applying the Environmental Significance Overlay to identified buffer areas in the vicinity of the ~~Royal Botanic Gardens~~~~Cranbourne~~Cranbourne Gardens, to protect the ecological integrity, landscape values and amenity of the Gardens.
- Applying the Vegetation Protection Overlay to protect areas of significant remnant vegetation in the Brookland Greens estate.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council’s relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of future and developing residential areas, activity centres and other mixed use/commercial areas, as appropriate.
- Applying the Development Contributions Plan Overlay to future and developing residential areas to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

**Further strategic work**

- Preparing urban design guidelines to ensure that new development adds value to the preferred future character of the area.
- Reviewing access to the Cranbourne Town Centre.
- Preparing specific advertising sign guidelines for the Cranbourne Town Centre to improve visual amenity.

## CASEY PLANNING SCHEME

- Undertaking a strategic review of future land use and development within the Cyril Beechey Lane precinct, as identified on the Cranbourne Local Area Map.
- Partner with VicRoads to investigate potential options for changes to the arterial road network in Cranbourne.

### Other actions

- Implementing the *Cranbourne Town Centre Plan* ~~(City of Casey, 2017)~~. 

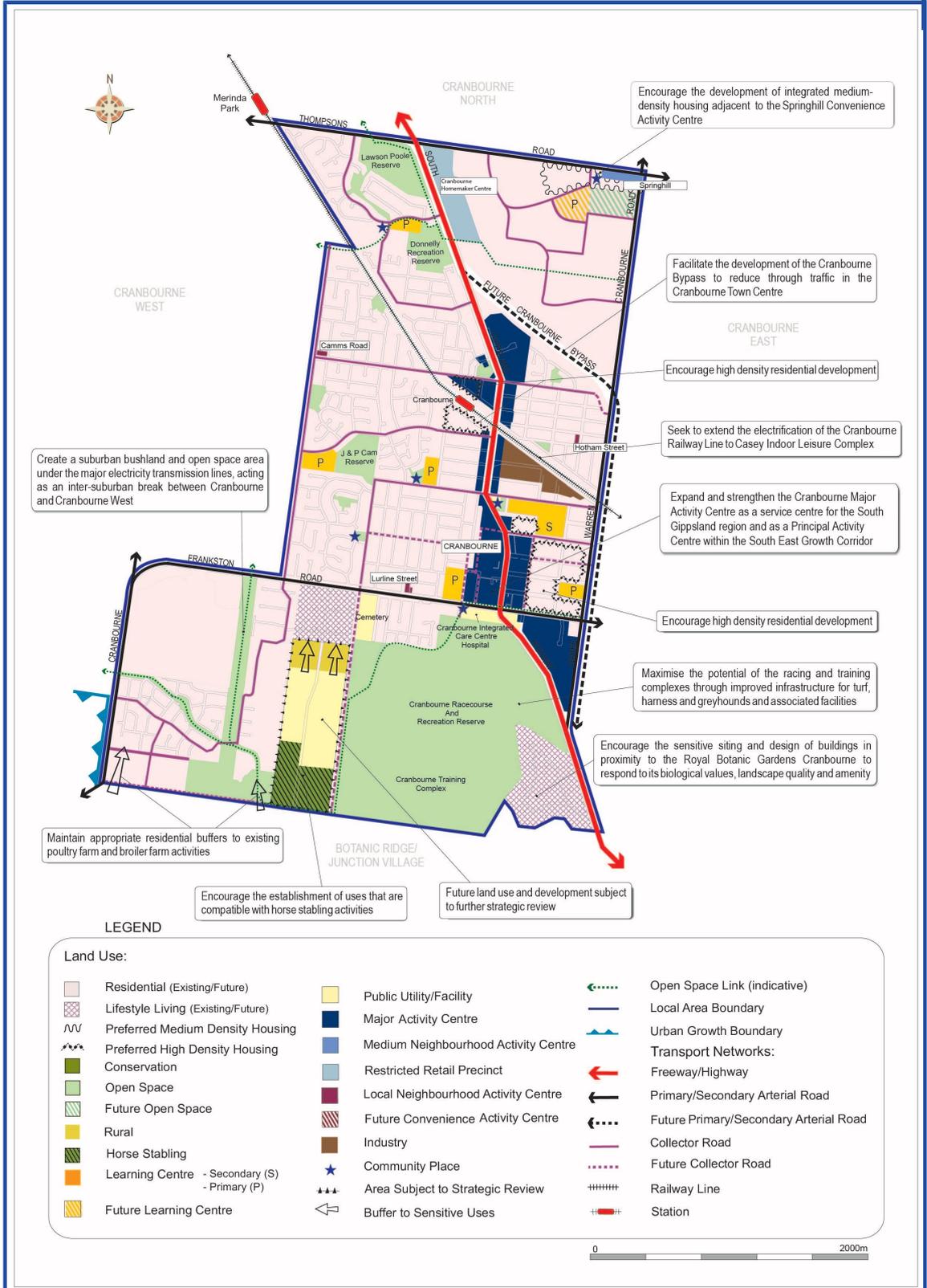
### 21.15-5 Background documents

~~04/04/2019~~ ~~Proposed C258case~~ *Cranbourne Town Centre Plan*, ~~(City of Casey, 2017)~~. 

21.15-6

Cranbourne Local Area Map

04/04/2019 - / - / - -  
G204 Proposed C258 case



**21.16**

04/04/2019  
C204

**CRANBOURNE EAST**

**21.16-1**

09/02/2017  
C250

**Profile**

Cranbourne East is a quality, treed suburban environment with a country feel and benefiting from unique access to extensive parkland areas. It has strong links to Cranbourne, and easy access to a full range of employment, learning, shopping and community services.

**21.16-2**

09/02/2017  
G250 Proposed C258 case

**Objectives**

- To extend Cranbourne’s treed image into Cranbourne East and establish links in the suburban area to the surrounding parkland and countryside. ||
- To provide strong links to Cranbourne with a focus on the Cranbourne ~~Town~~ Major Activity Centre for sub-regional and regional services and facilities. ||
- To create quality and diverse housing and lifestyle opportunities.
- To develop, expand and refurbish Cranbourne East’s spaces, places and programs to reflect population growth.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.
- To provide expansive parkland to service the region.

**21.16-3**

04/04/2019  
G204 Proposed C258 case

**Strategies**

- Extend Cranbourne’s green-treed country feel and character into the newer residential areas of Cranbourne East by encouraging extensive tree planting within streets, parks, public spaces and on private land, and by maintaining views and links through to open space and non-urban areas. ||
- ~~Provide for the development of a new Neighbourhood Activity Centre (Hunt Club Village) on the south-eastern corner of the intersection of Narre Warren-Cranbourne Road and Linsell Boulevard that includes:~~
  - ~~A diverse range of goods and services.~~
  - ~~A town square/plaza which provides a formal urban open space area and community focal point.~~
  - ~~A street-based, compact and pedestrian-friendly centre environment with open and active frontages.~~
  - ~~A network of pedestrian links throughout the centre.~~
  - ~~A community place, incorporating a range of community facilities, including complementary private community uses/services such as medical centres and child care centres.~~
  - ~~Provision for youth-friendly spaces.~~
- Provide for a full range of suburban housing opportunities throughout the residential areas, including well designed and integrated medium density housing around activity centres and major open space, and larger lots where appropriate to improve diversity within the Cranbourne region. |
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Encourage integrated medium-density housing opportunities adjacent to the future Cranbourne East Station.

## CASEY PLANNING SCHEME

- Maintain buffers and manage the interface of the residential areas with the existing abattoir and industrial activities along Thompsons Road, to protect the operation of existing uses and minimise loss of residential amenity.
- Encourage further development at the Casey Complex to reinforce its role as a major leisure, recreational, educational, community and mixed use cluster.
- Provide extensive boulevard planting along the main road network.
- Seek to extend the electrification of the Cranbourne Railway line to Clyde.
- Develop Linsell Boulevard as a new east-west arterial road linking Narre Warren-Cranbourne Road with Berwick-Cranbourne Road.
- Develop a new north-south arterial road (Casey Fields Boulevard) ultimately linking the proposed Glasscocks Road in the north with South Gippsland Highway and the Craig Road deviation in the south.
- Develop a new north-south collector road linking Linsell Boulevard, the Casey Complex, Berwick-Cranbourne Road and Ballarto Road.
- Upgrade Heather Grove to a collector road linking future suburban development east and west of the Collison Estate residential area.
- Facilitate the provision of appropriate primary and secondary school facilities, together with a number of local sports areas, to service the future community of Cranbourne East.
- Develop Casey Fields as a regional outdoor sports and recreation facility.

### 21.16-4 Implementation

84/04/2019 - / - / - - -  
6204 Proposed C258case These strategies will be implemented by the following measures:

#### Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Cranbourne East Local Area Map.
- Using the **Retail Activity Centres** Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, ~~including the Hunt Club Village Neighbourhood Activity Centre.~~

#### Application of zones and overlays

- Applying the Activity Centre Zone to land within the Casey Complex to implement the objectives and preferred use and development contained in the *Cranbourne Town Centre Plan* (City of Casey, 2017).
- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Hunt Club Village **Medium** Neighbourhood Activity Centre and future activity centres.
- Applying the Green Wedge Zone to land located outside the urban growth boundary to reflect its non-urban status.
- Applying the Farming Zone to protect land within the urban growth boundary from inappropriate subdivision and/or development.
- Applying the Urban Growth Zone to undeveloped land designated for future urban purposes to manage the transition from non-urban to urban in accordance with a precinct structure plan.
- Applying the Environmental Significance Overlay to areas of identified environmental significance.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in relevant Council's heritage studies and strategic work.

## CASEY PLANNING SCHEME

- Applying the Development Plan Overlay to provide for the integrated and orderly planning of developing residential areas and activity centres, as appropriate.
- Applying the Development Contributions Plan Overlay to future and developing residential areas to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

### 21.16-5 Background documents

~~04/04/2019~~ ~~Proposed C258case~~ *Cranbourne Town Centre Plan*, (City of Casey, 2017).



**21.16-6 Cranbourne East Local Area Map**

~~04/04/2019~~ - / - / - - -  
G204 Proposed C258 case



21.17

03/05/2018  
C233

21.17-1

09/02/2017  
C250

CRANBOURNE NORTH

Profile

Cranbourne North is a quality treed, suburban environment with a country feel on the South Gippsland Highway that has a small town centre and strong links to Cranbourne. Its newer residential areas to the east will be a well planned and sustainable suburban community, with strong links to a new town centre on Narre Warren-Cranbourne Road.

21.17-2

09/02/2017 - / - / - - -  
G250 Proposed C258 case.

Objectives

- To extend Cranbourne’s treed image into Cranbourne North and establish links in the suburban area to the surrounding countryside. ||
- To provide strong links to Cranbourne with a focus on the Casey Central ~~Town~~ Major Activity Centre and the Cranbourne ~~Town~~ Major Activity Centre for sub-regional and regional services and facilities. ||
- To reinforce the activity and community focus of the western area of Cranbourne North, towards the activity centre located at the intersection of Thompsons Road and the South Gippsland Highway.
- To create quality and diverse housing opportunities.
- To develop, expand and refurbish Cranbourne North’s spaces, places and programs to reflect population growth.
- To develop a new positive image for Thompsons Road.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.

21.17-3

09/02/2017 - / - / - - -  
G250 Proposed C258 case.

Strategies

- Create a green-treed image and strengthen the landscape character of the area by encouraging extensive tree planting within streets, parks, public spaces and on private land, and by maintaining views and links through to open space and non-urban areas. ||
- Provide for the development of the southern portion of the Casey Central ~~Town Centre as part of a major activity centre~~ Major Activity Centre, including: ||
  - A realignment of the future Glasscocks Road extension to the south.
  - A range of mixed uses to include convenience retail, commercial, civic, educational, recreation, and other land uses that complement the primary retail core of the Casey Central Town Centre to the north of the future Glasscocks Road realignment.
  - A street-based, compact and pedestrian-friendly town centre environment that will create a unique sense of place for local residents.
  - A centrally located Town Park, which provides a formal urban open space area and community focal point.
  - Provision of active and attractive facades facing onto public spaces and all internal and external roads.
  - Provision of youth-friendly spaces.
- Provide for the development of ~~four~~ new activity centres at ~~Glassecocks Road, William Thwaites Boulevard,~~ ‘Tulliallan’ (Wheelers Park Drive) and South Gippsland Highway, as identified on the Cranbourne North Local Area Map, to include: ||
  - A clustering of convenience retail facilities to service local community needs.

## CASEY PLANNING SCHEME

- A village green to provide a community focal point.
- Complementary private community uses/services, such as medical centres and child care centres.
- Strengthen the Thompson Parkway **Medium** Neighbourhood Activity Centre by encouraging a variety of community activities to reinforce its role as a community focal point.
- Provide for a full range of suburban housing opportunities throughout the residential areas, including well-designed medium-density housing around activity centres (in particular, Casey Central **Town** **Major Activity** Centre) and major open space.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Explore, in consultation with relevant public land managers, opportunities to develop the Hallam Valley Floodplain ('Casey Valley Parklands') as passive parkland accessible by the public, while respecting its primary function as a floodplain.
- Provide for an expansion of the suburban area east of Narre Warren-Cranbourne Road as an integrated and well planned community, facilitating best practice in sustainable urban development.
- Create a new environmentally significant hilltop park and extensive linear open space bio-links as part of an integrated regional open space network.
- Develop a new service business/industrial precinct with high levels of amenity on the northern side of Thompsons Road to provide local business and employment opportunities.
- Maintain buffers and manage the interface of the residential areas with the existing abattoir and industrial activities south of Thompsons Road, to protect the operation of existing uses and minimise loss of residential amenity.
- Upgrade Thompsons Road to a true boulevard, with large mature trees, wide pathways and street furniture.
- Provide extensive boulevard planting along the main road network.
- Develop a new east-west arterial road (Glasscocks Road), ultimately linking Western Port Highway with Berwick-Cranbourne/Clyde Road, and including a realignment to the south in the vicinity of Narre Warren-Cranbourne Road to facilitate a future expansion of the Casey Central **Town** **Major Activity** Centre.
- Develop a new north-south collector road (William Thwaites Boulevard), ultimately linking Glasscocks Road with South Gippsland Highway.

