

CASEY PLANNING SCHEME

[Appendix B to Part C submission](#)

Formatted: Font: (Default) Arial

22.01 ACTIVITY CENTRES POLICY

Proposed C258case

Where the policy applies

This policy applies to all land.

22.01-1 Policy Basis

Proposed C258case

The City of Casey is seeking to strengthen the role of activity centres, and the employment opportunities available locally. Almost 70 per cent of working residents leave Casey-Cardinia to go to work each day. To realise the City of Casey's aspiration to be Australia's most liveable city, activity centres need to be strong and vibrant community hubs.

The Municipal Strategic Statement (MSS) provides direction for the development of a robust activity centre network, with 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 the use and development of land within existing and proposed activity centres, along with guidance on how out-of-centre proposals will be assessed.

22.01-2 Policy

Proposed C258case

22.01-3 Activity centre network

Proposed C258case

Objective

To facilitate the development of a thriving network of activity centres throughout Casey.

Policy

- Discourage the development of supermarkets where they are not part of an integrated component of the activity centre with other retail or commercial development.
- Discourage subdivision that results in fragmented ownership that limits the capacity of the centre to be expanded or redeveloped in the future.
- Discourage non-restricted retail uses from locating in restricted retail precincts.
- Ensure that the design of restricted retail development is not out of scale with surrounding development and is sensitive to interfaces with adjoining residential land.

Support the growth of existing and proposed neighbourhood activity centres in growth areas to provide places for social interaction and safe pedestrian movement, and the early establishment of anchor uses including supermarkets ~~or large offices to provide a foundation for the activity centre to build upon.~~

22.01-4 Out-of-centre development

Proposed C258case

Objective

To ensure new retail and commercial development outside of designated activity centres does not compromise the activity centre hierarchy and results in a net community benefit.

Commented [Maddocks1]: Council does not agree to the change. The exhibited drafting states:

Support the growth of existing and proposed neighbourhood activity centres in growth areas to provide places for social interaction and safe pedestrian movement, and the early establishment of anchor uses including supermarkets or **large offices to provide a foundation for the activity centre to build upon.**

This is a more faithful implementation of the policy in the Strategy. While supermarkets can and normally do provide anchor foundational uses there is no reason why other larger uses cannot play that role.

CASEY PLANNING SCHEME

[Appendix B to Part C submission](#)

Formatted: Font: (Default) Arial

Policy

It is policy to:

- Ensure that new retail and commercial development outside of activity centres is appropriately assessed.

Policy guidelines

It is policy that applications for use and development contrary to the role and function of the centre, or that propose out-of-centre development be accompanied by:

- An assessment that demonstrates the proposal:
 - Addresses a gap in the activity centre network.
 - Will result in improved accessibility and convenience for pedestrians, cyclists and public transport users.
 - Is of a scale, design and appearance of any development is complementary to the existing or preferred character of the area.
 - Will cause minimum loss of amenity, privacy and convenience to residents of nearby dwellings.
 - Delivers a net community benefit.
- An assessment of potential net community benefit that demonstrates the proposal:
 - Promotes single destination multi-purpose trips.
 - Delivers high quality and sustainable urban design outcomes.
 - Provides equitable access to services, maximising pedestrian, public transport and bicycle access and usage.
 - Meets the needs of the demographics (including age, ethnicity, socio-economic advantage and religion) of the local area.
 - Achieves environmentally sustainable development.

22.01-5

Proposed C258case

Employment in activity centres

Objective

To encourage a greater amount of non-retail space to increase the density and diversity of employment in activity centres.

Policy

It is policy to:

CASEY PLANNING SCHEME

[Appendix B to Part C submission](#)

- Support development that is designed with flexible floor plans ~~and ceiling heights~~ so as to provide a range of options for non-retail commercial activity and to allow for future adaptation of land uses.
- Encourage development to be at least three storeys within Metropolitan Activity Centres, and at least two storeys within Major ~~and Medium~~ Neighbourhood Activity Centres.
- Support development of variety of work space options and sizes that cater for a varying sized businesses including those ~~businesses that have the potential to grow.~~

Policy guidelines

It is policy that the following guidelines be considered as appropriate:

- For any activity centre within the Urban Growth Zone, Comprehensive Development Zone or Activity Centre Zone, outcomes should primarily be guided by any relevant requirement or guideline set out in the relevant plan in the zone schedule or incorporated in the Casey Planning Scheme. Where the relevant plan does not provide guidance, facilitate the provision of non-retail floor space across the activity centre having regard to the outcomes set out in Table 1.
- For all other activity centres, as a target the non-retail floor space of a fully developed activity centre should meet the objective set out in Table 1.
- ~~Development proposals of over approximately 1,000 square metres should make a contribution to a centre's non retail floorspace so as to contribute to achieving the objective set out in Table 1 unless the physical constraints of the land or other factors make it reasonably impractical to do so, or it is unnecessary to do so as the centre already provides more non retail floorspace than is set out in the Table 1.~~

Table 1: Floor area targets for activity centres

Typology	Centre wide objective
Major Activity Centre	Approximately 30 per cent non-retail floor area.
Medium Neighbourhood Activity Centre	Approximately 25 per cent non-retail floor area.
Local Neighbourhood Activity Centre	Approximately 25 per cent non-retail floor area.

