

04/04/2019
G204

SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

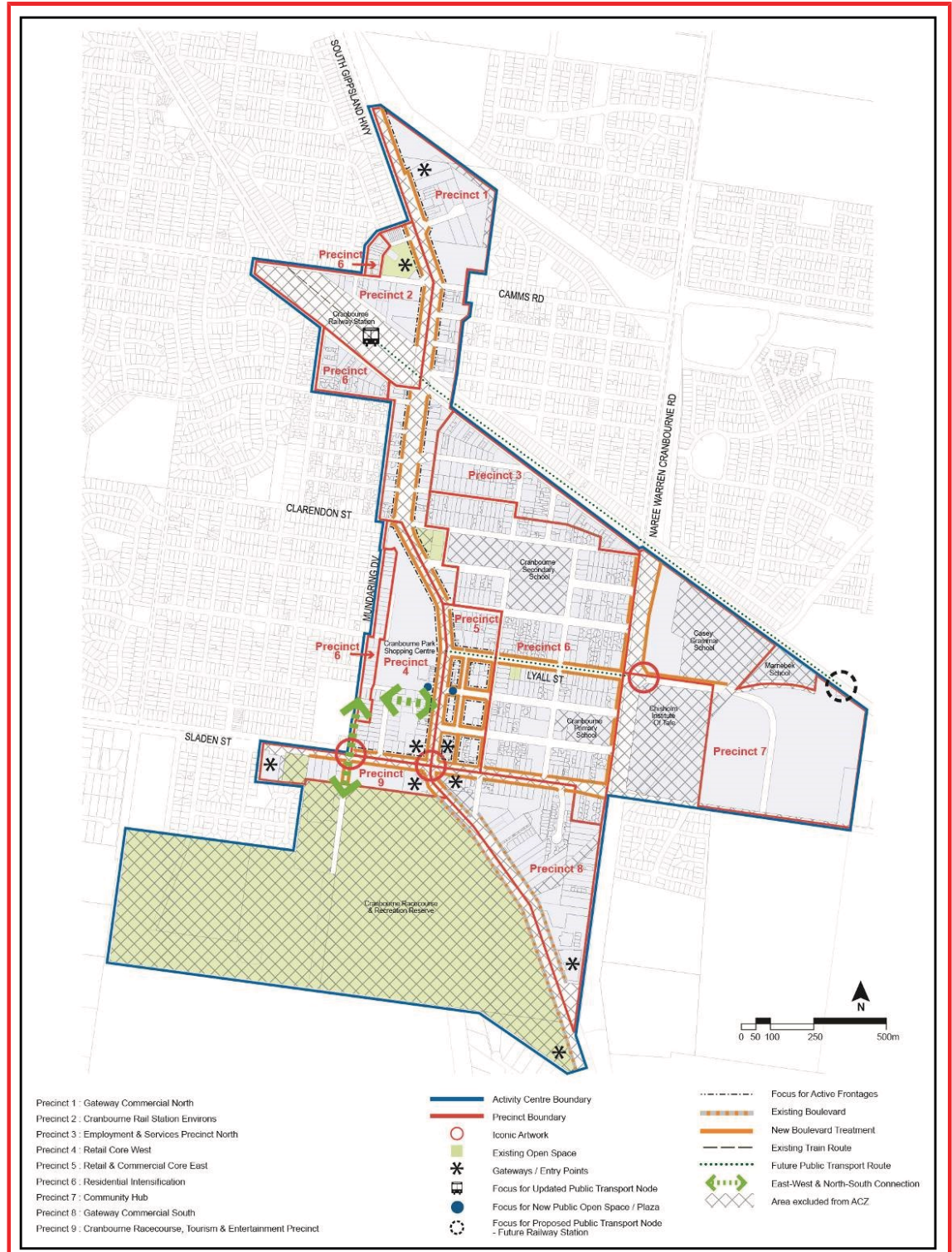
Shown on the planning scheme map as **ACZ1**.

GRANBOURNE TOWN CENTRE

1.0

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Granbourne Town Centre Framework Plan



2.0

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Land use and development objectives to be achieved

- To promote a sustainable and vibrant mixed-use activity centre which is a regional destination with a strong sense of place and civic identity which serves the local and wider community.

- To develop the Cranbourne Town Centre as a focus for contemporary, high-density residential development incorporating a mix of complementary retail, commercial, entertainment, employment, education and community uses.
- To ensure land use and development facilitates a range of sustainable local employment and business opportunities.
- To promote the Casey Complex as a modern, high-standard, regional sporting and recreational facility with integrated uses and community services.
- To promote developments which are flexible with an intensity and mixture of land uses around key transport nodes
- To provide a high level of activity to attract people, provide a focal point for the community, create an attractive and safe urban environment and increase opportunities for social interaction.
- To substantially increase the provision, density and diversity of housing types by offering the community a wider range of housing opportunities.

Built form

- To create a visually appealing built form within attractive streetscapes and increase the intensity, scale and density of development to reflect the status of the Cranbourne Town Centre as a significant location, both within Casey and the broader Melbourne metropolitan area.
- To create a sense of identity in the Cranbourne Town Centre by encouraging high quality architecture which incorporates art into the design and/or in adjacent public areas
- To ensure an appropriate transition in height from within the Cranbourne Town Centre to surrounding areas.
- To establish 'gateway' locations within the Cranbourne Town Centre with distinguishing architecture, higher built form and innovative urban design.

Environmental sustainability

- To ensure Australian 'best practice' environmentally sustainable design is exceeded in relation to building energy management, water-sensitive urban design, construction materials, indoor environment quality, waste management and transport.

Public realm

- To encourage active street frontages and pedestrian generating activities to be located along roads and streets.
- To facilitate use and enjoyment of public urban spaces, pedestrian and bicycle paths, plazas and streetscapes through well considered urban design.
- To encourage artwork in suitable locations to contribute to the creation of a distinctive sense of identity.

Open space and landscaping

- To create and maintain a healthy landscaped environment which includes treed boulevards with active frontages and high-quality landscaping along the length of High Street-South Gippsland Highway, Lyall Street and Sladen Street.
- To achieve development that provides accessible, safe, attractive and functional private and public open space opportunities that are well connected and integrated within a permeable urban environment.

Transport and access

- To develop well-defined movement networks and access that provide strong linkages, increase public transport patronage and improve pedestrian and bicycle users' amenity.

- To provide for well-defined vehicular, bicycle and pedestrian access.
- To strengthen pedestrian movement throughout the centre, specifically by reinforcing the east-west connections across High Street.

