

14 May 2020

Ms. Kathy Mitchell  
Panel Chair  
Planning Panels Victoria  
GPO Box 2392  
Melbourne, Victoria 3001

Dear Madam Chair

### Suggested Locations for Site Inspection, C258 Casey Activity Centres Strategy

This letter responds to direction number 3 of the Panel Directions letter, dated 4 May 2020 (Panel Directions), which states that Panel “will conduct unaccompanied site inspections of any sites or areas upon request from Council and parties” and requests parties advise the Panel “of any sites they consider necessary for the Panel to inspect.”

Council suggests that the Panel inspect the following sites, which provide a good sample of the different centre types and sizes within established areas and growth areas in Casey. The sites are listed below in the order of the suggested inspection route. More detailed directions for the route are provided below the table.

	Centre Name	Address (Approx)	Centre Type	Notes
1.	Linden Place	1 Linden Pl, Doveton VIC 3177	Local Neighbourhood Activity Centre	Typical example of a Local Neighbourhood Activity Centre within an established area
2.	Autumn Place	29 Autumn Pl, Doveton VIC 3177	Medium Neighbourhood Activity Centre	Good example of established area Medium Neighbourhood Activity Centre. Council has invested heavily in the community facilities and open space within the centre and the private land is ripe for redevelopment, as is happening with local housing.
3.	Fountain Gate-Narre Warren CBD – Retail Precinct	25-55 Overland Dr, Narre Warren VIC 3805	Metropolitan Activity Centre	Casey’s largest activity centre and only Metropolitan AC. The Structure Plan and ACZ zoning designates precincts. The Retail Precincts is on the west side of the centre. There is also a “Restricted Retail Precinct” along Narre Warren N Road between the Retail and Business Park Precincts.
4.	Fountain Gate-Narre Warren CBD – Business Park Precinct	66 Victor Cres, Narre Warren VIC 3805	Metropolitan Activity Centre	The office precinct is Casey’s premier business park. Its rapid development in recent years demonstrates the existing demand for non-retail floorspace in Casey.
5.	Berwick Village	1 High St, Berwick VIC 3806	Major Activity Centre	Established area Major Activity Centre situated along the historic High Street. Good example of a larger traditional street-based centre.
6.	Berwick HEP	100 Clyde Rd, Berwick VIC 3806	Health & Education Precinct	Berwick Health and Education Precinct. Hospitals, TAFE, Federation University and light industrial. This will be the first HEP in the state.
7.	Berwick Springs	288-296 Clyde Rd, Berwick VIC 3806	Medium Neighbourhood Activity Centre	Proposed for designation as a Medium NAC via C258. Currently a grouping of out-of-centre retail and commercial land uses. Designation will allow for the orderly planning of the centre

				and fulfil a demonstrated need for retail to serve the surrounding catchment.
8.	Eden Rise	1 O'Shea Road, Berwick VIC 3806	Medium Neighbourhood Activity Centre	Existing Medium NAC that has grown steadily in recent years. It is at the upper end of the floorspace size range appropriate for a Medium NAC
9.	Selandra Rise	7-9 Selandra Blvd, Clyde North VIC 3978	Medium Neighbourhood Activity Centre	Relatively new growth area Medium NAC with a street-based design and some two storey buildings. Next stage currently under development.
10.	Hunt Club	1 Linsell Blvd, Cranbourne East VIC 3977	Medium Neighbourhood Activity Centre	Growth area Medium NAC with a more car-oriented layout
11.	Cranbourne Town Centre	125 High St, Cranbourne VIC 3977	Major Activity Centre	Casey's second largest Activity Centre. Well balanced mix of retail, commercial, institutional, and other supporting land uses.
12.	Clarinda Park	85 Everlasting Blvd, Cranbourne West VIC 3977	Local Neighbourhood Activity Centre	Good example of a growth area Local NAC, with two storey building and some non-retail use. Good balance of retail and non-retail in a new Local NAC. Community facilities nearby complement the centre. Vacant site at the rear has permit issued for swimming school.