Notes: In this policy, non-retail floor space includes the floor space for commercial, institutional and community uses.

22.01-6

Proposed C258case

Economic viability of activity centres

Objective

To support the on-going economic viability of activity centres across the network, having regard to evolving [technology](#), retail and commercial trends.

Policy

It is policy to:

Formatted: Font: (Default) Arial

Commented [Maddocks2]: Supermarkets normally have high ceiling heights and in that regard are a good candidate for supporting flexibility. Some other commercial buildings may not. Accordingly, the change is not agreed.

Commented [Maddocks3]: Council does not support this change. The change is predicated on a new activity centre network either comprising Major Neighbourhood Activity Centres or removing the distinction between medium and local NACs. Neither of those changes are proposed nor supported.

After the word Major, however, the words Activity Centre and Medium should be inserted.

Commented [Maddocks4]: This change would create an incomplete sentence. It is not supported.

Commented [Maddocks5]: The changes proposed are not supported. The removal of table 1 would leave the balance of the clause non sensical. The form of this part of clause 22.01 should be as per the version set out in the appendix to Council's Part A submission.

Commented [Maddocks6]: This change is acceptable.

CASEY PLANNING SCHEME

Appendix B to Part C submission

- Support diverse retailing formats, such as discount department stores in Major Activity Centres and ‘mini-major’ stores where there is a demonstrated need in Major and Medium Neighbourhood Activity Centres.
- Support the design of Activity Centres to incorporate new technologies and formats that respond to market trends and need.
- Support a night time economy in activity centres with late-trading businesses, such as restaurants, bars, nightclubs, live music venues and a range of evening events for all ages.
- Ensure that applications for a nightclub, hotel or tavern demonstrate that there is no unreasonable amenity impact on the surrounding neighbourhood.

Formatted: Font: (Default) Arial

Commented [Maddocks7]: Council does not support this change on the basis that the reference to technology in the objective is adequate.

We think that the policy in the first bullet point already picks up on what this new bullet point is driving at.

Woolworths did flag potential drive-through grocery collection and other implications of online retailing in earlier consultation with Council. That did not necessitate any change to policy. It is already accommodated.

22.01-7

Proposed C258case

Great places for people

Objective

To ensure activity centres are accessible, high quality urban environments which support social interaction and meet the needs of the community.

Policy

It is policy to:

- Encourage community health, education and cultural/arts facilities and services be located in and near activity centres.
- Ensure missing links in the pedestrian path and bicycle network are filled, to provide continuous cycling and walking routes connecting activity centres to their surrounding neighbourhoods and to other activity centres.
- Locate on-street parking spaces near entrances of shops for short-term car parking, with the majority of car parking provided behind the building façade.

Policy guidelines

It is policy to assess proposals against the following criteria:

- Unless otherwise provided for in an approved Development Plan or the like, new development should as appropriate:
 - Provide a permeable, legible and functional development.
 - Provide continuity of pedestrian movement and activated public realm to the centre core, with vehicle and loading access movements at the periphery and rear of the activated core if possible.
 - Provide safe and accessible spaces that are designed having regard to the principles of Crime Prevention Through Environmental Design (CPTED).
 - Achieve safe, attractive and vibrant public spaces, both during the day and at night, and integration between different land uses.
 - Place building facades on street frontages at ground level in retail and commercial mixed-use areas, to activate the street through entrances and extensive glazing at all levels.
 - Provide car parks that do not dominate the streetscape, with any at-grade car parking appropriately landscaped.

Commented [Maddocks8]: Council does not agree with this change.

Council did make a change to this following consultation with Woolworths earlier in 2019. The concession was to allow some on street parking at the side as well as the rear of a building. That is why the drafting refers to the building façade rather than the building. Some car - parking can also occur at the front but not the majority. The urban design issues of car parking fronting roads are well known.

Commented [Maddocks9]: Flexibility is already given through use of the word ‘should’. Additional words such as ‘If possible’ in the context of a “should” so weakens the policy as to be meaningless.’

CASEY PLANNING SCHEME

[Appendix B to Part C submission](#)

- Provide continuity of weather protection and amenity along street frontages through consistent awnings.
- Provide development at a pedestrian scale at the street interface.
- Ensure public open spaces, footpaths and communal spaces of buildings receive adequate sunlight.
- Ensure that all public furniture forming part of the proposal is attractive, multi-purpose, robust and easy to maintain.
- Ensure the built form and architectural treatment respects the existing character and the preferred future character of the activity centre.
- Apply Ecologically Sustainable Development (ESD) principles through Water Sensitive Urban Design, passive building design, microclimate and landscape, and material selection.
- Maximise the legibility of the public realm through the use of strong architectural markers and way-finding.
- ■ Transport infrastructure, crossings, intersections and traffic signals should be located and designed to promote and prioritise local walking and cycling trips over vehicular through traffic in and near activity centres.
- [Design response to bushfire Centre resilience.](#)

Formatted: Font: (Default) Arial

22.01-8 Policy references

---Proposed C258caseCity of Casey Activity Centres Strategy, City of Casey, 2019.

Commented [Maddocks10]: Not agreed.

The 'Design response to bushfire' consideration was included to address the CFA submission.

We do not think it is necessary to foreshadow, Covid 19 impacts at this stage in policy viz resilience.