3.0

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Table of uses

Section 1 – Permit not required

Use	Condition
Accommodation (other than Camping and caravan park, Garetaker's house, Corrective institution, Residential building, Residential village, Retirement village and Host farm)	Must not be in Precinct 3 or Sub-precincts 1A, 8C or 8D: Any frontage at ground level in Sub-precincts 1B-1F, 1H, 2A, 2C, 4, 5, 7A, 7C, 8A or 8B must not exceed 2 metres.
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Bus terminal	
Child care centre	Must be located within Precinct 4, 5, 7 or 9 or Sub-precincts 8A or 8B.
Cinema	Must be located in Precinct 4.
Convenience shop	Must not be located in Precinct 3, 6 or 9 or Sub-precinct 8C: Must be at ground level.
Education centre	Must be located in Precinct 4 or 7.
Food and drink premises (other than Hotel and Tavern)	Must not be in Precinct 3, 6 or Sub-precinct 8C.
Home-based business	Must meet the requirements of Clause 52.11.
Industry (other than Refuse disposal and Service industry)	Must be located in Precinct 3 or Sub-precincts 8C or 8D: Must not be a purpose shown with a Note 1 or 2 in the table to Clause 52.10: The land must be at least the following distances from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre: <ul style="list-style-type: none"> ■ The threshold distance, for a purpose listed in the table to Clause 52.10: ■ 30 metres, for a purpose not listed in the table to Clause 52.10:
Informal outdoor recreation	

CASEY PLANNING SCHEME

Use	Condition
Leisure and recreation (other than Informal outdoor recreation, Motor racing track and Restricted recreation facility)	Must be located in Precinct 7:
Medical centre	<p>In Precinct 6, the gross floor area of all buildings must not exceed 250 square metres:</p> <p>In Precincts 1, 3, 4, 7 or 9 or Sub-precincts 2A, 2C, 5A, 5C, 5D, 8C or 8D, any frontage at ground floor level must not exceed 2 metres, unless the frontage is a customer service area accessible to the public:</p>
Office (other than Medical centre)	<p>Must not be located in Precinct 6:</p> <p>In Precinct 1, 3, 4, 7 or 9 or Sub-precincts 2A, 2C, 5A, 5C, 5D, 8C or 8D, any frontage at ground floor level must not exceed 2 metres, unless the office is a bank, real estate agency, travel agency, or other office where the floor space adjoining the frontage is a customer service area accessible to the public:</p>
Open sports ground	Must be located in Precinct 7:
Place of assembly (other than Cinema, Drive-in theatre, Nightclub and Place of worship)	Must be located in Precincts 4 or 7:
Place of worship	<p>Must be located in Precinct 6:</p> <p>The gross floor area of all buildings must not exceed 250 square metres:</p> <p>The site must adjoin, have access to, a road in a Road Zone:</p>
Postal agency	
Railway station	Must be located in Precinct 2 or 7:
Restricted retail premises	<p>Must be located in Sub-precincts 1A or 8D:</p> <p>Must have a minimum leasable floor area of 1,000 square metres:</p>
Service industry	Must be located in Precinct 3 or Sub-precinct 8C or 8D:
Shop (other than Adult sex product shop, Restricted retail premises and Convenience shop)	Must be located in Precinct 4 or 5 or Sub-precincts 1D-1F, 2G or 7C:
Warehouse (other than Fuel depot)	<p>Must be located in Precinct 3, or Sub-precincts 8C or 8D:</p> <p>Must not be a purpose shown with a Note 1 or 2 in the table to Clause 52.10:</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p>

CASEY PLANNING SCHEME

Use	Condition
	<ul style="list-style-type: none"> ■ The threshold distance, for a purpose listed in the table to Clause 52.10: ■ 30 metres, for a purpose not listed in the table to Clause 52.10:
Any use listed in Clause 62.04	Must meet requirements of Clause 62.04

Section 2 – Permit required

Use	Condition
Adult sex product shop	<p>Must not be located in Precinct 6:</p> <p>Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from land which is in Precinct 6 or a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school:</p>
Animal keeping (other than Animal boarding) – if the Section 4 condition is not met	Must be no more than 5 animals:
Child care centre – if the Section 4 condition is not met	Must not be located in Sub-precincts 1A, 8C or 8D:
Cinema – if the Section 4 condition is not met	Must not be located in Precinct 2, 3, 6 or 8, or Sub-precincts 1A, 1C-1H:
Cinema-based entertainment facility	Must not be located in Precinct 2, 3, 6, 7 or 8, or Sub-precincts 1A, 1C-1H:
Convenience restaurant	In Precinct 6 the site must adjoin, or have access to, a road in a Road Zone:
Convenience shop – if the Section 4 Condition is not met:	
Food and drink premises (other than Convenience restaurant and Take away food premises) – if the section 4 condition is not met	
Hotel	Must not be located in Precinct 6:
Industry (other than Refuse disposal and Service industry) – if the Section 4 condition is not met:	<p>Must not be located in Precinct 4, 5, or 6. Must be in conjunction with one or more other uses in section 1 or 2:</p> <p>Must not be a purpose shown with a Note 1 or 2 in the table to Clause 52.10:</p>

CASEY PLANNING SCHEME

Use	Condition
Leisure and recreation (other than Informal outdoor recreation, Motor racing track and Restricted recreation facility) – if the Section 1 condition is not met	Must be located in Precinct 3, 4 and 8:
Nightclub	Must be in Precinct 1, 4, 5 or 9:
Office (other than Medical centre) – if the Section 1 condition is not met	<p>In Precinct 6:</p> <ul style="list-style-type: none"> ■ The land must be located within 100 metres of an adjoining precinct in the Activity Centre Zone: ■ The land must have the same street frontage as the land in the adjoining precinct in the Activity Centre Zone: ■ The leasable floor area must not exceed 250 square metres:
Retail premises (other than Food and drink premises, Postal agency and Shop)	Must not be in Precinct 6:
Service industry – if the Section 1 condition is not met:	Must not be located in Precinct 6:
Shop (other than Adult sex product shop, Restricted retail premises and Convenience shop) – if the Section 1 condition is not met:	<p>In Precinct 6:</p> <ul style="list-style-type: none"> ■ The land must be located within 100 metres of land in an adjoining precinct in the Activity Centre Zone: ■ The land must have the same street frontage as the land in the adjoining precinct in the Activity Centre Zone:
Take-away food premises	In Precinct 6 the site must adjoin, or have access to, a road in a Road Zone:
Tavern	Must not be located in Precinct 6:
Warehouse (other than Fuel depot) – if the Section 1 condition is not met	<p>Must not be located in Precincts 4, 5, 6, 7 or 9:</p> <p>Must be in conjunction with one or more other uses in section 1 or 2:</p> <p>Must not be a purpose shown with a Note 1 or 2 in the table to Clause 52.10:</p>
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture (other than Animal keeping and Apiculture)
Camping and caravan park

Use
Gemetry
Corrective institution
Grematorium
Drive-in theatre
Fuel depot
Motor racing track
Refuse disposal
Transport terminal (other than Railway station and Bus terminal)

4.019/03/2015
G157**Gentle-wide provisions****4.1**19/03/2015
G157**Use of land**

A permit is not required to use public land for the purpose of public utility and community facilities or any associated use that is consistent with the intent of the public land reservation or purpose as is carried out by, or on behalf of, the public land manager.

4.219/03/2015
G157**Subdivision**

The subdivision of sites within the retail core is discouraged to facilitate the creation of viable development sites.

The consolidation of land to facilitate the creation of viable development sites is encouraged.

4.304/04/2019
G204**Buildings and works**

No permit is required to construct a building or construct or carry out works for the following:

- The installation of an automatic teller machine.
- The alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- Buildings and works for the purpose of public utility and community facilities or any associated use that is consistent with the intent of the public land reservation or purpose as is carried out by, or on behalf of, the public land manager.
- Construct or extend one dwelling on a lot more than 300 square metres. This exemption does not apply to:
 - Construct a dwelling if there is at least one dwelling existing on the lot.
 - Extend a dwelling if there are two or more dwellings on the lot.
 - Construct or extend a dwelling if it is on common property.

- Construct or extend a front fence within 3 metres of a street if the fence is associated with two or more dwellings on a lot or a residential building, and the fence exceeds the maximum height specified in Clause 55.06-2.
- Construct a dwelling that is to be used for the purpose of a caretaker's house or a bed and breakfast.

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot, provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Construct one dependent person's unit on a lot.

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Design and development

The following design and development requirements apply to an application to construct a building or construct or carry out works:

Residential development

On a lot of less than 300 square metres, a development must meet the requirements of Clause 54 if it proposes to:

- Construct or extend one dwelling; or
- Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling.