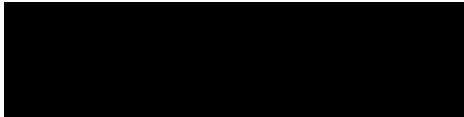
These centres are all located along a relatively convenient route that loops through Casey, as shown on the enclosed maps. The route is described below. Please note the driving route below takes you to each of the suggested centres, but does not provide detailed directions to explore each centre.

#### ***Driving Route Directions:***

- Travelling south on the Monash Freeway from Melbourne, take Exit 18 "Heatherton Road Endeavour Hills". After exiting the freeway, turn left at Heatherton Road to "Endeavour Hills".
- At the first traffic signal turn right onto Power Road southbound. Follow Powers Road south for 1.3km to the **Linden Place Local Neighbourhood AC**, which will be on your right behind a small open space at Rowan Drive.
- Continue south on Power Road 1km to **Autumn Place Medium Neighbourhood AC**, which will be on your left.
- Continue south on Power Road to the Princes Hwy 800m to intersection with Princes Hwy. Turn left on the Princes Hwy and travel eastbound on Princes Hwy for 6.4km.
- Turn left onto Overland Drive (first traffic signal after passing the large Bunjil Place Municipal Building on your left)
- Follow Overland Drive into the **retail precinct** of the **Fountain Gate-Narre Warren CBD Metropolitan Activity Centre**. At the first roundabout continue on Overland Drive by going right. Westfield Fountain Gate will be on your left with larger format retail on the right. Continue straight through two more roundabouts and straight through the traffic signal at intersection Narre Warren N Road.
- Now you are on Victor Crescent. Follow it through the **office precinct** and Casey Business Park a it curves south and back to the Princes Hwy. Turn left on the Princes Hwy.
- Follow Princes Hwy 2.75km eastbound to **Berwick Village Major Activity Centre**. Turn right on Clyde Road.
- Take Clyde Road Southbound 1km to the **Berwick Health and Education Precinct** just after crossing the railroad tracks. Continue southbound on Clyde Road through the Berwick HEP.
- Continue southbound on Clyde Road 2km. **Berwick Springs Medium Neighbourhood AC** is on your right, and **Eden Rise Medium Neighbourhood AC** will be on your left. Continue southbound on Clyde Road.
- Continue southbound on Clyde Road 4.8km to Linsell Blvd. Turn right onto Linsell Blvd. head westbound on Linsell Blvd 400m to **Selandra Rise Medium NAC** on your left.
- Continue westbound on Linsell Blvd. 2.8km to **Hunt Club Medium NAC** at the traffic signal at Narre Warren-Cranbourne Rd. Turn left onto Narre Warren-Cranbourne Road.
- Take Narre Warren-Cranbourne Road southbound 200m and then turn right onto Camms Road.
- Follow Camms Road westbound 850m to High Street (South Gippsland Hwy). Turn left onto High Street and head south through the **Cranbourne Major Activity Centre**.

- Continue southbound on High Street (Sth Gippsland Hwy) 1.7km, then turn right onto Sladen Street (Cranbourne-Frankston Road, following sign toward Frankston).
- Take Sladen Street westbound 3.5km (follow this road as it curves sharply to the left mid-way through this segment). Turn right at the traffic signal at Everlasting Boulevard.
- Follow Everlasting Boulevard westbound 900m to the roundabout at Bradman Dr. The **Clarinda Park Local NAC** (anchored by an IGA supermarket) will be to your left.
- Turn right onto Bradman Blvd, and follow Bradman Dr. northbound 800m to Hall Road. Turn left onto Hall Rd.
- Follow Hall Road 830m westbound to the large roundabout at Westernport Hwy. Turn right onto Westernport Hwy northbound and follow north to Monash Fwy and back to Melbourne.

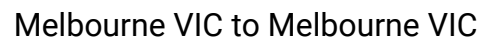
Yours faithfully



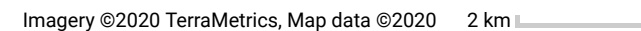
Bryan Colbourne  
Senior Strategic Planner

**Enclosed:** Map with suggested route for inspection





Drive 117 km, 2 h 5 min



2 h 5 min

2 h 5 min without traffic

117 km



## Explore Melbourne