### 21.17-4 Implementation

03/05/2018 - / - / - - - -  
6233 Proposed C258 case These strategies will be implemented by the following measures:

#### Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Cranbourne North Local Area Map.
- Ensuring that the future use and development of the relevant land is generally in accordance with the *Cranbourne North Stage 2 Precinct Structure Plan*.

## CASEY PLANNING SCHEME

- Using the **Retail Activity Centres** Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Casey Central **Town Major Activity** Centre, the Thompson Parkway and Avenue Village **Medium** Neighbourhood Activity Centres, and the Eve, ‘Tulli Allan’ and South Gippsland Highway **Convenience Local Neighbourhood** Activity Centres.
- Using the Industrial Development Policy at Clause 22.03 to create attractive and well maintained industrial areas.

### Application of zones and overlays

- Applying the Commercial 1 Zone to activity centres with a primary retail function outside of the Casey Central **Town Major Activity** Centre, including the Thompson Parkway and Avenue Village **Medium** Neighbourhood Activity Centres, and the Eve, ‘Tulli Allan’ and South Gippsland Highway **Convenience Local Neighbourhood** Activity Centres.
- Applying the Urban Growth Zone to undeveloped land designated for future urban purposes, including to manage the transition from non-urban to urban in accordance with a precinct structure plan.
- Applying the Mixed Use Zone to land with a mixed residential and commercial function to the east of the Casey Central Town Centre.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council’s relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of developing residential and employment areas, activity centres and mixed use areas.
- Applying the Development Contributions Plan Overlay to future and developing residential areas, employment areas and activity centres to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

### Further strategic work

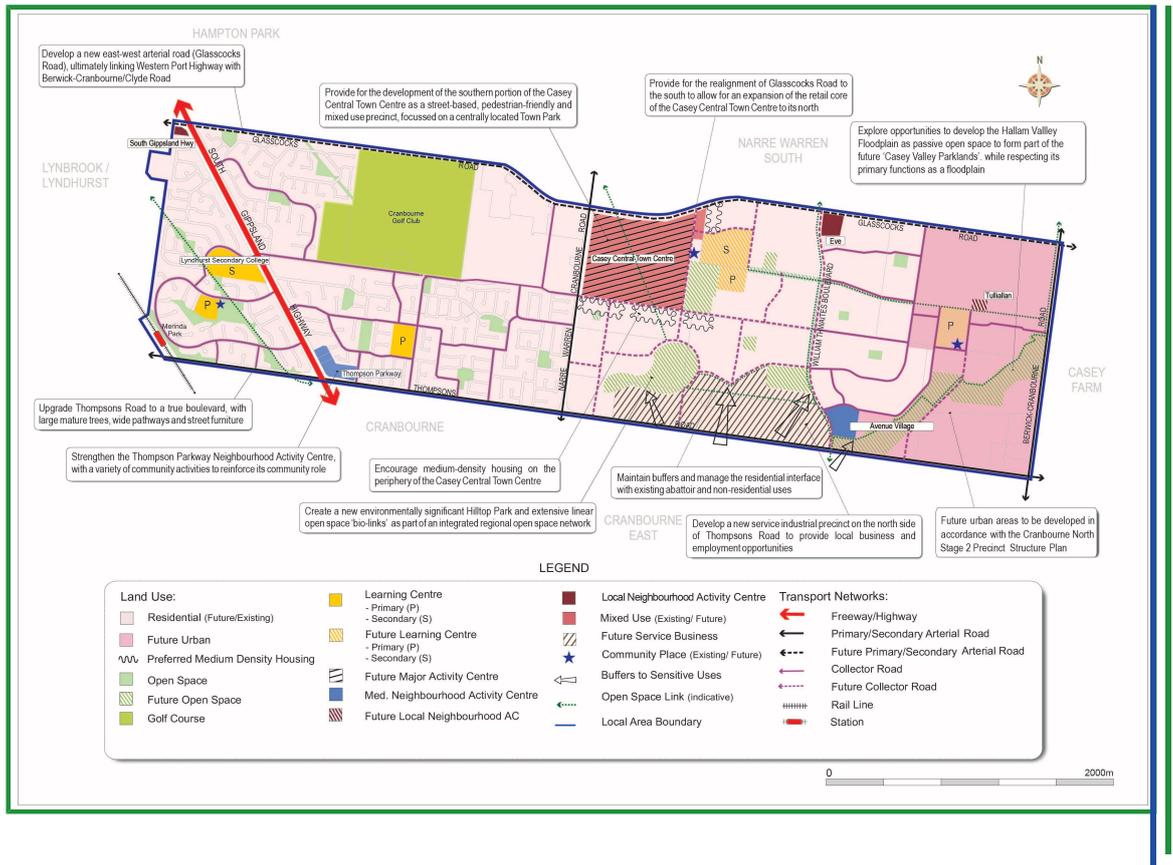
- Preparing a precinct structure plan for the Casey Central **Town Major Activity** Centre.
- Preparing a master **plans plan** for the Avenue Village **Medium** Neighbourhood Activity Centre ~~and the Eve, ‘Tulli Allan’ and South Gippsland Highway Convenience Activity Centres.~~

### Other Actions

- Considering the preparation of a Cranbourne North Community Plan.



# CASEY PLANNING SCHEME



**21.18**

09/02/2017  
C250

**CRANBOURNE WEST**

**21.18-1**

09/02/2017  
C250

**Profile**

Cranbourne West is a quality, treed suburban environment that retains a country feel with strong links to Cranbourne. It offers diverse and sustainable housing opportunities, and has easy access to a range of employment, learning, shopping and community services.

**21.18-2**

09/02/2017  
C250

**Objectives**

- To extend Cranbourne’s treed image into Cranbourne West and establish links in the suburban area to the surrounding countryside.
- To create quality and diverse housing opportunities.
- To provide strong links to Cranbourne with a focus on the Cranbourne Town Centre for sub-regional and regional services and facilities.
- To create a large new town centre for Cranbourne West.
- To develop a new industry and business park to improve economic development and employment opportunities within Cranbourne West and the wider Cranbourne region that is sustainable, well landscaped and has high levels of amenity and accessibility.
- To develop, expand and refurbish Cranbourne West’s spaces, places and programs to reflect population growth.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.

**21.18-3**

09/02/2017 - / - / - - - -  
G250 Proposed C258 case

**Strategies**

- Extend Cranbourne’s green-treed, country feel, and character into the newer residential areas of Cranbourne West by encouraging extensive tree planting within streets, parks, public spaces and on private land, and by maintaining views and links through to open space and non-urban areas.
- Provide for a full range of suburban housing opportunities throughout the residential areas, including well designed and integrated medium-density housing around activity centres and major open space to improve diversity within the Cranbourne region.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Facilitate best practice in sustainable urban development.
- Provide for the development of a new **Medium** Neighbourhood Activity Centre (Cranbourne West) on the north-western corner of the intersection of Cranbourne-Frankston Road, Evans Road and Hall Road that includes:
  - A diverse range of goods and services.
  - A community place, incorporating a multi-purpose community hall and other community facilities.
  - An integrated secondary school precinct.
  - Areas of new suburban bushland planting.
  - Extensive parkland for active and passive recreation.
  - Provision for youth-friendly spaces.
  - An integrated medium-density housing area within 400 metres of the retail core.

## CASEY PLANNING SCHEME

- An extension of the local road network adjacent to the site.
- Use of water features along natural drainage lines and patterns, if appropriate.
- Provide for the development of the western half of the land bounded by Thompsons Road, Evans Road, Hall Road and the Western Port Highway for the 'Cranbourne Industry Park'.
- Provide for the development of land on the south-west corner of the intersection of Thompsons Road and Evans Road, and extending south to the Central Parkway extension for a business park, to boost economic diversity and widen employment opportunities within the Cranbourne region.
- Facilitate the development of integrated office, commercial and residential mixed use precincts in areas of high amenity and accessibility, as identified on the Cranbourne West Local Area Map.
- Provide sensitive and high amenity interface areas between industrial/business precincts and residential areas, which reduce off-site amenity impacts whilst maintaining accessibility.
- Create a suburban bushland and open space area under the major electricity transmission lines between Breens Road and Ballarto Road to act as an inter-suburban break between Cranbourne and Cranbourne West.
- Provide extensive boulevard planting along the main road network.
- Develop a new north-south collector road within the future 'Cranbourne Industry Park' linking Thompsons Road with Hall Road.
- Extend Central Parkway to the west as a new east-west collector road linking Evans Road with Western Port Highway.
- Upgrade Evans Road and Hall Road to an arterial road standard.
- Upgrade Breens Road to a collector road standard linking Evans Road with Monahans Road.

### 21.18-4 Implementation

09/02/2017 - / - / - - - -  
G250 Proposed C258 case

These strategies will be implemented by the following measures:

#### Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Cranbourne West Local Area Map.
- Using the **Retail Activity Centres** Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Sandhurst Centre **Medium** Neighbourhood Activity Centre and the future Cranbourne West **Medium** Neighbourhood Activity Centre.
- Using the Industrial Development Policy at Clause 22.03 to create attractive and well maintained industrial areas.

#### Application of zones and overlays

- Applying the Commercial 1 Zone to existing activity centres with a primary retail function, including the Sandhurst **Centre/Medium** Neighbourhood Activity Centre.
- Applying the Mixed Use Zone to land identified as appropriate for commercial and residential mixed use precincts.
- Applying the Green Wedge Zone to land located outside the urban growth boundary to reflect its non-urban status.
- Applying the Urban Growth Zone to undeveloped land designated for future urban purposes to manage the transition from non-urban to urban in accordance with the Cranbourne West Precinct Structure Plan.

## CASEY PLANNING SCHEME

- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of developing residential areas and activity centres, as appropriate.
- Applying the Development Contributions Plan Overlay to future and developing residential and employment areas to facilitate the timely delivery of appropriate transport, development and community infrastructure.

### **Further strategic work**

- Preparing design and development guidelines for the future industry and business parks to ensure high quality and environmentally sustainable development.

### **Other actions**

- Considering the preparation of a Cranbourne West Community Plan.

**21.18-5 Cranbourne West Local Area Map**

~~09/02/2017~~  
G256 Proposed C258 case



**21.19**

03/05/2018  
C233

**DOVETON/EUMEMMERRING**

**21.19-1**

09/02/2017  
C250

**Profile**

Doveton and Eumemmerring are established, diverse, areas with attractive, open, treed streetscapes and a strong, proud sense of place. There is a need, however, for modern facilities and services to be provided that are tailored to help the community establish firm links with newcomers and strengthen existing relationships.

**21.19-2**

09/02/2017  
C250

**Objectives**

- To develop a positive image for the community.
- To develop, expand and refurbish Doveton’s and Eumemmerring’s spaces, places and programs to meet changing needs.
- To develop a strong local shopping and community centre.
- To create quality and diverse housing opportunities.
- To enhance the value of Eumemmerring Creek as the green spine of the community.
- To promote employment and learning.
- To encourage vibrant industry and business in the area.
- To promote better and safer transport options for the community.

**21.19-3**

09/02/2017 - / - / - - -  
G250 Proposed C258 case.

**Strategies**

- Reinforce the identity, character, and sense of place of Doveton and Eumemmerring by encouraging development that improves the physical presentation of the local area and reflects local community values.
- Create a green-treed image and strengthen the landscape character of the area by encouraging extensive tree planting within streets, parks, public spaces and on private land.
- Provide extensive boulevard planting along the main road network.
- ~~Improve~~Continue to improve the image and physical presentation of the area, including all gateways to the local area, together with the Autumn Place ~~Medium~~ Neighbourhood Activity Centre and the Linden Place ~~Convenience Activity Centres~~Local Neighbourhood Activity Centre.
- Encourage the protection and management of heritage places.
- Encourage the physical renewal and development of new “places for people” to reflect changing demographic needs and to strengthen community pride.
- Improve local amenity and open space areas, including revitalising local infrastructure.
- Progressively strengthen the community education, recreation and leisure activities at Myuna Farm.
- Support the ~~progressive~~continued upgrade of the Autumn Place ~~Medium~~ Neighbourhood Activity Centre as an important retail, business and community place.
- Revitalise community facilities with a preference to consolidating these facilities in and around the Autumn Place ~~Medium~~ Neighbourhood Activity Centre.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Provide a diversity of housing opportunities to meet the future needs of the community, including family accommodation, and better manage the extent and design of medium-density development.

- Facilitate the equitable and balanced provision and distribution of public housing opportunities, recognising high existing levels of public housing in the local area.
- Encourage the upgrading of local housing stock and the development of unused sites.
- Enhance, in consultation with relevant public land managers, the Eumemmerring Creek waterway to highlight its parkland attributes and to take full advantage of the environmental and recreational opportunities it offers.
- Facilitate the creation of local employment opportunities.
- Enhance the presentation of the industrial areas, including their image and character.
- Monitor and manage traffic flows on key access roads within Doveton and Eumemmerring.

## 21.19-4 Implementation

03/05/2018 - / - / - -  
6233 Proposed C258 case

These strategies will be implemented by the following measures:

### Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Doveton/Eumemmerring Local Area Map.
- Using the **Retail Activity Centres** Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Autumn Place **Medium** Neighbourhood Activity Centre and the Box Street, Doveton Avenue, Freeway Sports, Linden Place and Llewellyn Place **Convenience Local Neighbourhood** Activity Centres.
- Using the Industrial Policy at Clause 22.03 to create an attractive and well maintained industrial area.