A development up to four storeys, excluding a basement, must meet the requirements of Clause 55 if it proposes to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.
- Construct or extend a front fence within 3 metres of a street if:
 - The fence is associated with 2 or more dwellings on a lot or a residential building, and
 - The fence exceeds the maximum height specified in Clause 55.06-2.

Building height

Buildings and works should not exceed the preferred heights specified in the precinct provisions at Clause 5 of this schedule.

Consideration will be given to higher built form where any of the following occur:

- A proposal demonstrates design excellence;
- A proposal meets the objectives and decision guidelines of this Schedule;
- A proposal is on a designated gateway or significant building site;
- Where the additional height will benefit the activity centre.

For the purposes of this Schedule, the preferred height does not apply to service equipment including plant rooms, lift overruns, solar collectors and other such equipment provided the following criteria are met:

- No more than 50% of the roof area is occupied by the equipment.

- The equipment is located in a position on the roof so as to minimise additional overshadowing of neighbouring properties and public spaces.
- The equipment is designed, screened and finished in a non-reflective material and of a colour to the satisfaction of the responsible authority.

Building setbacks

Minor works such as verandahs, architectural features, balconies, sunshades, screens and artworks may be constructed within the setback area specified in the precinct provisions at Clause 5 of this Schedule, provided they are designed and located to the satisfaction of the responsible authority.

Buildings and works should not exceed the preferred setback specified in the precinct provisions at Clause 5 of this Schedule.

Landscape design

Landscape design should:

- Create private and public open space areas that are accessible, safe, attractive and functional.

Access and mobility

New development should:

- Comply with the Australian Standard AS1428 Part 2 provisions for access and mobility.
- Provide a high level of accessibility at the principal front entry for any residential development.

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5.1

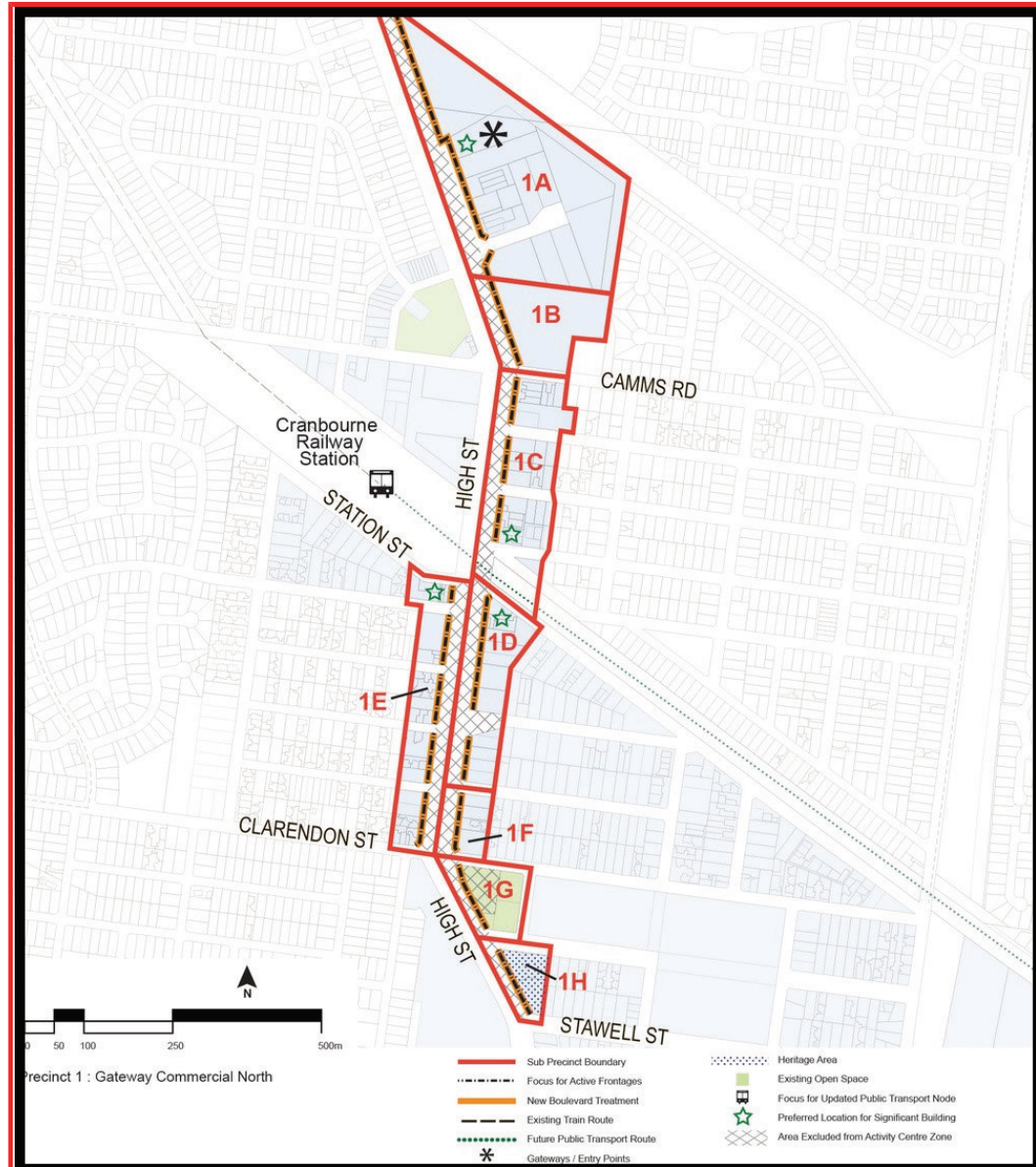
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5.1.1

Precinct provisions

Precinct 1: Gateway Commercial North

Precinct map



5.1.2

Precinct objectives

- To improve the visual quality of the northern gateway to Cranbourne and encourage development that will have a positive impact on the area.
- To encourage diverse employment and business opportunities that can capitalise on highway exposure and principally serve the local community.
- To intensify development and bring built form closer to South Gippsland Highway and High Street.
- To provide the majority of car parking at the rear of buildings.
- To encourage the development of an appropriate gateway building in the north-eastern corner of the precinct and landmark significant building/s in the area adjacent to the railway crossing.

5.1-3

Precinct requirements

Sub-precinct	Preferred height (excluding basement)	Preferred Setbacks
1A	14 metres (significant building up to 21 metres)	9 metres to east boundary No more than 21 metres to South Gippsland Highway
1B	14 metres	0 metres to South Gippsland Highway 0 metres to south boundary (Camms Road) 6 metres to east boundary
1C	14 metres	0 metres to west boundary 6 metres to east boundary
1D	9 metres (significant building up to 14 metres)	0 metres to west boundary
1E	14 metres	0 metres to east boundary 6 metres to west boundary
1F	14 metres	0 metres to west boundary 6 metres to east boundary
1G	None specified	None specified
1H	None specified (Historic site)	None specified

5.1-4

Precinct guidelines

- New development in Sub-precincts 1C, 1D, 1E and 1F fronting South Gippsland Highway and High Street should provide active and accessible frontages and pedestrian canopies above the footpath.
- In Sub-precinct 1H, new development should include setbacks to High Street to retain the views of the heritage church building and allow for visual permeability through Ray Perry Park.
- Development should not negatively impact Ray Perry Park which provides a community focal point.
- Development abutting residential areas should include a suitable landscaped buffer along the interface boundary to prevent overlooking or overshadowing.
- Solid fencing is not permitted and any security fencing must be attenuated with landscaping.
- Development should provide for appropriate setbacks and a transition in scale and height to complement the adjoining residential areas to the east and west.
- Development of significant buildings should be directed to those corner sites immediately adjacent to the railway crossing in Sub-precincts 1C, 1D and 1E.
- On-site car parking should be provided to the rear or side of buildings.
- In Sub-precincts 1B and 1C, new development should consist of commercial activity at the ground level with a minimum 3.8 metres in height and residential on the upper levels.

