

12 May 2022

Alison McFarlane  
Panel Chair  
Planning Panels Victoria  
1 Spring Street  
Melbourne, VIC 3000

Via email to: [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au)

Dear Ms McFarlane

**Amendment C275case to the Casey Planning Scheme – Cranbourne Major Activity Centre Planning Framework Review**

In response to the further directions issued by the Panel on 11 May 2022, Council provides the following information:

1. Council's *Community Facilities Planning Framework, 2019* (Facilities Planning Framework) identifies Major Activity Centres as the preferred location for integrated community hubs (which are multi-purpose facilities) as they are convenient for service users to access, encourage multi-purpose trips and are more efficient for Council to maintain compared to stand-alone or single-purpose facilities. The Facilities Planning Framework classifies Integrated Community Hubs as "level 3" facilities which cater for a population catchment of approximately 75,000 people.
2. Arts and cultural facilities are identified as "level 4" facilities in the *Community Facilities Planning Framework* and have a municipal-wide or regional catchment of up to 100,000 people. An example of a level 4 facility would be Bunjil Place, located in Narre Warren which includes an 800-seat theatre, studio space, gallery, function centre, library, Council Customer Service Centre and municipal offices. The Factory is a fully-accessible purpose built performing arts rehearsal centre located in the Casey Complex (within the Cranbourne MAC). The Factory is also a level 4 facility which provides performing arts rehearsal space to over 25 performing arts groups. The appropriate location for level 4 facilities is identified as being in Metropolitan Activity Centre or aspiring Metropolitan Activity Centres.
3. The *Cranbourne Major Activity Centre Structure Plan, 2020* (the 2020 Structure Plan) identifies that there are several existing Council and non-Council facilities and services in the Cranbourne Major Activity Centre (Cranbourne MAC) and that as the population grows and changes over time more or different facilities

and services will be required. The demographic and socioeconomic profile of Cranbourne is diverse and as such facilities and services should be flexible and cater to a wide variety of community needs.

4. The *Cranbourne Town Centre Community Facilities Demand Analysis, K2 Planning, 2017* (summary included in Attachment E to Council's submission) found there are gaps in the provision of arts and cultural spaces in the Cranbourne MAC, particularly spaces for cultural expression for the Aboriginal and Torres Strait Islander community. Investigating the feasibility of delivering a community hub in-centre is identified in the Indicative Implementation Plan in the 2020 Structure Plan. Two areas are identified in the 2020 Structure Plan to further investigate the need for an integrated community hub – somewhere centrally located on or near the South Gippsland Highway and in the Casey Complex.
5. The Indicative Implementation Plan in the 2020 Structure Plan identifies the feasibility, location analysis and concept design for the in-centre community hub as being an immediate action for Council. If it were determined to be feasible to deliver new and/or relocated community infrastructure in the Cranbourne MAC the actual composition of a facility – including the need for arts and cultural facilities – would be considered in-line with Council's adopted policies and service standards.
6. The 2020 Structure Plan seeks to balance the desire for more commercial space with community services and facilities which are conveniently located for community access. This is translated into the proposed schedule 1 to clause 37.08 Activity Centre Zone (proposed ACZ1):
  - 6.1. The proposed ACZ1 includes an objective “to recognise the importance the Cranbourne Major Activity Centre plays in providing community services”. under Section 2 Land use and development objectives to be achieved
  - 6.2. Most community infrastructure – particularly an integrated community hub which may have several flexible spaces built-in – would be classified as a “Place of assembly” in terms of the definitions at clause 73.03 Land Use Terms in the Casey Planning Scheme. A Place of assembly is a section 2 permit required use in the proposed ACZ1 in Precinct 1, 2 and 4. This ensures that community infrastructure can be delivered by Council (or others) in the Cranbourne MAC. As a “Place of assembly” may cover a myriad of development types, Council considered it was not appropriate to have as a section 1 as-of-right use.
  - 6.3. The precinct-specific objectives for the Casey Complex at section 5.4-2 of the proposed ACZ1 includes “ensure community buildings and services are located with good access to public space” and “support the expansion of community and recreation activities and services in an integrated and coordinated manner”.
7. Council believes that the planning framework proposed through Amendment C275case adequately supports the future development of community infrastructure, including arts and cultural facilities in the Cranbourne MAC.

Should the Panel have any further questions, Planning Panels Victoria may contact Elena Spanos, Principal Strategic Planner – Revitalisation on 9792 7256 or [espanos@casey.vic.gov.au](mailto:espanos@casey.vic.gov.au).

Yours faithfully



**Dana Mizrachi**

Team Leader Placemaking and Revitalisation