### Application of zones and overlays

- Applying the Commercial 1 Zone to activity centres with a primary retail function, being Autumn Place **Medium** Neighbourhood Activity Centre and the Box Street, Doveton Avenue, Linden Place and Llewellyn Place **Convenience Local Neighbourhood** Activity Centres.
- Applying the Mixed Use Zone to activity centres with a mixed use function, being the Freeway Sports **Convenience Local Neighbourhood** Activity Centre.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of mixed use areas and activity centres, as appropriate.

### Further strategic work

- Developing a strategy, in conjunction with Parks Victoria and the City of Greater Dandenong, for the enhancement of Dandenong Creek as an active and passive community recreation area.

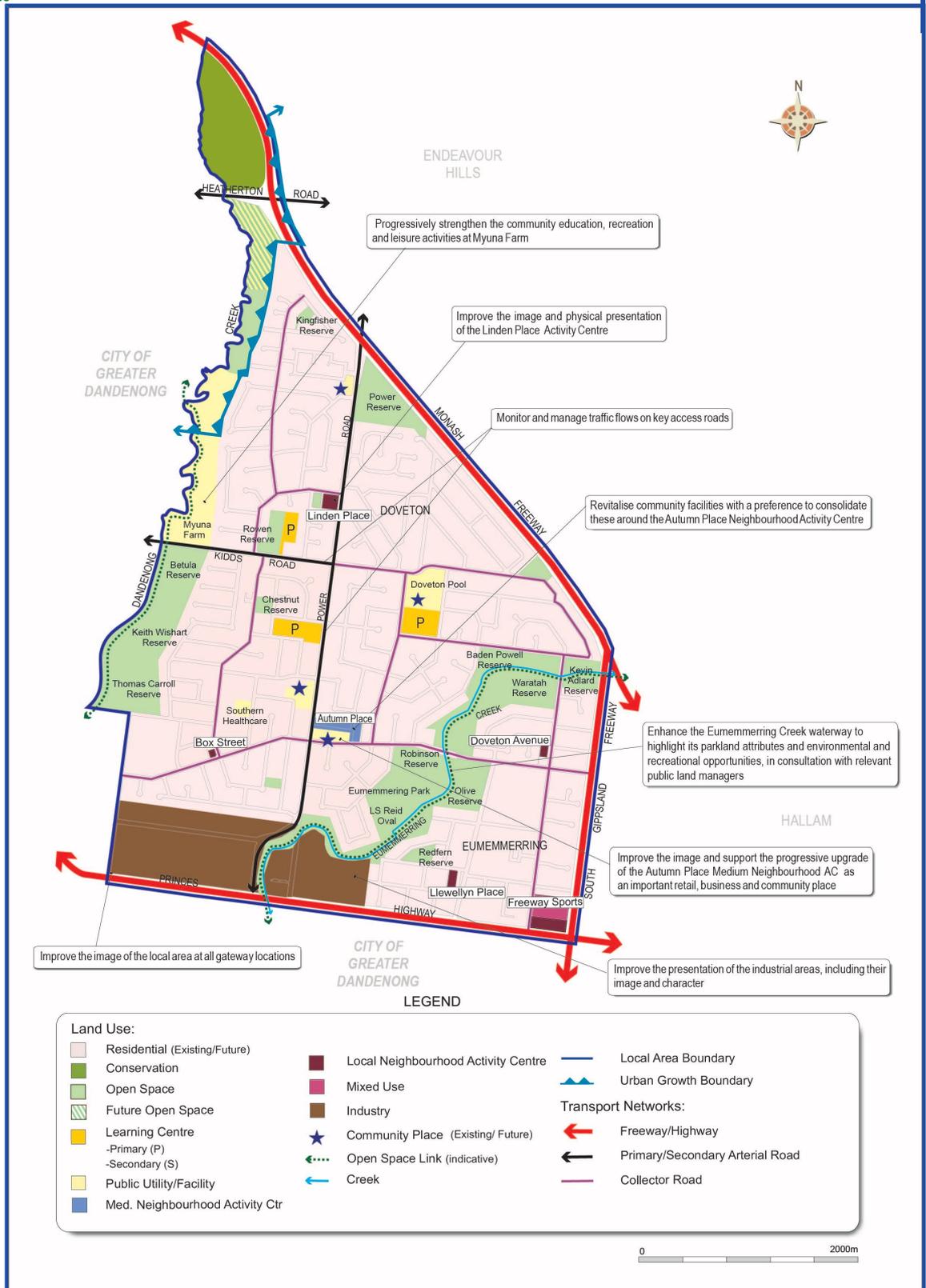
### Other actions

- Undergrounding overhead powerlines on key roads over the long-term.
- Undertaking, in consultation with relevant public land managers, local re-vegetation programs, particularly along the Dandenong and Eumemmerring Creeks.
- Advocating for increased bus services within Doveton and Eumemmerring and to provide improved connectivity with major activity centres to the east, including Fountain Gate-Narre Warren  **CBD Metropolitan Activity Centre**.

21.19-5

Doveton/Eumemmerring Local Area Map

03/05/2018 - / - / - - -  
 G233 Proposed C258 case



## 21.20 ENDEAVOUR HILLS (URBAN AREA)

09/02/2017  
C250

### 21.20-1 Profile

~~09/02/2017~~  
~~C250~~ Proposed C258 case

Endeavour Hills is an established, diverse community focused on a vibrant, multi-faceted ~~town~~ major activity centre that will continue to strengthen its mature, green-treed bushland image over the long-term.

### 21.20-2 Objectives

09/02/2017  
C250

- To strengthen visual and trail links to nearby bushland.
- To consolidate the town centre, improve its human-scale and better link its different parts and activities.
- To create quality and diverse housing and lifestyle opportunities.
- To enhance the value of Eumemmerring Creek as the green spine of the community.
- To develop, expand and refurbish Endeavour Hills's spaces, places and programs to meet changing needs.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.

### 21.20-3 Strategies

~~09/02/2017~~  
~~C250~~ Proposed C258 case

- Extend the Lysterfield South bushland into Endeavour Hills through the use of indigenous planting and by retaining bushland views.
- Support the progressive upgrade of the Endeavour ~~Hills Town~~ Major Activity Centre as an important integrated retail, business and community place.
- ▣ Integrate the Endeavour Hills Shopping Centre with the Endeavour Hills community hub to consolidate the role of the Endeavour Hills Major Activity Centre.
- Provide for the ~~development of a new convenience activity centre (Heatherton Road) on the north-western corner of the intersection of Heatherton Road and Hallam North Road~~ expansion of Heatherton Village Medium Neighbourhood Activity Centre to comprise residential apartments, retail and office/commercial development.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Improve the diversity of housing opportunities to meet the future needs of the community.
- Develop, in consultation with relevant public land managers, Eumemmerring Creek and environs as a community, environmental and recreation resource.
- Seek to improve the quality, surveillance and facilities of all open space areas.
- Provide extensive boulevard planting along the main road network.
- Upgrade Hallam North Road, between Heatherton Road and Churchill Park Drive, to a suburban standard.

### 21.20-4 Implementation

~~09/02/2017~~  
~~C250~~ Proposed C258 case

These strategies will be implemented by the following measures:

**Use of policy and the exercise of discretion**

- Ensuring that the future use and development of land is generally in accordance with the Endeavour Hills Local Area Map.
- Using the ~~Retail~~Activity Centres Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Endeavour Hills ~~Town~~Major Activity Centre and the Heatherton ~~Road-Convenience~~Village Medium Neighbourhood Activity Centre.

**Application of zones and overlays**

- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Endeavour Hills ~~Town~~Major Activity Centre and the Heatherton ~~Road-Convenience~~Village Medium Neighbourhood Activity Centre.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of developing residential areas (south of James Cook Drive), mixed use areas and activity centres, as appropriate.

**Further strategic work**

- Preparing and implementing a structure plan for the Endeavour Hills ~~Town~~Major Activity Centre.
- Preparing urban design guidelines to ensure new development adds value to the preferred future character of the area.
- Developing a strategy, in conjunction with Parks Victoria, Melbourne Water and the City of Greater Dandenong, for the enhancement of Dandenong Creek as an active and passive community recreation area.

**Other actions**

- Considering the preparation of an Endeavour Hills Community Plan.
- Undertaking, in consultation with relevant public land managers, local re-vegetation programs, particularly along the Dandenong and Eumemmerring Creeks.



**21.21**

09/02/2017  
C250

**HALLAM**

**21.21-1**

09/02/2017  
C250

**Profile**

Hallam is an established and connected community that retains a township feel in its central area and will continue to strengthen its mature, green-treed image over the long-term.

**21.21-2**

09/02/2017  
C250

**Objectives**

- To consolidate and extend the green suburban image of Hallam.
- To extend and modernise the employment and service business potential of Hallam industrial area.
- To ensure new housing adds value to the residential character of the area.
- To enhance the value of Eumemmerring Creek as the green spine of the community.
- To develop, expand and refurbish Hallam’s spaces, places and programs to meet changing needs.
- To provide safer local streets, convenient bus services and a safe trail network.

**21.21-3**

09/02/2017  
G250 Proposed C258 case

**Strategies**

- Extend the green-treed character of the older Hallam area into the newer streets in the east by encouraging extensive tree planting within streets, parks, public spaces and on private land.
- Provide extensive boulevard planting along the main road network.
- Support the progressive upgrade of the Spring Square **Medium** Neighbourhood Activity Centre as a local retail, business and community place.
- Support the progressive development of the Hallam Industrial Estate, recognising it forms part of the Dandenong industrial area that is of national significance.
- Improve the presentation of the Hallam Industrial Estate to ensure its ongoing viability, particularly the Hallam South Road and Princes Highway commercial frontages.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Enhance, in consultation with relevant public land managers, the Eumemmerring Creek waterway to highlight its parkland attributes and to take full advantage of the environmental and recreational opportunities it offers.
- Create a suburban bushland and open space area under the major electricity transmission lines adjacent to Troups Creek West Branch to act as an inter-suburban break between Narre Warren and Hallam.
- Facilitate the development of the proposed Dingley Freeway to link Casey’s residents to employment destinations to the west.
- Extend Frawley Road east of Belgrave-Hallam Road to provide a local collector road link through to Young Road.
- Upgrade Centre Road to a collector road standard linking Hallam South Road with Narre Warren-Cranbourne Road.

**21.21-4**

09/02/2017  
G250 Proposed C258 case

**Implementation**

These strategies will be implemented by the following measures:

**Use of policy and the exercise of discretion**

- Ensuring that the future use and development of land is generally in accordance with the Hallam Local Area Map.
- Using the **Retail Activity Centres** Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Spring Square **Medium** Neighbourhood Activity Centre.
- Using the Industrial Policy at Clause 22.03 to create an attractive and well maintained industrial area.

**Application of zones and overlays**

- Applying the Commercial 1 Zone to activity centres with a primary retail function, including Spring Square **Medium** Neighbourhood Activity Centre.
- Applying the Mixed Use Zone to land on the north-western corner of Saffron Drive and Emily Drive to provide for the use of the land as a pharmacy.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.

**Other actions**

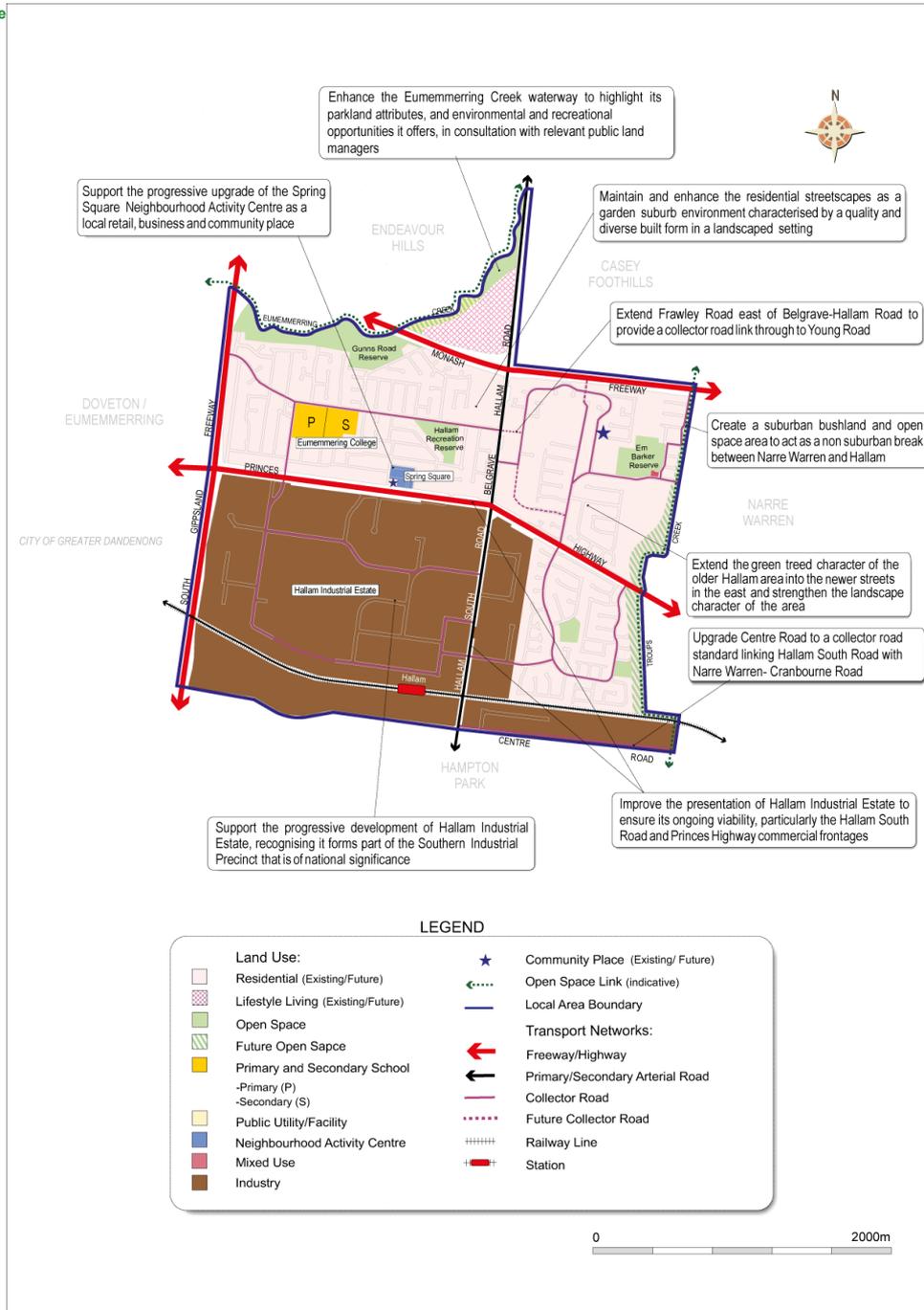
- Considering the preparation of a Hallam Community Plan.
- Undertaking, in consultation with relevant public land managers, local re-vegetation programs, particularly along the Eumemmerring Creek.