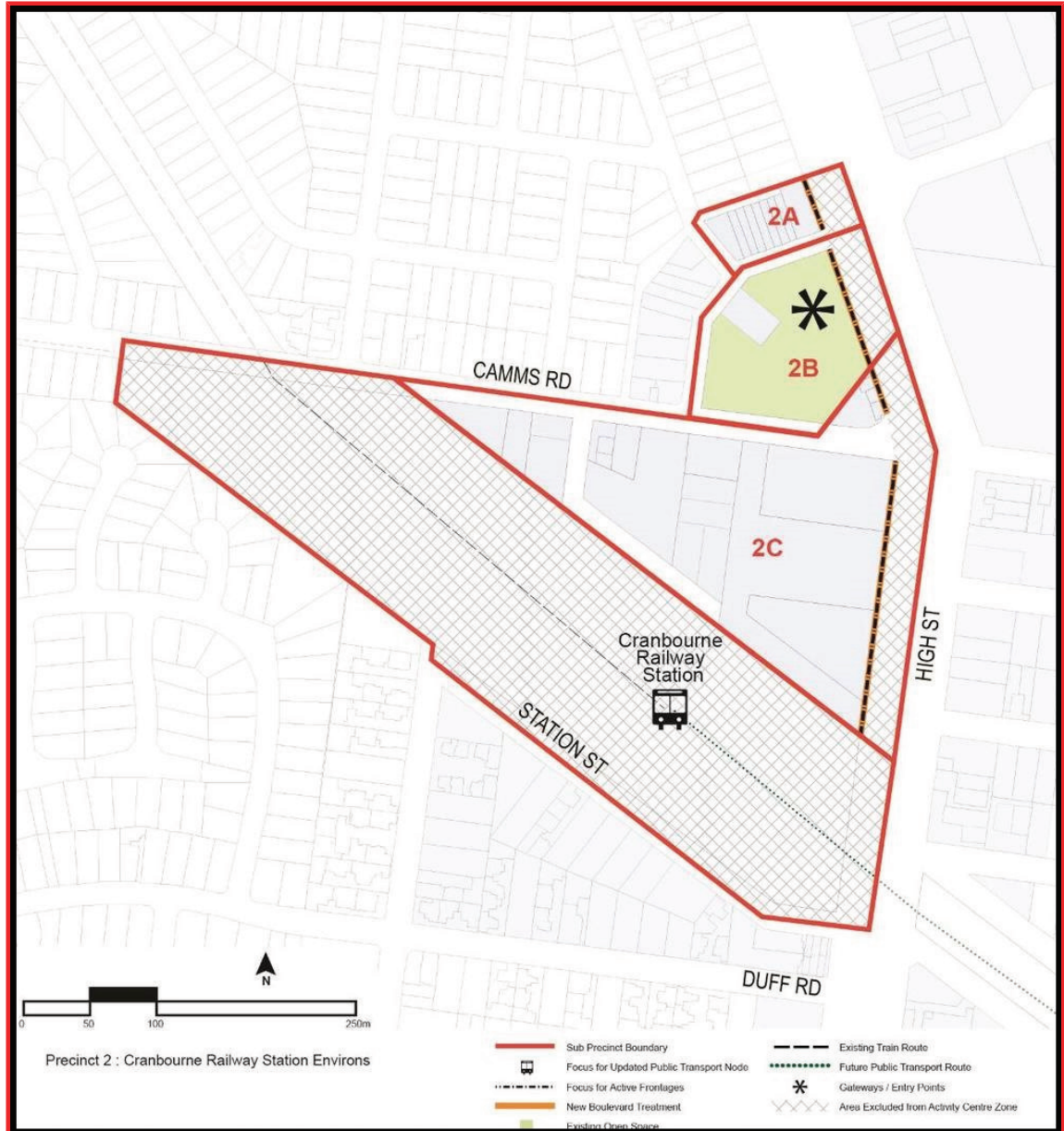
5.1-5 Any other requirements

None specified.

5.2 Precinct 2: Cranbourne Railway Station Environs

19/03/2015
6457

5.2-1 Precinct map



5.2-2 Precinct objectives

- To ensure development contributes positively to the amenity of the public and private realm and presents an appealing entry into the town centre from the northern gateway.
- To encourage an appropriate mix of residential, retail and commercial uses.
- To encourage increased residential density and multi-level development that optimises the use of the Cranbourne Railway Station and public transport facilities.
- To encourage the consolidation of sites to facilitate a broader range of medium and higher density developments.

- To encourage diverse employment and business opportunities that can capitalise on the High Street exposure to serve the local community.
- To encourage a range of smaller format commercial uses at ground floor level with accommodation above.

5.2-3**Precinct requirements**

Sub-precinct	Preferred height (excluding basement)	Preferred setbacks
2A	11 metres	6 metres to north boundary
2B	None specified	None specified
2C	11 metres west of Ingamells Street 15 metres east of Ingamells Street 21 metres Significant building	0 metres to east boundary (High Street)

5.2-4**Precinct guidelines**

- Provide higher scale buildings at the eastern end of the precinct towards High Street and adjacent to the Cranbourne Railway Station.
- Built form should achieve a general stepping down of the buildings towards the adjacent residential areas.
- New residential development should incorporate appropriate acoustic treatments responding to the railway environment to minimise adverse amenity impacts.
- Development in Sub-precincts 2A, that is located adjacent to an existing residential development should be setback from side boundaries to allow adequate separation to achieve privacy of habitable rooms and private open space, solar access and landscaping.

5.2-5**Any other requirements**

None specified.

5.319/03/2015
6457**5.3-1****Precinct 3: Employment and Services****Precinct map****5.3-2****Precinct objectives**

- To encourage business and employment opportunities ranging from small to medium-sized industry and local service businesses.
- To create and promote attractive streetscapes with landscaped interfaces at the property frontage of new development.