# CASEY PLANNING SCHEME

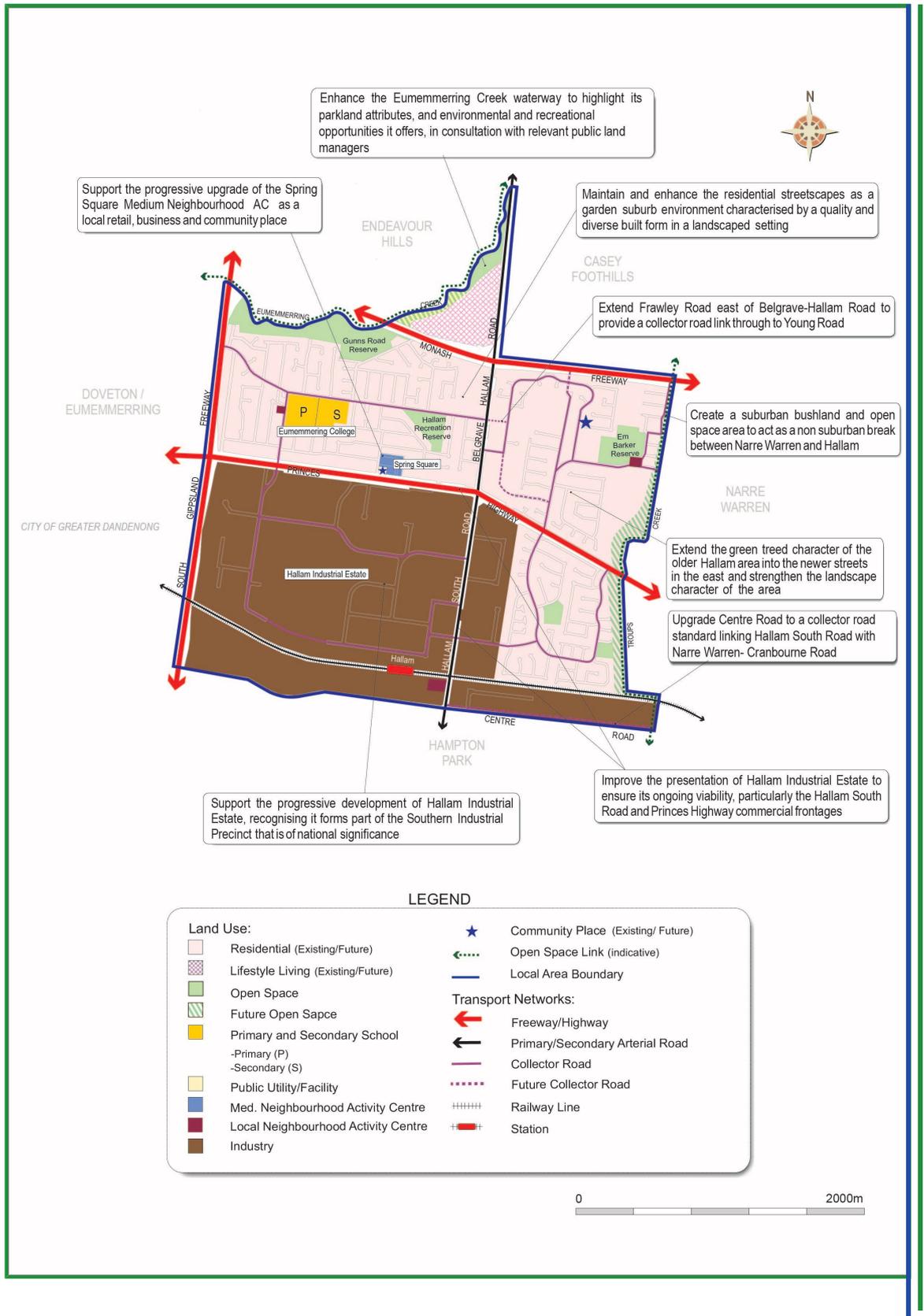
21.21-5

## Hallam Local Area Map

09/02/2017  
G256 Proposed C258 case



# CASEY PLANNING SCHEME



**21.22**

09/02/2017  
C250

**HAMPTON PARK**

**21.22-1**

09/02/2017  
C250

**Profile**

Hampton Park is a close-knit, maturing, but still growing community focused on a significantly restructured town centre.

**21.22-2**

09/02/2017  
G250 Proposed C258 case

**Objectives**

- To strengthen and extend the green suburban image of Hampton Park. ||
- To improve the public amenity of the Hampton Park ~~Town~~ Major Activity Centre. ||
- To ensure new housing adds value to the residential character of the area.
- To recognise amenity constraints associated with existing industrial land uses.
- To establish ‘Hampton Park Hill’ as a new large, passive parkland.
- To enhance the value of River Gum Creek as the green spine of the community.
- To develop, expand and refurbish Hampton Park’s spaces, places and programs to meet changing needs.
- To provide safer local streets, convenient bus services and a safe trail network.

**21.22-3**

09/02/2017  
G250 Proposed C258 case

**Strategies**

- Create a green-treed image and strengthen the landscape character of the area by encouraging extensive tree planting within streets, parks, public spaces and on private land. ||
- Provide for the upgrade of the Hampton Park ~~Town Centre to a~~ Major Activity Centre that includes: |
  - Development of a central main street as a pedestrian-friendly focus of activity.
  - ~~A~~ Expanded retail and commercial uses, including a new discount department store and associated retail/commercial services. ||
  - A community hub with a new library and upgraded community facilities. |
  - Improved coordination of activities throughout the centre.
  - Improved landscaping and public amenity with a distinctive local character.
  - Provision of active and attractive facades facing onto public spaces.
  - Promotion of legible and coordinated signage that does not contribute to visual clutter.
  - Provision for youth-friendly spaces.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Provide for a full range of suburban housing and lifestyle opportunities throughout the residential areas, including well designed medium-density housing around activity centres and major open space.
- Provide for the orderly transition of the Pound/Shrives Road low density residential area to conventional density, while retaining housing diversity and without impacting on the environmental, aesthetic and functional values of the Hallam Valley Floodplain.
- Discourage the establishment of sensitive uses within 500 metres of the Hallam Road Landfill and within 100 metres of the adjoining concrete batching plant.

## CASEY PLANNING SCHEME

- Establish, in consultation with relevant public land managers, River Gum Creek as extensive passive parkland extending from Hallam Road to the future ‘Hampton Park Hill Parklands’ (currently the Hallam Road Landfill) and the Oakgrove Community Centre.
- Maintain and enhance, in consultation with relevant public land managers, the Hallam Valley Floodplain (‘Casey Valley Parklands’) as an inter-suburban break between Hampton Park and Hallam and progressively develop it as passive parkland accessible by the public, while respecting its primary function as a floodplain.
- Create a suburban bushland and open space area under the major electricity transmission lines between the eastern branch of River Gum Creek and the Hallam Valley Floodplain to act as an inter-suburban break between Hampton Park and Narre Warren South.
- Provide extensive boulevard planting along the main road network.
- Develop a new east-west arterial road (Glasscocks Road) ultimately linking Western Port Highway with Berwick-Cranbourne/Clyde Road.
- Upgrade Ormond Road to a secondary arterial road linking the South Gippsland Highway with Narre Warren-Cranbourne Road via Lynbrook Boulevard.

### 21.22-4 Implementation

09/02/2017 - / - / - - - -  
6250 Proposed C258 case These strategies will be implemented by the following measures:

#### Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Hampton Park Local Area Map.
- Using the **Retail Activity Centres** Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Hampton Park **Town Major Activity Centre**, the Kirkwood Crescent **Medium Neighbourhood Activity Centre** and the Somerville Road **Convenience Local Neighbourhood Activity Centre**.
- Using the Advertising Signs Policy at Clause 22.04 to promote legible and coordinated signage within the Hampton Park **Town Major Activity Centre** that does not contribute to visual clutter.

#### Application of zones and overlays

- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Hampton Park **Town Major Activity Centre**, Somerville Road **Convenience Local Neighbourhood Activity Centre** and Kirkwood Crescent **Medium Neighbourhood Activity Centre**.
- Applying the Heritage Overlay to heritage places of national, State and local significance within Hampton Park, as identified in Council’s relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to future and developing residential and employment areas, activity centres and other mixed use areas to provide for the integrated and orderly development of the land.
- Applying the Development Contributions Plan Overlay to developing residential areas, employment areas and activity centres to ensure the funding and provision of an effective road network and delivery of other infrastructure and community facilities.

#### Further strategic work

- Preparing a structure plan for the Hampton Park **Town Major Activity Centre**.
- Undertaking a strategic review of future land use and development of the Hallam Road Landfill site, with a view to its redevelopment as major parkland in the longer term (‘Hampton Park Hill Parklands’), through the preparation of a precinct structure plan.

**Other actions**

- Considering the preparation of a Hampton Park Community Plan.
- Undertaking, in consultation with relevant public land managers, a local re-vegetation program along the River Gum Creek.





## CASEY PLANNING SCHEME

- Provide for the continued development of the Lyndhurst Business Park (Lynbrook) on the southern side of the intersection of South Gippsland Highway and Western Port Highway.
- Provide for the development of a mixed use precinct on the south-eastern corner of South Gippsland Highway and Evans Road, which may include non-residential uses that are permissible within a residential zone and which respect neighbouring uses, and which do not conflict with land uses within existing or proposed activity centres within the area.
- Recognise uses with adverse amenity potential south of Thompsons Road and prevent the encroachment of sensitive uses, until such time as any adverse off-site amenity impacts have been appropriately addressed or the activities creating the need for the buffers cease to operate.
- Preserve the opportunity for a new east-west arterial road (Glasscocks Road) ultimately linking Western Port Highway with Berwick-Cranbourne/Clyde Road, including a grade-separated railway crossing.
- Facilitate the construction of Lynbrook Railway Station, together with a railway crossing at Aylmer Road.
- Preserve the opportunity for a grade separated railway crossing at Evans Road.
- Upgrade Lynbrook Boulevard to a secondary arterial road linking the South Gippsland Highway with Narre Warren-Cranbourne Road via Ormond Road.
- Provide for the development of a mixed use precinct adjacent to the Merinda Park Railway Station, in accordance with the Cranbourne West Precinct Structure Plan.

### 21.23-4 Implementation

83/05/2018 - / - / - -  
6233 Proposed C258 case These strategies will be implemented by the following measures:

#### Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Lynbrook/Lyndhurst Local Area Map.
- Using the **Retail Activity Centres** Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Lynbrook and Marriott Waters **Medium** Neighbourhood Activity Centres.

#### Application of zones and overlays

- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Lynbrook **Medium** Neighbourhood Activity Centre.
- Applying the Commercial 2 Zone to land with an office, manufacturing and peripheral sales function, including land on the southern side of the intersection of South Gippsland Highway and Western Port Highway.
- Applying the Comprehensive Development Zone to mixed use areas that are subject to the preparation of a comprehensive development plan, including land in and around the Marriott Waters **Medium** Neighbourhood Activity Centre.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of future and developing residential areas, mixed use areas and activity centres, as appropriate.
- Applying the Development Contributions Plan Overlay to future and developing residential areas, employment areas and activity centres to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

**Further strategic work**

- Preparing urban design guidelines to ensure new development adds value to the preferred future character of the area.