5.3-3**Precinct requirements**

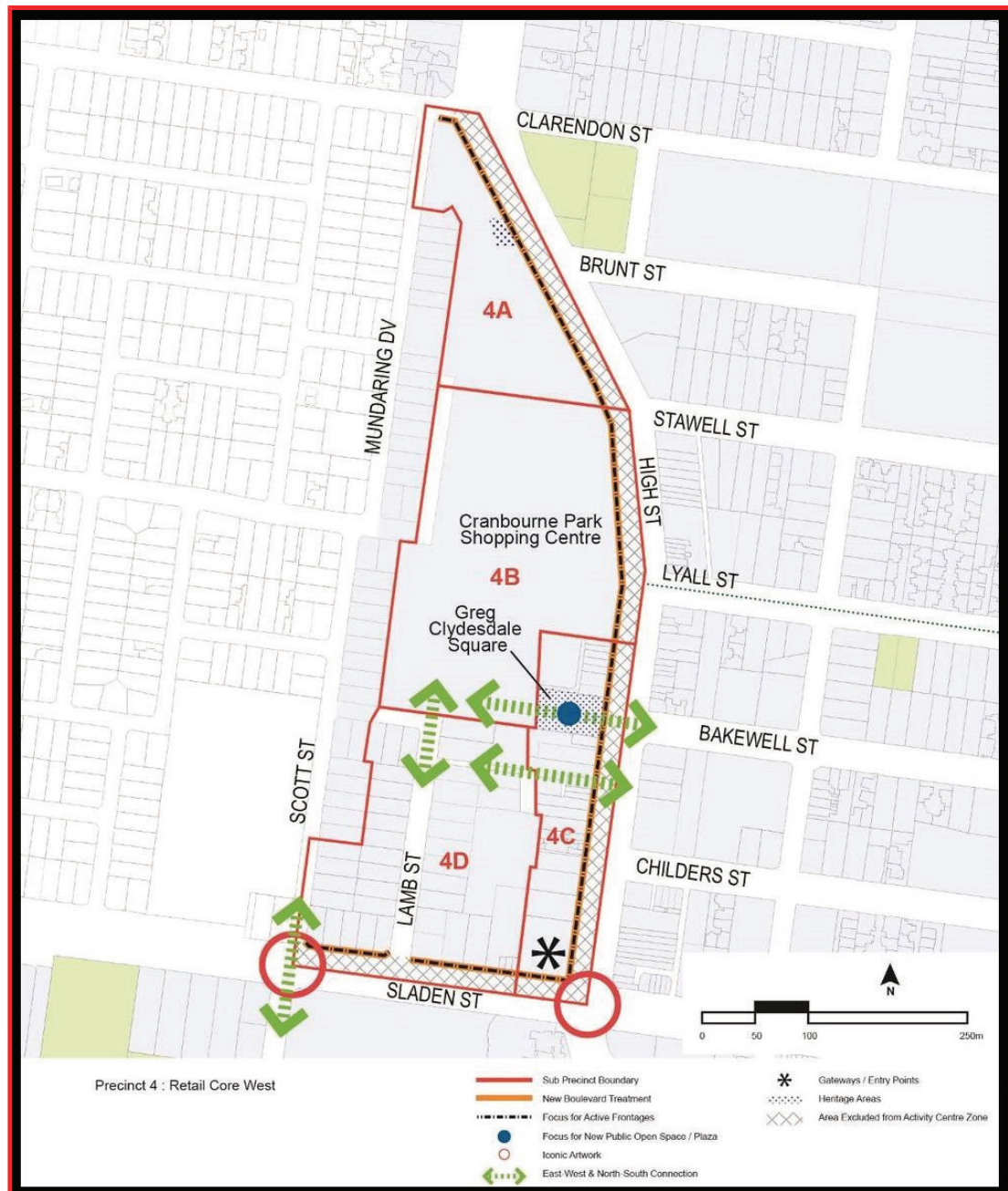
	Preferred height (excluding basement)	Preferred setbacks
	14 metres	3 metres to street boundary 6 metres to adjoining residential boundary

5.3-4**Precinct guidelines**

- Buildings should be setback from the street boundary with a 3-metre-wide landscaping strip along the street frontage to enable tree planting.
- Solid front fencing is discouraged and the visual effect of any security fencing should be attenuated with landscaping.
- Redevelopment of industrial uses that interface with existing residential development should incorporate additional screening along the street frontage and common boundaries, comprising mainly landscaping and acoustic treatments.
- Improve the interface with residential development through the use of landscaping and built form.
- Service structures, such as meter boxes, plant and equipment, should be set back from the street boundary and suitably screened with landscaping. Roof plant and equipment should be appropriately screened.
- Ensure new development includes acoustic mitigation for nearby residential development.

5.3-5**Any other requirements**

None specified.

5.419/03/2015
6:157**5.4-1****Precinct 4: Retail Core West****Precinct map****5.4-2****Precinct objectives**

- To allow for the expansion of the existing retail core providing more comprehensive retail and commercial uses to improve the viability and function of the Town Centre as a regional retail facility.
- To support and improve the connection and interface with High Street.
- To encourage improvement of rear façades and pedestrian connectivity from the residential area to the west.
- To resolve access and parking requirements.
- To support the establishment of retail anchors and speciality shops on the Council-owned car park in Sladen Street.

- To provide a mix of uses to facilitate extended hours of activity in the Town Centre and additional services available to the community.
- To encourage a range of commercial uses at lower levels with accommodation above.
- To encourage active uses to be developed along the edges Greg Clydesdale Square.
- To provide pedestrian and visual links between Greg Clydesdale Square and the proposed village square in Bakewell Street.
- To reinforce a north-south pedestrian connection from Cranbourne Park Shopping Centre to the Council car parks.

5.4-3

Precinct requirements

Sub-precinct	Preferred podium height (excluding basement)	Preferred overall height	Preferred podium setbacks	Preferred setbacks above podium
4A	12 metres	20 metres	0 metres to east boundary (High Street) 6 metres to west boundary	6 metres above 2 storey podium to High Street
4B	12 metres	20 metres on High Street	0 metres to east boundary (High Street) 6 metres to west boundary	6 metres above 2 storey podium to High Street
4C	12 metres	20 metres	None specified	6 metres above 2 storey podium to High Street
4D	12 metres	20 metres	0 metres to Sladen Street	6 metres above 2 storey podium

5.4-4

Precinct guidelines

- Any redevelopment of the Cranbourne Park Shopping Centre or Council owned car parks over 1000 square metres should include streetscape improvements and activation of the existing building treatments to High Street and to the west.
- Development must include glazed surfaces along façades fronting streets.
- Significant buildings are to be included in any redevelopment proposal fronting Sladen Street or High Street or the northern frontages of the Retail Core West precinct.
- Building design should take advantage of views wherever possible.
- Architecture should include variation in façade treatments, materials, colours and textures to reduce building massing and blank walls.
- Development along High Street that adjoins car parking areas should provide walk-through pedestrian facilities to achieve a pedestrian link to Lamb Street.
- In Sub-precinct 4A, new development should be appropriately elevated to retain the integrity of the retarding basin.

5.4-5 Any other requirements

None specified.

5.5 Precinct 5: Retail and Commercial Core-East

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G457

5.5-1 Precinct map**5.5-2 Precinct objectives**

- To create a new village destination ('The Avenue') for Cranbourne for the enjoyment of local residents and to activate the eastern side of High Street.
- To investigate the potential to closure of Bakewell Street to through vehicle traffic.
- To establish a new central public space on Bakewell Street opposite and visually connected with Greg Clydesdale Square providing the closure of Bakewell Street and the new public space area represents a net community benefit for the Activity Centre.

- To create a pedestrian-friendly High Street.
- To provide residential and office development on top of retail and commercial uses within the Cranbourne Town Centre.
- To encourage a variety of commercial, shops and food and drink premises at ground level with office and high-density residential above.