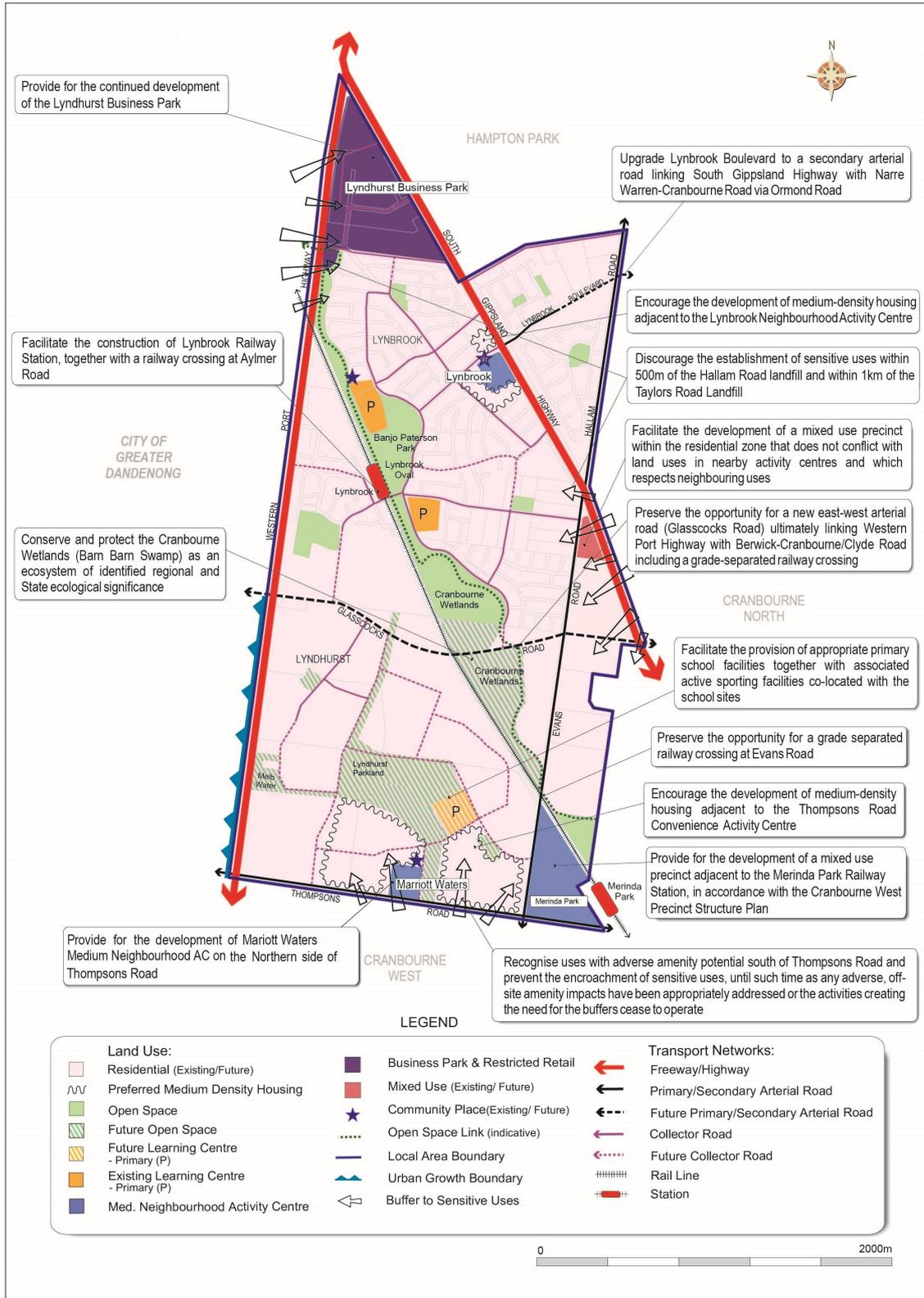
**Other actions**

- Considering the preparation of a Lynbrook/Lyndhurst Community Plan.

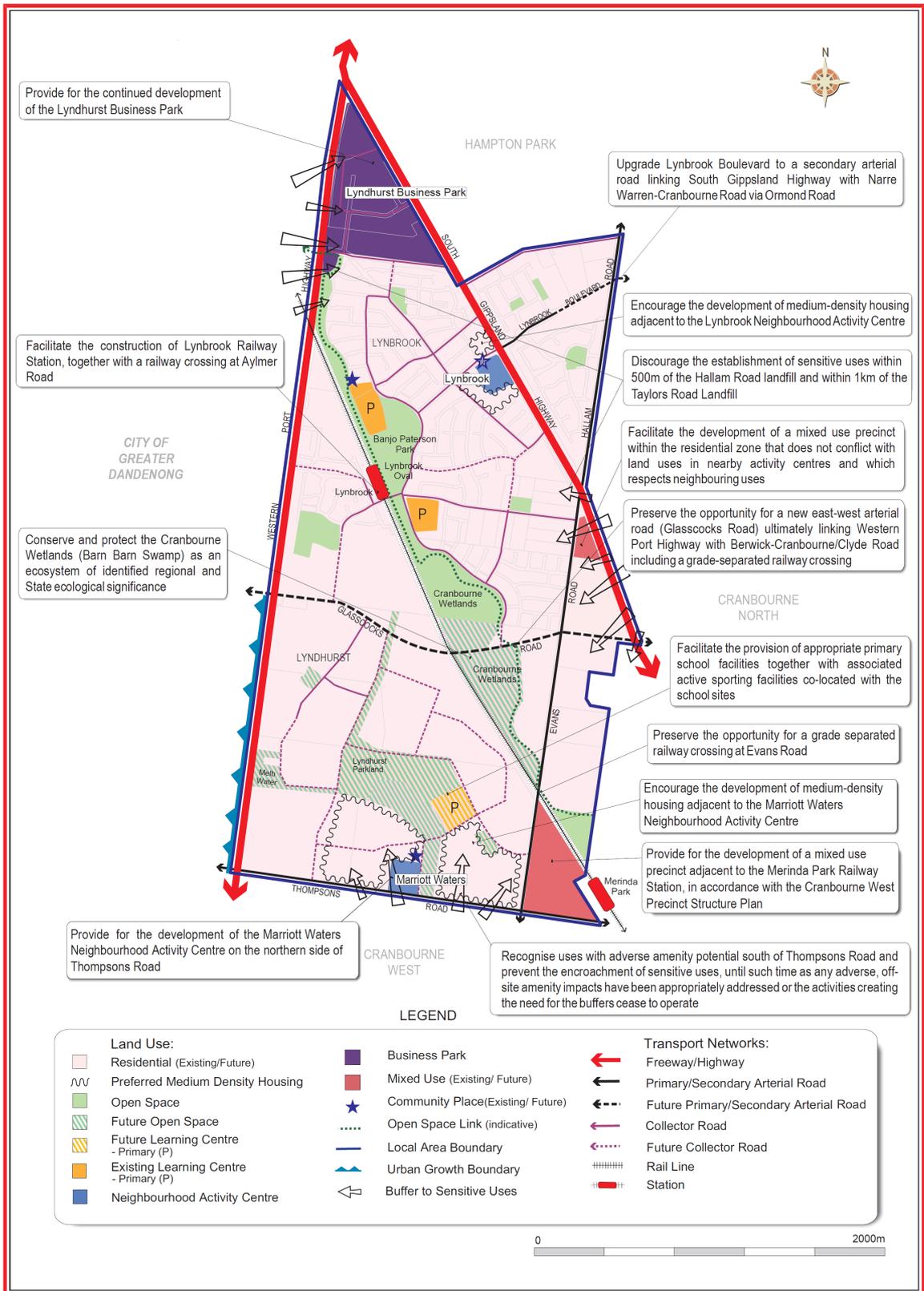
21.23-5

Lynbrook/Lyndhurst Local Area Map

03/05/2018 - / - / - - -  
 G233 Proposed C258case



# CASEY PLANNING SCHEME



21.24

NARRE WARREN

03/05/2018  
C233

21.24-1 Profile

09/02/2017 - / - / - - -  
6256 Proposed C258 case

Narre Warren is a maturing community focused on the Fountain Gate-Narre Warren **EBD Metropolitan Activity Centre** that will continue to strengthen its mature, green-treed image over the long-term, enjoying great freeway and rail access and a full range of services inside its boundaries.

21.24-2 Objectives

25/07/2019 - / - / - - -  
6224 case Proposed C258 case

- To ~~realise the maximum~~ maximise redevelopment potential of the Fountain Gate-Narre Warren
- ~~EBD as a~~ Metropolitan Activity Centre, providing a wide range of retail, commercial, community, civic, residential, and entertainment facilities, based on a walkable built form and character.
  - To enhance the Fountain Gate-Narre Warren **EBD's Metropolitan Activity Centre's** role as a community hub.
  - To maintain the ability to extend main road and intersection access without constraining the further growth of the Fountain Gate-Narre Warren **EBD Metropolitan Activity Centre**.
  - To retain and enhance the retail and local convenience functions of the Narre Warren Village Neighbourhood Activity Centre, while supporting higher density residential development integrated with other land uses.
  - To develop high quality pedestrian linkages within the Fountain Gate-Narre Warren **EBD Metropolitan Activity Centre**, including connections to the Narre Warren railway station.
  - To consolidate and extend the green-treed suburban image of Narre Warren.
  - To create quality and diverse housing opportunities.
  - To enhance the Troups Creek waterway and parkland attributes of the creek.
  - To enhance the visual break qualities and the waterway and parkland attributes of the Hallam Valley Floodplain ('Casey Valley Parklands').
  - To develop, expand and refurbish Narre Warren's spaces, places and programs to reflect population growth.

21.24-3 Strategies

25/07/2019 - / - / - - -  
6224 case Proposed C258 case

- Develop the Fountain Gate-Narre Warren **EBD Metropolitan Activity Centre** as the primary
- focus of the City, characterised by an integrated, attractive and exciting CBD image and urban form.
  - Facilitate the development of the Fountain Gate Shopping Centre and its associated retail and business precincts into one of the premier shopping centres in Melbourne.
  - Develop Bunjil Place within the Fountain Gate-Narre Warren **EBD Metropolitan Activity Centre** as the centre of municipal governance for the City, including associated community facilities and services.
  - Accommodate all "one-off" higher order activities, such as a Court/legal complex, in the Fountain Gate-Narre Warren **EBD Metropolitan Activity Centre**.
  - Ensure the design and built form outcomes within the Fountain Gate-Narre Warren **EBD Metropolitan Activity Centre** facilitate a sense of place and deliver active street frontages, high levels of pedestrian amenity and youth-friendly spaces.
  - Develop the Fountain Gate Business Park as an employment location of metropolitan significance.

## CASEY PLANNING SCHEME

- Develop the Vesper Drive service industry/commercial area as a complementary precinct within the Fountain Gate-Narre Warren ~~CBD~~ Metropolitan Activity Centre. 
- Improve the amenity and structure of the Narre Warren Village as a high amenity community shopping/convenience retail precinct that includes a transport interchange. 
- Provide for the development of a new ~~convenience~~ Local Neighbourhood activity centre (Ernst Wanke Road) on the south-western corner of Ernst Wanke Road and Narre Warren North Road that includes:
  - A range of specialised retail goods and services.
  - Functionally and visually linked built form elements.
  - Physically separated pedestrian and vehicular circulation routes.
  - Active and articulated building facades.
- Create a green-treed image and strengthen the landscape character of the area by encouraging extensive tree planting within streets, parks, public spaces and on private land.
- Provide for a full range of suburban housing opportunities throughout the residential areas, including well designed medium-density housing.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Encourage quality medium to high-density residential development on well located sites within proximity of the Fountain Gate-Narre Warren ~~CBD~~ Metropolitan Activity Centre, that respects  the existing neighbourhood character.
- Provide extensive boulevard planting along the main road network.
- Maintain and enhance, in consultation with relevant public land managers, the Hallam Valley Floodplain ('Casey Valley Parklands') as an inter-suburban break between Narre Warren and Narre Warren South, Narre Warren and Hampton Park, and Narre Warren and Berwick, and progressively develop it as passive parkland accessible by the public, while respecting its primary function as a floodplain.
- Create, in consultation with relevant public land managers, a suburban bushland and open space area adjacent to Troups Creek West Branch to act as an inter-suburban break between Narre Warren and Hallam.
- Develop Sweeney Reserve as an important regional-level active parkland.
- Retain the vehicular separation of the suburbs of Narre Warren and Berwick (Northern Area) between Narre Warren North Road and Ernst Wanke Road/Parkhill Drive.
- Upgrade Centre Road to a collector road standard linking Narre Warren-Cranbourne Road with Hallam South Road.
- Provide for a future collector road linking Tinks Road and the Monash Freeway with Heatherton Road, via Glenwood Road and Jacques Road.

### 21.24-4

### Implementation

~~25/07/2019~~ ~~---~~ ~~---~~ ~~---~~ ~~---~~  
G224case Proposed C258case

These strategies will be implemented by the following measures: 

#### Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Narre Warren Local Area Map.

## CASEY PLANNING SCHEME

- Using the ~~Retail~~Activity Centres Policy at Clause 22.01 to consolidate the role of the Fountain Gate-Narre Warren ~~CBD~~ as a Metropolitan Activity Centre and to provide for ~~the~~its orderly development and expansion ~~of the Narre Warren Village and the~~along with the future Ernst Wanke Road ~~Convenience~~Local Neighbourhood Activity Centre.
- Using the Industrial Development Policy at Clause 22.03 to create an attractive and well maintained industrial area.

### Application of zones and overlays

- Applying the Activity Zone to the Fountain Gate-Narre Warren ~~CBD~~ Metropolitan Activity Centre (excluding Bunjil Place) to recognise the State significance of the centre and ensure that the use and development of land is consistent with the *Fountain Gate-Narre Warren CBD Structure Plan* (City of Casey, 2018).
- Applying the Commercial 1 Zone to other activity centres with a primary retail function, including the Ernst Wanke Road ~~Convenience~~Local Neighbourhood Activity Centre.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Development Contributions Plan Overlay to the Fountain Gate-Narre Warren ~~CBD~~Major Activity Centre to ensure the funding and provision of an effective road network, and the timely delivery of other physical and community infrastructure.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of future and developing residential areas and activity centres, as appropriate.