5.5-3

Precinct requirements

Sub-precinct	Preferred podium height (excluding basement)	Preferred overall height	Preferred podium setbacks	Preferred setbacks above podium
5A	12.5 metres	17.5 metres	0 metres to High Street 0 metres to Lyall Street. 0 metres to Stawell Street.	6 metres above a 2 storey podium to High Street
5B	12.5 metres	14 metres	3 metres to Stawell Street 6 metres to Godrington Street 3 metres to Lyall Street	None specified
5C	12.5 metres	17.5 metres	0 metres to High Street, 'The Avenue' and Bakewell Street 0 metres to Sladen Street	6 metres above a 2 storey podium to High Street and 'The Avenue'
5D	12.5 metres	14 metres	0 metres to 'The Avenue' 0 metres to Lyall Street 6 metres to Godrington Street 0 metres to Sladen Street	None specified

5.5-4

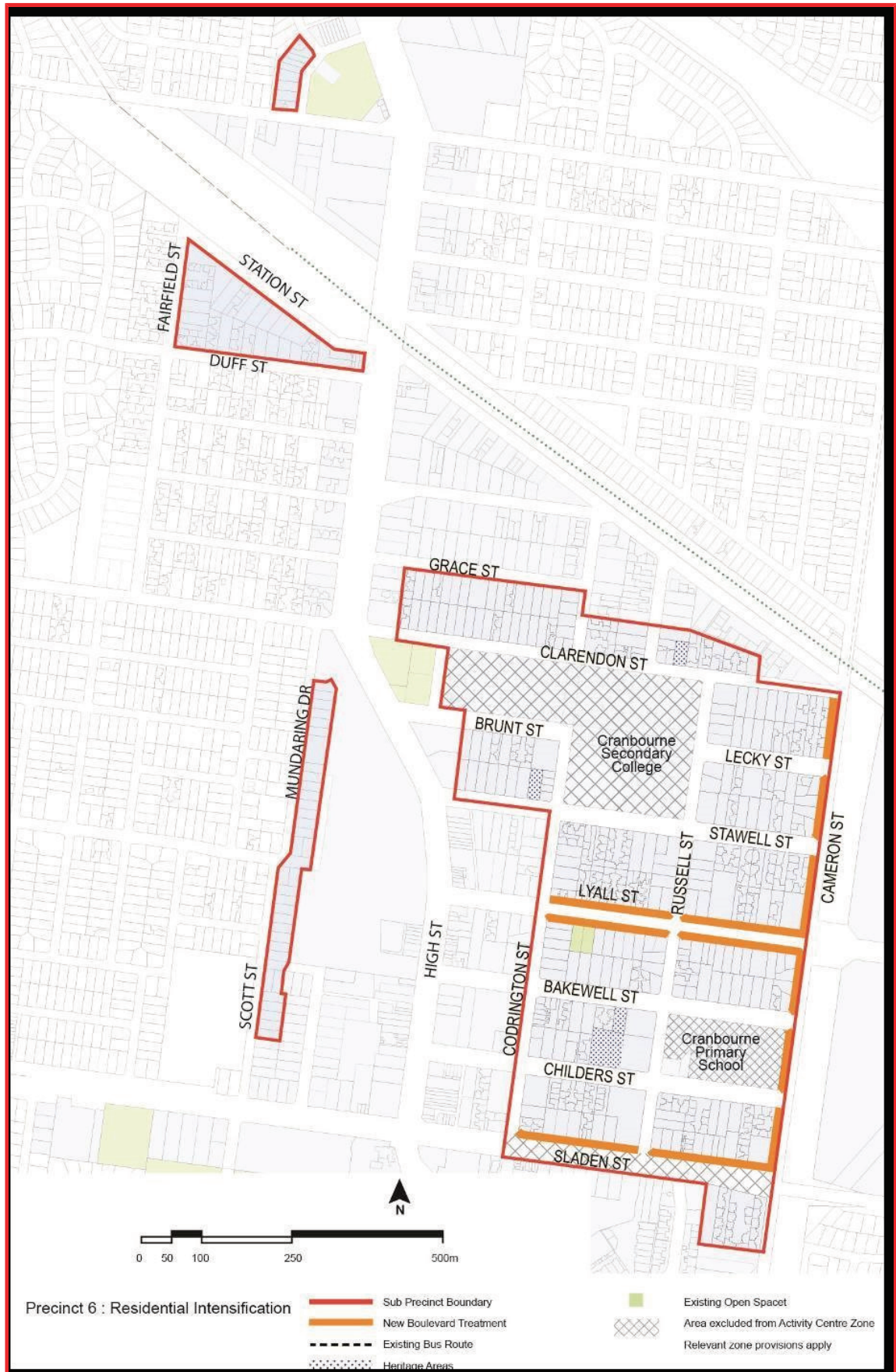
Precinct guidelines

- Development along 'The Avenue' should incorporate active building frontages and contribute to a pedestrian-friendly streetscape design to create an intimate local street character.
- Development along High Street, 'The Avenue' and Bakewell Street (between High Street and 'The Avenue') should be subject to detailed urban design, incorporating elements such as pedestrian shelters, fine-grain shop fronts, on-street parking, active frontages and a high level of glazing to provide a sense of human scale.
- Translucent elements (including balconies) may encroach up to 3 metres from the edge of any podium buildings.
- Development should recognise heritage elements within the precinct.
- Developments providing pedestrian connections between High Street and 'The Avenue' are encouraged.
- In Sub-precinct 5B or 5D, awnings and porticos should be provided that may extend into the setback area along Godrington Street.

5.5-5

~~Any other requirements~~

~~None specified.~~

5.649/93/2015
6457**5.6-1****Precinct 6: Residential Intensification****Precinct map**

5.6-2**Precinct objectives**

- To provide diverse housing at increased densities in buildings up to and including four-storey buildings.
- To promote a high standard of residential amenity for new development, including optimum solar access and privacy through design.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To encourage the consolidation of sites to facilitate a broader range of medium and higher density residential developments.
- To encourage the development of Lyall Street as a boulevard providing an east-west link between the Retail Core West Precinct, High Street and the Casey Complex.
- To manage the interface with existing commercial uses to mitigate acoustic impacts on new residential development and ensure that new residential development includes appropriate acoustic protection.

5.6-3**Precinct requirements**

	Preferred height (excluding basement)	Preferred Setbacks
	13.5 metres	For the construction or extension of one dwelling on a lot standard A3 or 5 metres, whichever is lesser and standard A10 at clause 54. For the construction of two or more dwelling on a lot or a residential building standard B6 or 5 metres, whichever is lesser and standard B17 at clause 55.

5.6-4**Precinct guidelines**

- Translucent elements such as balconies should extend within front setbacks to encourage building articulation.
- Consideration will be given to higher built form and residential density for consolidated sites.
- No on-site parking should be provided forward of the front setback area.
- Tree planting should form part of the front setback treatment in all development.
- Tree planting buffers are required at the rear boundary on multi-level apartment developments.
- High solid front fences that prevent passive surveillance of the street should be avoided.
- New residential development of two or more storeys adjoining Precinct 1, 3, 4 or 8 should include acoustic protection from nearby industrial and commercial uses.
- New development along Lyall Street must complement the pedestrian nature of the street through landscaping and by avoiding the use of high front fences.

5.6-5**Any other requirements**

None specified.

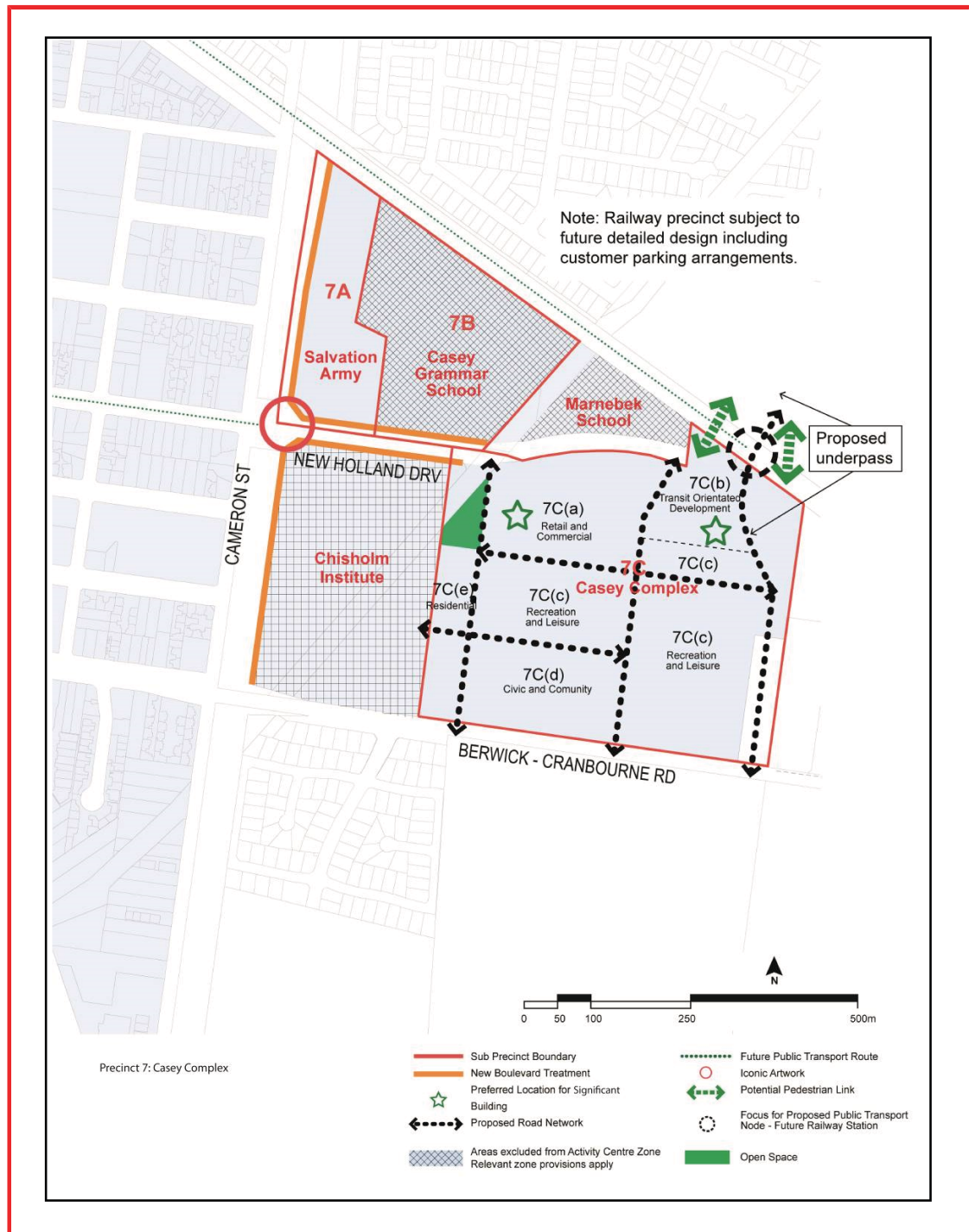
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5.7-1

Precinct 7: Casey Complex

Precinct map



5.7-2

Precinct objectives

- To promote the establishment of a community hub for the Cranbourne Town Centre that provides for a mix of uses as well as civic and community facilities and services.
- To facilitate and prioritise the delivery of the Cranbourne East Railway Station.
- To promote an integrated transport interchange in the vicinity of the proposed Cranbourne East Railway Station.

- To encourage the provision of Transit-Oriented Development (TOD), including a mix of uses to maximise the interface with the future Cranbourne East Railway Station.
- To upgrade the existing sports/recreation facilities and to provide new, modern and international standard sports facilities that cater for regional needs.
- To encourage an appropriate range of retail, entertainment and commercial facilities to serve the needs of residents and the users of the Casey Complex.
- To provide civic facilities and space for community activities/festivals.
- To create a grid transportation network to facilitate ease of pedestrian, cycling and vehicular movement throughout the precinct.

5.7-3

Precinct requirements

Sub-precinct	Preferred height (excluding basement)	Preferred setbacks
7A	None specified	None specified
7B	None specified	None specified
7G(a) Retail and Commercial	10 metres	0 metres setback to east, south and west boundaries.
7G(b) Transit-Oriented Development	10 metres	
7G(c) Recreation and Leisure	None specified	
7G(d) Civic and Community	11 metres	
7G(e) Residential	13 metres	

5.7-4

Precinct guidelines

- Development should capitalise on the links with the future Cranbourne East Railway Station.
- Development should link with Lyall Street as the principal access to the Cranbourne Town Centre.
- A road and a pedestrian link should be provided between the precinct and land to the north of the future Cranbourne East Railway Station.
- In Sub-precinct 7C, development must be generally in accordance with an approved Casey Complex Master Plan.
- Development facing the future Cranbourne East Railway Station should incorporate acoustic treatments and buffered setbacks responding to the railway environment.
- Provision should be made for a variety of medium density housing types, including affordable housing.
- Development along key pedestrian routes should provide active frontages and weather protection above the footpath.
- The future road and pedestrian network should be generally in accordance with the north/south and east/west connections shown on the precinct map.

5.7-5

Any other requirements

None specified.