### Further strategic work

- ~~Preparing an Urban Design Framework for the Narre Warren Village and its environs.~~

### Other actions

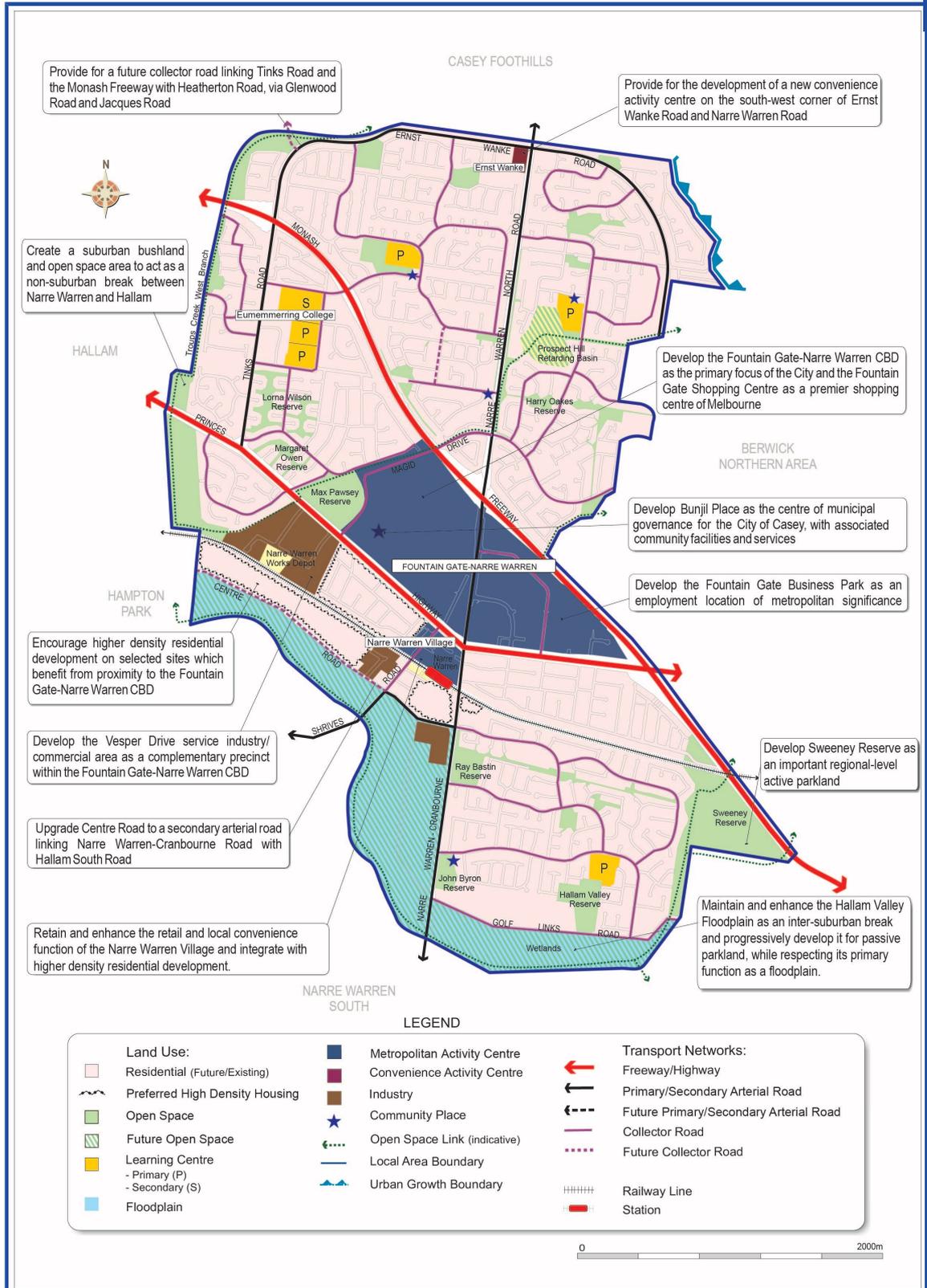
- Considering the preparation of a Narre Warren Community Plan.

# CASEY PLANNING SCHEME

21.24-5

## Narre Warren Local Area Map

25/07/2019  
G224case Proposed C258case



**21.25**

09/02/2017  
C250

**NARRE WARREN SOUTH**

**21.25-1**

25/07/2019  
C224case

**Profile**

Narre Warren South is a diverse, self-sustaining suburban community centrally located on Narre Warren-Cranbourne Road that benefits from easy transport access to Casey’s two principal activity centres, as well as from its own services and facilities.

**21.25-2**

09/02/2017  
C250

**Objectives**

- To develop Casey’s strongest, largest and most diverse major activity centre with a full range of retailing, business and community services and facilities based on a human-scale main street layout.
- To create quality and diverse housing opportunities.
- To recognise amenity constraints associated with existing industrial land uses.
- To consolidate and extend the treed character of Narre Warren South.
- To create a boulevard experience for users of Narre Warren-Cranbourne Road.
- To develop, expand and refurbish Narre Warren South’s spaces, places and programs to reflect population growth.
- To enhance the value of Ti-Tree Creek and River Gum Creek as the green spines of the community.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.

**21.25-3**

09/02/2017 - / - / - - -  
G250 Proposed C258case

**Strategies**

- Provide for the development of the Casey Central ~~Town Centre as a~~ Major Activity ~~Centre~~ that includes:
  - A realignment of the proposed Glasscocks Road to the south to allow for the future expansion of the retail core.
  - A diverse retail core comprising multiple supermarkets, discount department stores, specialty stores and associated retail goods and services tenancies on the north-eastern corner of the intersection of Narre Warren-Cranbourne Road and the realigned Glasscocks Road.
  - A cluster of major community facilities, including a pre-school, on the north-eastern corner of the intersection of Narre Warren-Cranbourne Road and the realigned Glasscocks Road.
  - A complementary commercial/restricted retail development on the north-eastern corner of the intersection of Narre Warren-Cranbourne Road and the realigned Glasscocks Road.
  - A formal, passive ‘Casey Central Park’ of approximately four hectares on the north-western corner of the intersection of Narre Warren-Cranbourne Road and the realigned Glasscocks Road.
  - Provision for youth-friendly spaces.
- Provide for a full range of suburban housing and lifestyle opportunities throughout the residential areas, including well designed and integrated medium-density housing around activity centres and major open space.
- Discourage the establishment of sensitive uses within 500 metres of the Hallam Road Landfill.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.

## CASEY PLANNING SCHEME

- Maintain the attractive lifestyle qualities of the low-density residential areas of Narre Warren South.
- Develop an attractive ‘Casey Boulevard’ (Narre Warren-Cranbourne Road) that creates a strong, positive image of the City and includes different experiences along its length.
- Provide extensive boulevard planting along the main road network.
- Create a green-treed image and strengthen the landscape character of the area by encouraging extensive tree planting within streets, parks, public spaces and on private land.
- Maintain and enhance, in consultation with relevant public land managers, the Hallam Valley Floodplain (‘Casey Valley Parklands’) as an inter-suburban break between Narre Warren South and Narre Warren, and Narre Warren South and Berwick, and progressively develop it as passive parkland accessible by the public, while respecting its primary function as a floodplain.
- Develop a large, passive parkland south of Greaves Road between Narre Warren South and Berwick to form part of the future ‘Casey Valley Parklands’.
- Establish, in consultation with relevant public land managers, River Gum Creek as extensive passive parkland extending from Hallam Road to the future ‘Hampton Park Hill Parklands’ and the Oakgrove Community Centre.
- Upgrade Glasscocks Road (with realignment), Greaves Road and Pound Road to an arterial road standard.

### 21.25-4 Implementation

09/02/2017 - / - / - - -  
G250 Proposed C258 case

These strategies will be implemented by the following measures:

#### Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Narre Warren South Local Area Map.
- Using the **Retail Activity Centres** Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Casey Central **Town Major Activity Centre**, Amberly Park **Medium Neighbourhood Activity Centre** and Greaves Road **Convenience Local Neighbourhood Activity Centre**.

#### Application of zones and overlays

- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Casey Central **Town Major Activity Centre**, Amberly Park **Major Neighbourhood Activity Centre** and the Greaves Road **Convenience Local Neighbourhood Activity Centre**.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council’s relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of developing residential areas, employment areas and activity centres, as appropriate.
- Applying the Development Contributions Overlay Plan to developing residential areas, to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

#### Further strategic work

- Preparing a structure plan for the Casey Central **Town Major Activity Centre**, including urban design guidelines for the future expansion of the centre.
- Preparing urban design guidelines to ensure new residential development adds value to the preferred future character of the area.

# CASEY PLANNING SCHEME

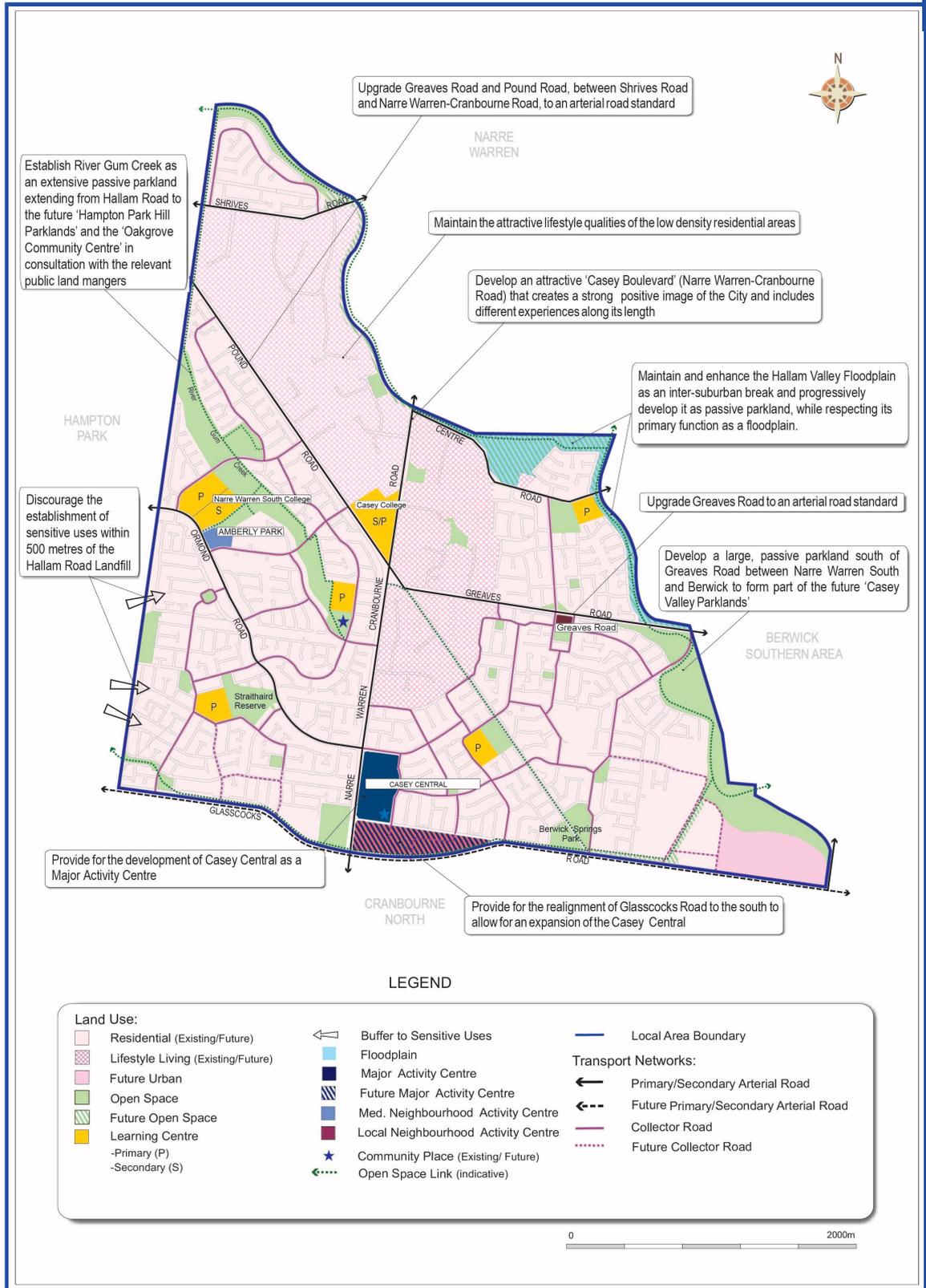
## Other actions

- Considering the preparation of a Narre Warren South Community Plan.

21.25-5

## Narre Warren South Local Area Map

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**22-01**

47/01/2019  
G228

**RETAIL POLICY**

**Where the policy applies**

This policy applies to all land.

**22-01-1**

09/02/2017  
G250

**Policy basis**

The Municipal Strategic Statement (MSS) provides direction for the development of a diverse, robust activity centre system focused on viable retail goods and services' cores that form vibrant foci for community life and which are capable of evolving to accommodate changing needs. There are a number of thematic and local area objectives and strategies to achieve this direction.

This policy complements the MSS by providing a comprehensive framework for retail activity and related land use and development proposals in the City of Casey. It is based on detailed supporting material and directions contained in the City of Casey Activity Centres Strategy.

**22-01-2**

25/07/2019  
G224case

**Policy objectives**

- To consolidate Casey's retail and commercial development patterns into recognised and planned activity centres.
- To develop a clear activity centre hierarchy.
- To direct and facilitate a diversity of activity (retail, commercial, community, institutional, education, recreation and housing) in activity centres.
- To ensure land use and development proposals for retail and commercial activities produce a net community benefit when measured against clear assessment criteria.
- To manage floorspace allocations according to a management framework.
- To consolidate the development within the retail core of the Fountain Gate-Narre Warren CBD as the Metropolitan Activity Centre serving the northern part of the City.
- To consolidate the development within the retail core of the Cranbourne Town Centre as the Principal Activity Centre servicing the southern part of the City.
- To substantially strengthen the tier of major activity centres to provide high levels of service and competition, a basis for small business growth and to assist in the development of an effective public transport system.
- To develop robust Neighbourhood Activity Centres that are presently the weakest link in the retail hierarchy.
- To develop a greater role for planned Peripheral Sales Precincts.
- To resist pressure for isolated or ad-hoc ('out-of-centre') development outside of recognised activity centres.
- To provide car parking to satisfy the needs of users without detriment to local amenity.

**22-01-3**

25/07/2019  
G224case

**Retail classifications**

The following retail classifications apply to all activity centres in Casey that are identified on the plan that forms part of this policy:

**Metropolitan and Principal Activity Centres**

Metropolitan and Principal Activity Centres provide municipal-wide and regional level retailing, commercial, entertainment and community functions to residents, workers and visitors to the City and the wider region. They serve a catchment of approximately 100,000+ persons and generally include a department store(s), discount department stores and a very diverse range of goods and services.