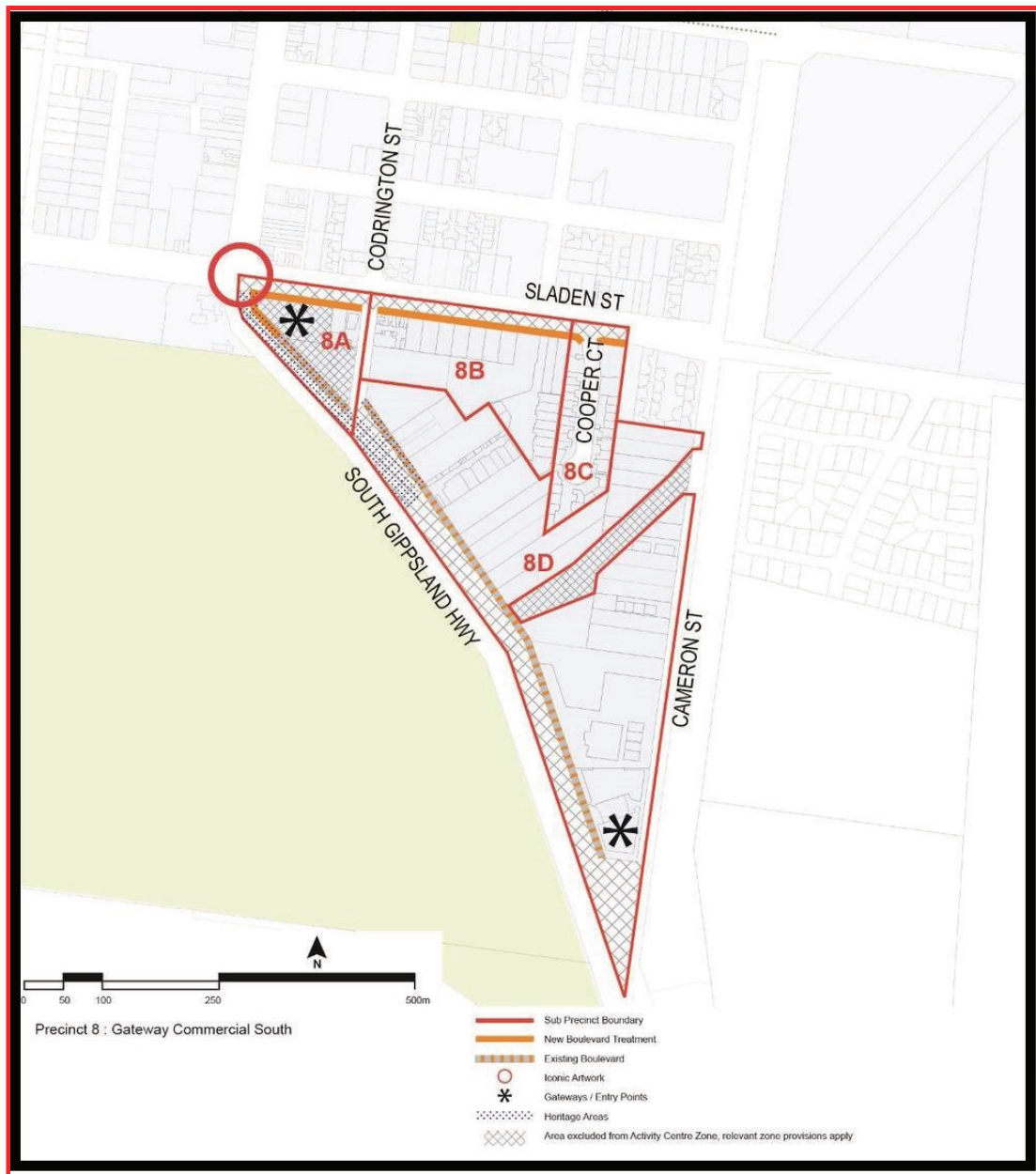
5.8

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5.8-1

Precinct 8: Gateway Commercial South

Precinct map



5.8-2

Precinct objectives

- To provide an attractive southern gateway to the Cranbourne Town Centre.
- To build upon established community services and facilities.
- To encourage continued business and employment opportunities ranging from small to medium-sized industry and local service businesses.
- To provide attractive streetscapes and improved amenity within the precinct incorporating elements of the Avenue of Honour and Royal Botanic Gardens Cranbourne.

5.8-3**Precinct requirements**

Sub-precinct	Preferred height (excluding basement)	Preferred setbacks
8A	12 metres (Significant buildings at designated Gateway/ Entry points may be higher)	None specified
8B	12 metres	0 metres to north boundary (Sladen Street)
8C	11 metres	3 metres to east boundary adjoining residential area
8D	12 metres (Significant buildings at designated Gateway/ Entry points may be higher)	No more than 21 metres to South Gippsland Highway and Cameron Street 6 metres to adjoining residential boundary

5.8-4**Precinct guidelines**

- In the case of large buildings, promote variation in the building form such as recessed or projecting architectural and design elements.
- Promote variation in architectural or structural modules, materials, details, surface colour and texture to break up large building forms and the visual bulk of large wall surfaces.
- Development abutting residential areas should include a suitable landscaped buffer along the interface boundary.
- Existing street trees should be retained as the dominant element at gateway locations.
- Flexible car parking layouts are required to be linked across site boundaries and should be located generally to the rear and side of buildings.
- Development along Cameron Street and Sladen Street should incorporate active façades.
- Development should incorporate views towards the Cranbourne Racecourse and Training Complex and the Royal Botanic Gardens Cranbourne.
- In Sub-precincts 8C and 8D, ensure new development includes acoustic protection for nearby residential development.
- For Sub-precinct 8B, encourage high amenity office/commercial development fronting Sladen Street.

In Sub-precinct 8D:

- Encourage continued business and employment opportunities from small to medium-sized industry and local service businesses.
- Encourage the consolidation of sites to create efficient development parcels and reduce the number and frequency of access lanes.
- Encourage a significant public artwork on the gateway site on the south-east corner of Sladen Street and the South Gippsland Highway.
- No retail uses aside from restricted retail premises will be permitted in the area.

5.8-5**Any other requirements**

None specified.

5.919/03/2015
6457**5.9-1****Precinct 9: Cranbourne Racecourse, Tourism & Entertainment Precinct:****Precinct map****5.9-2****Precinct objectives**

- To build upon the established civic uses and community services based around the original Shire of Cranbourne offices:
- To investigate and facilitate opportunities for tourist accommodation and related activities to serve nearby Cranbourne businesses, the Cranbourne Racecourse and Training Complex and the Royal Botanic Gardens Cranbourne.
- To ensure that interim redevelopment does not compromise the future potential of the precinct as the principal tourism component of Cranbourne.
- To improve the connection between the Cranbourne Racecourse and Training Complex and the Cranbourne Town Centre:

- To provide an attractive entrance to the Cranbourne Racecourse and Training Complex.
- To reinforce the identity of the Cranbourne Racecourse and Training Complex as part of Cranbourne.
- To redevelop the old Council Depot to meet ongoing community needs.
- To integrate the Royal Botanic Gardens Cranbourne into the Cranbourne Town Centre.

5.9-3**Precinct requirements**

	Preferred height (excluding basement)	Preferred setbacks
	12 metres	3 metres to adjoining residential boundary

5.9-4**Precinct guidelines**

- Development should recognise heritage elements within the precinct.
- New development east of Grant Street should not block views of the original Shire of Cranbourne offices from High Street and Sladen Street to enhance the heritage significance of the building.
- Consideration should be given to a higher built form to accommodate a significant building at the corner of Sladen Street and Grant Street.
- New development should take advantage of views towards the Cranbourne Racecourse.

5.9-5**Any other requirements**

None specified.

6.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and urban context report which demonstrates how the proposal provides an appropriate transition to adjoining land.
- A traffic and car parking assessment that includes existing traffic conditions, parking allocation, likely traffic generation and distribution, impact of generated traffic on the existing road network, parking generation rates and traffic management recommendations.
- For residential development in Precinct 6 on land adjoining Precincts 1, 3, 4 or 8, an acoustic report by a suitably qualified consultant which demonstrates how the proposal includes appropriate noise attenuation measures to reasonably protect the amenity of future residents from nearby commercial or industrial uses.
- An application for a permit on publicly owned land by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally to the application for permit being made and to the proposed use or development.

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Notice and review

An application to:

- Construct a building or construct or carry out works that exceed the preferred height or setback requirements contained within Clause 5 of this schedule

- In Precinct 4, construct a building or construct or carry out works within 30 metres of land (not a road) which is in a residential zone or Commercial 1 Zone, land used for a hospital, a primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, a primary school or a secondary school

- In Precinct 6, use land or construct a building or construct or carry out works

is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

8.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Use

- Whether the proposal provides for an appropriate scale of development in order to accommodate the mix and intensity of uses envisaged for each precinct.
- Whether an application for a night club, hotel or tavern ensures that there is no unreasonable amenity impact on the surrounding neighbourhood.

Design and built form

Whether the proposed development:

- Is an under-utilisation of the lot.
- Creates a strong visual interest by providing building types based on innovative and contemporary architecture, urban design and ecologically sustainable development principles.
- Provides overhead weather protection adjoining key pedestrian footpaths and main boulevards.

Non-residential use and development in Precinct 6

- Whether the proposed use or development is compatible with nearby residential uses.
- Whether the proposed use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

Subdivision

Whether the subdivision:

- Is associated with a development proposal that supports the objectives promoted by this schedule.

Access

Whether the proposed development:

- Integrates car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimises the use of open lot/half basement/ground floor car parks at the street frontage.
- Provides vehicular access to buildings fronting key boulevards off side streets or via rear access.

- ~~■ Limits the number of vehicle crossings to each development.~~

~~9.0~~

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~~Signs~~

~~Sign requirements are at Clause 52.05. All land located within Precinct 6 is in Category 3. All other land is in Category 1.~~

~~10.0~~

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~~Other provisions of the scheme~~

~~None specified.~~

~~11.0~~

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~~Background documents~~

~~*Cranbourne Town Centre Plan (City of Casey, 2017)*~~

~~*Cranbourne Town Centre Urban Design Framework (City of Casey, 2011)*~~

~~*Casey Complex Structure Plan (City of Casey, 2011)*~~