The following activity centres are classified as Metropolitan or Principal Activity Centres for the purposes of this policy:

1. *Cranbourne Town Centre* (Metropolitan Activity Centre):
2. *Fountain Gate-Narre Warren CBD* (Principal Activity Centre):

### **Major Activity Centres**

Major Activity Centres provide a wide range of shopping, commercial and community goods and services to cater for day-to-day and weekly shopping and a range of discretionary needs. They serve a catchment of approximately 50,000 to 75,000 persons and generally include a discount department store(s), supermarkets and a wide variety of goods and services.

The following activity centres are classified as Major Activity Centres for the purposes of this policy:

3. *Berwick Village* (includes the Berwick Health and Education Precinct):
4. *Casey Central Town Centre*:
5. *Endeavour Hills Town Centre*:
6. *Hampton Park Town Centre*:

### **Neighbourhood Activity Centres**

Neighbourhood Activity Centres provide attractive locations to meet the day-to-day needs and most weekly shopping functions of households at locations that are convenient and provide easy access to the community. They serve a catchment of approximately 10,000 to 25,000 persons and generally include a supermarket(s), specialty shops and related goods and services.

The following activity centres (existing and proposed) are classified as Neighbourhood Activity Centres for the purposes of this policy:

7. *Adrian Street* (Cranbourne East):
8. *Amberly Park* (Narre Warren South):
9. *Autumn Place* (Doveton):
10. *Selandra Rise* (Cranbourne East):
11. *Hunt Club Village* (Cranbourne East):
12. *Cranbourne West*:
13. *Sandhurst Centre* (Cranbourne West):
14. *Eden Rise* (Berwick):
15. *Grices Road West* (Clyde North):
16. *Kirkwood Crescent* (Hampton Park):
17. *Lynbrook*:
18. *Marriott Waters* (Lyndhurst):
19. *Shopping on Clyde* (Cranbourne East):
20. *Parkhill Plaza* (Berwick):
21. *Pearcedale*:
22. *Soldiers Road* (Clyde North):
23. *Spring Square* (Hallam):
24. *Thompsons Parkway* (Cranbourne North):

25. *Fooradin*.
26. *Avenue Village* (Cranbourne North).
27. *Minta Farm* (Berwick)

### **Convenience Activity Centres**

Convenience Activity Centres provide for essential day-to-day purchases of retail goods and some selected services, fulfilling an important social and community role in the City. They serve a catchment of approximately 2,000 to 4,000 persons and generally include a cluster of goods and services that are not usually anchored by a supermarket.

The following activity centres (existing and proposed) are classified as Convenience Activity Centres for the purposes of this policy:

1. *Bemersyde Drive* (Berwick).
2. *Box Street* (Doveton).
3. *Business Park Centre* (Cranbourne West).
4. *Camms Road* (Cranbourne).
5. *Cranbourne Place* (Cranbourne).
6. *Doveton Avenue* (Eumemmerring).
7. *Ernst Wanke Road* (Narre Warren).
8. *Freeway Sports* (Eumemmerring).
9. *Eve Central* (Cranbourne North).
10. *Greaves Road* (Narre Warren South).
11. *Grices Road East* (Clyde North).
12. *Heatherton Road* (Endeavour Hills).
13. *Hotham Street* (Cranbourne).
14. *Linden Place* (Doveton).
15. *Llewellyn Place* (Eumemmerring).
16. *Lurline Street* (Cranbourne).
17. *Main Street* (Narre Warren North).
18. *Pearcedale Road* (Cranbourne South).
19. *Somerville Road* (Hampton Park).
20. *South Gippsland Highway* (Cranbourne North).
21. *The Arcade* (Junction Village).
22. *Thompsons Road* (Clyde North).
23. *Springhill* (Cranbourne).
24. *Western Area Local Centre* (Cranbourne East).
25. *'Tulliallan'* (Cranbourne North).

### **Peripheral Sales Precincts**

Peripheral Sales Precincts provide attractive and competitive environments for the display, storage and sale of bulky goods and services (generally defined as 'restricted retail' in the planning scheme).

The following activity centres (existing and proposed) are classified as Peripheral Sales Precincts for the purposes of this policy:

1. *Cranbourne Home* (Cranbourne);
2. *Lyndhurst Business Park* (Lyndhurst);

**22-01-4**

25/07/2019  
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**Policy**

**All activity centres**

It is policy that:

- New retail and commercial development is to occur in designated activity centres, unless otherwise provided for in this policy.
- A structure planning process is to be used as the mechanism to ensure that floorspace allocations achieve the best net community benefit outcomes.
- Structure plans are to be developed for all Metropolitan, Principal, Major and Neighbourhood Activity Centres and Peripheral Sales Precincts and will be required to be prepared in conjunction with any associated rezoning, greenfields planning or major redevelopment request.
- Sufficient floorspace is to be available over the long term to ensure each of the designated Metropolitan, Principal, Major, Neighbourhood and Convenience Activity Centres and Peripheral Sales Precincts can grow to fulfil their intended role, taking into account the general opportunities and constraints of each centre across the municipality.
- Floorspace thresholds/limits for retail and commercial uses may be imposed on some centres/sites to ensure that the role of the centre is maintained and/or there is a balanced activity centre system for the City.
- The broad allocation of floorspace to activity centres is to be based on the intended role of the centres rather than the precise floorspace to be provided.
- The subdivision of activity centres is to be carefully managed to retain flexibility for redevelopment and evolution over time, resisting short-term pressures to subdivide centres into small units that can then be individually sold.
- The regulation of commercial competition between individual businesses and activity centres should only occur where there is a prospect of an overall adverse impact upon the extent and adequacy of facilities available to the local community.
- New retail and commercial development proposals are to make an appropriate contribution to infrastructure provision, including road and intersection works, streetscape upgrades, linking trails, community facilities, youth spaces, public art and other public spaces.

**Metropolitan and Principal Activity Centres**

It is policy that:

- Any large additions to retail goods and services floorspace for Metropolitan or Principal Activity Centres are not to constrain the ability of Major Activity Centres to expand to the levels provided for under this policy.

**Major Activity Centres**

It is policy that:

- A number of strategic outcomes proposed for the Major Activity Centres are to be delivered in part by the allocation of additional/retail floorspace to these centres, the outcomes including:
  - *Berwick Village* — the development of the *Berwick Health and Education Precinct*.
  - *Casey Central Town Centre* — the creation of a major employment and mixed use precinct anchored by retail activity that includes a discount department store(s) and significant levels of peripheral sales, providing approximately 50,000 square metres of shop floorspace of which approximately half would be restricted retail.

- *Endeavour Hills Town Centre* — the creation of a town centre through the integration of the existing shopping centre with the other activities in the precinct.
- *Hampton Park Town Centre* — the creation of an integrated town centre.

### **Neighbourhood and Convenience Activity Centres**

It is policy that:

- The need for additional Neighbourhood and Convenience Activity Centres arising from the development of new suburban areas is to be identified through the preparation of development plans for these areas.

### **Peripheral Sales Precincts**

It is policy that:

- Any further allocation of floorspace within a Peripheral Sales Precinct should demonstrate ‘best practice’ by meeting the performance criteria outlined below.

## **22-01-5**

25/07/2019  
G224case

### **Performance standards**

It is policy that proposals are assessed against the following performance standards, as appropriate:

- New retail and commercial development proposals (including rezonings) that are inconsistent with this policy, including ‘out-of-centre’ proposals and proposals that are contrary to the role of a centre, together with proposals that result in a floorspace threshold/limit for a centre/site being exceeded, must satisfactorily address the Development Assessment Criteria contained in the *City of Casey Activity Centres Strategy*, the criteria being:
  - Opportunity for choice.
  - Accessibility and convenience.
  - Amenity and safety.
  - Viability and efficiency.
  - Amenity and environment.
  - Net community benefit.
- The assessment of a proposal’s net community benefit, as required under this policy, must also take into consideration:
  - Activity diversity.
  - Public amenity.
  - Accessibility.
  - Social/cultural issues.
  - Environmentally sustainable development.
  - Any relevant guidelines/assessment criteria prepared by the Department of Environment, Land, Water and Planning.

## **22-01-6**

25/07/2019  
G224case

### **Policy references**

*Casey C21: A vision for our future* (City of Casey, 2002).

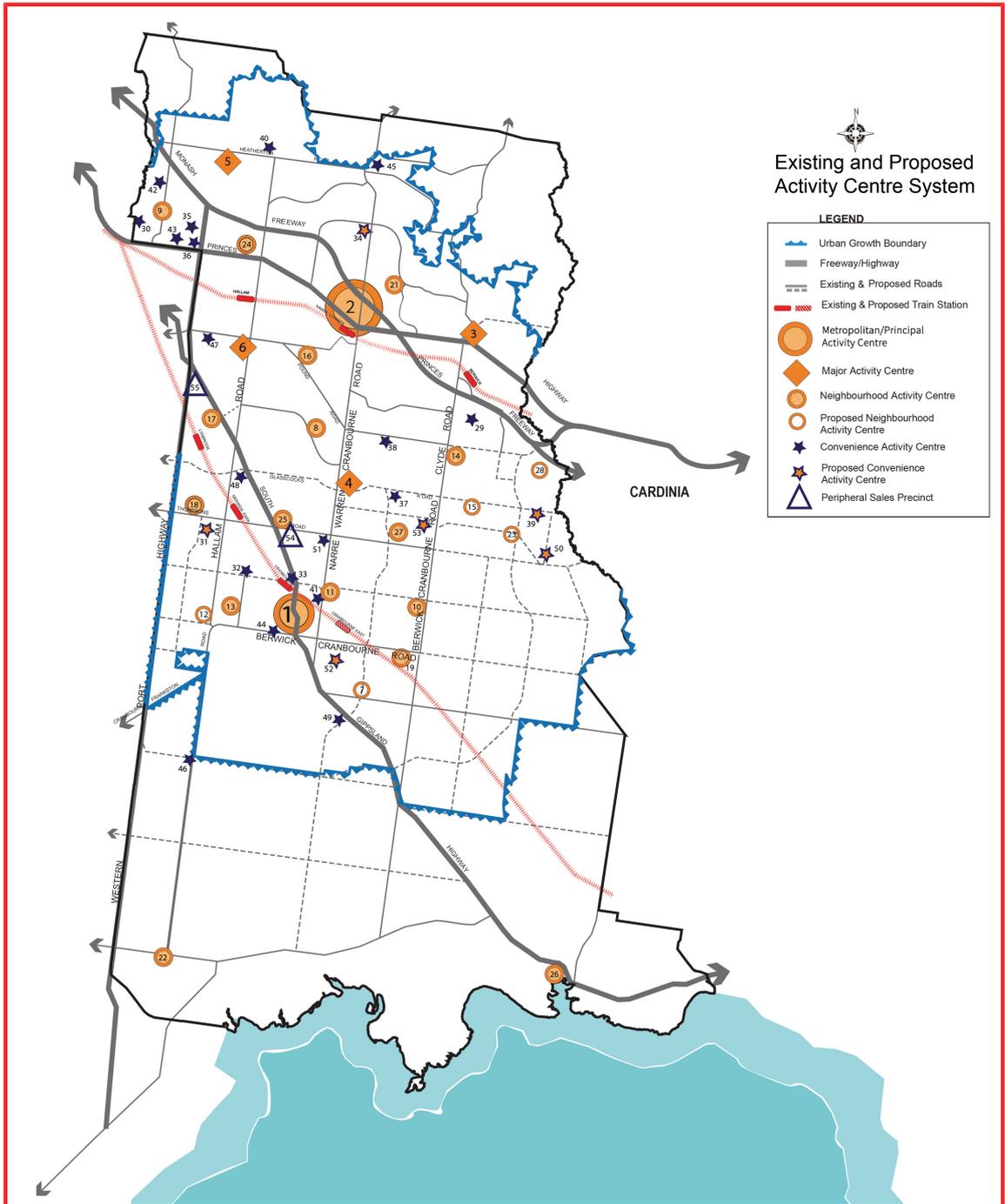
*Casey C21: Building a Great City* (City of Casey, 2011).

*City of Casey Activity Centres Strategy* (City of Casey, in association with Ratio Consultants Pty Ltd, 2006).

**CASEY PLANNING SCHEME**

*Cranbourne Town Centre Plan (City of Casey, 2011):*

*Fountain Gate-Narre Warren CBD Structure Plan (City of Casey, 2018):*



## 22.02

09/02/2017 - / - / - - -  
6256 Proposed C258 caseNON-RESIDENTIAL USES IN RESIDENTIAL AND FUTURE RESIDENTIAL AREAS  
POLICY

## Where the policy applies

This policy applies to ~~all~~ the use and development of land in a residential zone and to land that is designated for future residential development, including in the Urban Growth Zone, Activity Centre Zone, and Comprehensive Development Zone where a permit is required to establish a non-residential use.

## 22.02-1

09/02/2017 - / - / - - -  
6256 Proposed C258 case

## Policy basis

Residential areas ~~require~~ can benefit from complementary non-residential uses for the convenience of local residents. These uses include convenience shops, places of worship, schools, child care centres, medical centres and service stations. However, care must be taken in ~~selecting~~ locating and siting non-residential uses to avoid loss of privacy, amenity and convenience to residents living nearby, ~~or undermining the role of activity centres.~~

Similarly, in areas located within the Urban Growth Boundary that are earmarked for future urban/residential development, care must be taken to ensure that non-residential uses, particularly industrial-type uses such as vehicle stores/~~depots~~, do not cause a nuisance to surrounding residents or prejudice the future use and development of these areas for residential purposes.

~~Both the Casey C21: A vision for our future strategy and the Municipal Strategic Statement state that new residential communities should be planned and developed around activity centres that comprise a cluster of local commercial, community, educational and recreational facilities. The clustering of such facilities benefits the local community by allowing multi-purpose trips to be made, reducing car dependency and providing~~ The a visible focal point that residents can identify with. ~~Community activity clusters that do not comprise a core retail goods and services component have also been recognised in the City of Casey Activity Centres Strategy~~ City of Casey Activity Centres Strategy 2019 reinforces that while most of a community's business and community services activity are best located in activity centres, there are some instances where it is appropriate to locate non-residential uses in out-of-centre residential areas.

## 22.02-2

09/02/2017 - / - / - - -  
6256 Proposed C258 case

## Policy objectives

- To ~~facilitate, in appropriate locations,~~ support the establishment of appropriately located and well designed non-residential uses ~~that~~ in residential and future residential areas to serve the needs of the local community.
- ~~To reduce car dependency in Casey by encouraging non-residential uses to locate adjacent to an activity centre or commercial/industrial area, or within a recognised community activity cluster.~~
- ~~To ensure the sensitive integration of complementary non-residential uses into residential areas:~~
  - To ensure that non-residential uses in residential and future residential areas do not adversely affect residential amenity.
  - To ensure non-residential development provides a positive contribution to the character and appearance of residential and future residential areas.
  - To ensure ~~that new buildings and alterations to existing buildings associated with a new non-residential use complement the appearance of nearby dwellings~~ uses result in a net community benefit.
- To avoid development outside activity centres that compromises the viability of the activity centre network.
- To ~~ensure that~~ avoid a concentration of non-residential uses ~~do not prejudice the development of areas designated for future urban/~~ in a particular location that detracts from the primary function of the area for residential purposes.

- To reduce car dependency by encouraging non-residential uses to locate within, or in close proximity to, an activity centre or commercial/industrial area.
- To ~~ensure that residential and future residential areas do not become a repository for non-residential uses~~ avoid locating non-residential uses in residential and future residential areas that are more appropriately located in ~~a commercial/industrial area~~ industrial areas.
- Support non-sensitive non-residential uses in residential areas where the land is within a buffer of an offensive land use.

**22.02-3 Policy**

~~09/02/2017 - / - / - - - -~~  
G250 Proposed C258 case

It is policy that all proposals for non-residential uses and development in residential and future residential areas meet the following requirements, as appropriate:

**Location**

- Fill a locational gap in the activity centre network and provide goods or services needed in that location, or be on the periphery of an activity centre.
- Be located along a road that is capable of carrying anticipated traffic volumes, such as arterial or collector roads, and not in cul-de-sacs.
- Be accessible for public transport users, pedestrians and/or bicycles.
- Not be located fronting service roads due to the impact on the residential character of the arterial road and the potential for “ribboning” along such roads.
- Not adversely impact on the surrounding road network and other infrastructure.
- Be a non-sensitive use, and located in a buffer or separation distance of an offensive land use, and not adversely impact on adjoining residential properties.
- Not segregate a single dwelling or a collection of dwellings from the surrounding residential area.
- Meet any specific locational criteria relevant for the particular land use, including building/land use requirements and customer needs.
- Not compromise the role and function of centres in the activity centre network.
- Not compromise opportunities for future residential development, particularly on larger infill sites.

**Neighbourhood character and amenity**

- ~~In established residential areas, non-residential uses be located adjacent to an activity centre or commercial/industrial area, or within a recognised community activity cluster, and, wherever possible, nearby similar non-residential uses to reduce car dependency and maximise accessibility to public transport.~~
- ~~In new and future residential areas, non-residential uses be clustered around planned activity centres.~~
- ~~Non-residential uses be required to result in a net benefit and convenience to the local community.~~
- ~~Non-residential uses be located along roads that are capable of carrying anticipated traffic volumes, such as arterial or collector roads, and on or close to a designated public transport route.~~
- ~~Non-residential uses not be located fronting service roads due to the impact on the residential character of the arterial road and the potential for “ribboning” along such roads.~~
- ~~Non-residential uses do not segregate a single dwelling or a collection of dwellings from the surrounding residential area.~~

## CASEY PLANNING SCHEME

- ~~The scale, design and appearance of any new buildings, works or landscaping associated with a non-residential use be complementary to the existing or preferred character of the surrounding area.~~  
The scale, design and appearance of any new buildings, works or landscaping be complementary to the residential character of the surrounding area.
- ~~Non-residential uses/developments be designed, constructed and operated in a manner that causes minimal loss of amenity, privacy and convenience to people living in nearby dwellings, having regard to traffic, car parking, access, built form and overall site layout.~~  
Be designed, constructed and operated in a manner that causes minimal loss of amenity, privacy and convenience to people living in nearby dwellings, having regard to traffic, car parking, access, noise, odour, built form and overall site layout.
- Be appropriately landscaped consistent with the surrounding area, with appropriate screening between car parking and adjoining properties.
- Any development in the Low Density Residential Zone retains the landscape character of the local area with any car parking being recessive in visual appearance.
- Existing buildings built for non-residential purposes be re-used, where available.
- Existing dwelling stock be adapted where existing non-residential buildings are not available.
- Where existing buildings cannot be used or adapted, any new building:
  - is capable of reverting to a dwelling;
  - has setbacks, heights, and site coverage consistent with planning requirements for residential buildings; and
  - is sited to minimise the impact on adjoining residential properties.
- Vehicle stores be avoided unless it can be demonstrated that the use will not adversely impact on residential amenity.
- ~~New stand-alone places of assembly/worship be discouraged from locating in established residential areas.~~  
New places of assembly/worship be discouraged from locating on a road that is not in a road zone in established residential areas.
- ~~Industrial/warehouse-type uses, such as land used for the storage of goods, vehicles or machinery, not be supported if the use would have an adverse impact on residential amenity, particularly in terms of vehicle noise and visual impact.~~
- Where less than 50 per cent of the site is proposed to be developed for a non-residential use (inclusive of associated car parking), a master plan defining the parameters of future development is submitted with a planning application.  
~~A master plan defining the parameters of future development be required to be submitted with a planning application in circumstances where less than 50 per cent of a site is proposed to be developed for a non-residential use (inclusive of associated car parking), or the balance of the site is of an area that has the potential to accommodate a significant expansion of the use.~~

### Community Benefit

- Fulfill a demonstrated local community need.
- Improve opportunities for social and cultural interaction in the community.
- Promote walkability and convenience for the community.
- The threshold to demonstrate need will be lower where a proposal seeks to re-establish past convenience shops in existing premises that have lost existing use rights than for establishment of new and expansion of existing convenience shops.

## 22.02-4 Performance standards

09/02/2017  
6256 Proposed C258 case

It is policy that proposals are assessed against the following performance standards, as appropriate:

### General

- The proposal will serve a local population, with larger facilities being located in or near activity centres.
- All car parking is provided at the side and/or rear of the property with a sealed surface and appropriate stormwater drainage, except for display homes.
- Existing mature vegetation is retained, where practicable.
- A landscape strip of at least two metres in width is provided to all property boundaries to screen adjoining properties and improve the visual appearance from the street.
- Where the use is proposed in the Low Density Residential Zone (LDRZ):
  - the open landscaped character of the area is retained, with the total landscaped area to be greater than the land area used for car parking; and
  - fencing is consistent with the predominant style of fencing in the area to retain the current neighbourhood character.

### Child care centres

- Larger ~~child-care~~ centres that cater for in excess of 40 children ~~should~~ abut or have direct access to ~~an arterial or collector road~~ a road in a road zone.
- ~~Car parking should be provided at the rate of one space per staff member and one space per 20 children.~~
- ~~A drive-through drop-off bay that caters for at least three vehicles, or three conveniently located short-term visitor spaces, should be provided.~~
- ~~The scale and form of building design, including setbacks, façade treatment, building materials and colour scheme, should be consistent with the surrounding residential environment.~~
- ~~A landscape strip of at least 2 metres in width should be provided along any street frontage.~~
- ~~The site should be landscaped to enhance its appearance and to minimise the visual impact of the development on adjoining and nearby residential properties.~~ Centres are designed to minimise the noise impacts of outdoor play areas on neighbouring habitable room windows and outdoor living areas.

### Display homes

- Display ~~villages should~~ homes be located at the entrance to residential estates or fronting major collector roads.
- Car parking ~~should~~ areas be provided in a highly visible location ~~adjoining display homes and be of an appropriate all-weather surface.~~
- ~~Pedestrian access to the display homes should be through the car park.~~
- ~~The hours~~ Hours of operation ~~should~~ be restricted to between 9.00 a.m. and 6.00 p.m. seven days ~~a~~ week.
- ~~A landscape strip of at least 2 metres in width should be provided along any street frontage.~~
- ~~The site should be landscaped to enhance its appearance and to minimise the visual impact of the development on adjoining and nearby residential properties.~~

### Medical centres

- ~~The site should be located on a through-road and adjacent to other community-based uses.~~

## CASEY PLANNING SCHEME

- ~~The scale and form of building design, including setbacks, façade treatment, building materials and colour scheme, should be consistent with the surrounding residential environment.~~
- ~~The hours~~Hours of operation should be restricted to between 8.00 a.m. and 9.00 p.m. Monday to Saturday, and 9.00 a.m. and 1.00 p.m. Sunday.
- ~~A landscape strip of at least 2 metres in width should be provided along any street frontage.~~
- ~~The site should be landscaped to enhance its appearance and to minimise the visual impact of the development on adjoining and nearby residential properties.~~

### Places of assembly/worship

- ~~The building design should be consistent with the overall scale and character of the surrounding residential area, particularly in terms of style, height, massing and roof pitch.~~
- The site ~~should abut or have abuts~~ or has direct access to ~~an arterial road to minimise disruption to a road in a road zone to minimise impacts on~~ nearby residential streets.
- Entry and exit points ~~should~~ be located to avoid ~~car-headlight glare from vehicles~~ affecting nearby residential properties.
- ~~Buildings should be sited to minimise the effect of the activity generated on the site upon adjoining residential properties.~~
- ~~A management plan should be submitted with a planning application to detail the practices to be employed, including hours of operation, to ensure that the proposed facility would not result in a loss of amenity to adjoining and nearby residential properties.~~
- ~~The site should be landscaped to enhance its appearance and to minimise the visual impact of the development on adjoining and nearby residential properties.~~

### Convenience shops

- Where the frontage is activated, the setbacks to a road, street or laneway may be reduced (potentially to zero) where appropriate for the activated section.
- Hours of operation be restricted to between 7.00 a.m. and 9.00 p.m. seven days a week.

### Vehicle stores/~~depots~~

- The site ~~should abut or have abuts~~ or has direct access to ~~an arterial or major collector road to minimise disruption to a road in a road zone to minimise impacts on~~ nearby residential streets.
- Entry and exit points ~~should~~ be located to avoid ~~vehicle-headlight glare from vehicles~~ affecting nearby residential properties.
- A maximum of two vehicles (including any commercial vehicle used in association with a dwelling on the same land) ~~should be~~ stored/parked on the site at any one time.
- All vehicles and associated equipment ~~should~~ be stored/parked within a building with no part of the use carried on outside the building.
- Buildings ~~should~~ be located toward the rear of ~~the~~ site, or in a location that is not visually obtrusive ~~if the building(s) would be visible when viewed~~ from outside of the site, and offset from habitable room windows of dwellings on adjoining land in order to mitigate any off-site impacts of the use.
- No repairs to vehicles being stored ~~should~~ be carried out on the site.
- Hours of operation ~~should~~ be restricted to ~~between 7:00 a.m. and 7:00 p.m. Monday to Friday and between 9:00 a.m. and 7:00 p.m. on Saturdays to maintain the residential amenity of the area.~~
- ~~The site should be landscaped to minimise the visual impact of the development on adjoining and nearby residential properties.~~

## 22.02-5 Application Requirements

09/02/2017  
G258 Proposed C258case

An application for a non-residential use in a residential area should be accompanied by the following information, to the satisfaction of the responsible authority:

- A detailed description of the proposed use, including days and times of operation, number of staff and customers, how deliveries will be managed, and how the proposed facility would not result in a loss of amenity to adjoining and nearby residential properties.
- A site context plan showing:
  - nearby public transport stops/stations, and pedestrian access to the site;
  - nearest activity centre, and access and transport routes to the centre; and
  - any other non-residential uses within a 200-metre radius.
- A site plan showing the internal building layout, car parking, vehicle accessways and pedestrian access throughout the site.
- A landscape plan showing landscaping to be provided on the site, and the types of plants and their anticipated height at maturity.

Where requested by the responsible authority for larger non-residential uses or development, an appropriate community demographic and/or socio-economic assessment that supports the proposed use or development in the subject location.

## 22.02-56 Decision guidelines

09/02/2017  
G256 Proposed C258case

Before deciding on an application, it is policy that the responsible authority considers the following:

- The impact of the proposal on the amenity of nearby residential uses and the character of the surrounding area.
- The location of the site and its suitability for the proposed use, having regard to the proximity of neighbouring residential uses, the capacity of the road servicing the site and its proximity to a designated public transport route.
- ~~Whether the proposal would form part of, and positively contribute to, a community activity cluster identified in the City of Casey Activity Centres Strategy.~~
- The impact of the proposal on the use and development of the land for future residential purposes.

## 22.02-67 Policy references

09/02/2017  
G256 Proposed C258case

*Casey C21: A vision for our future*, City of Casey, 2002.

*Casey C21: Building a Great City*, City of Casey, 2011.

*City of Casey Activity Centres Strategy*, City of Casey, ~~in association with Ratio Consultants Pty Ltd, 2006~~2019.

~~*Child Minding Centres Policy*, City of Casey, 1996.~~

~~*Display Homes Policy*, City of Casey, 1996.~~

~~*Medical Centres Policy*, City of Casey, 1996.~~

~~*Places of Assembly/Worship Policy*, City of Casey, 2004.~~