

02 MUNICIPAL PLANNING STRATEGY

02.01

CONTEXT

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Proposed
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Covering an area of 396.79 square kilometres, the City of Casey has a population of 369,453 (ABS 2021 Census) and is located in Melbourne's south-east region. Casey forms part of the Casey-Cardinia Growth Area and is characterised by five distinctive geographical regions:

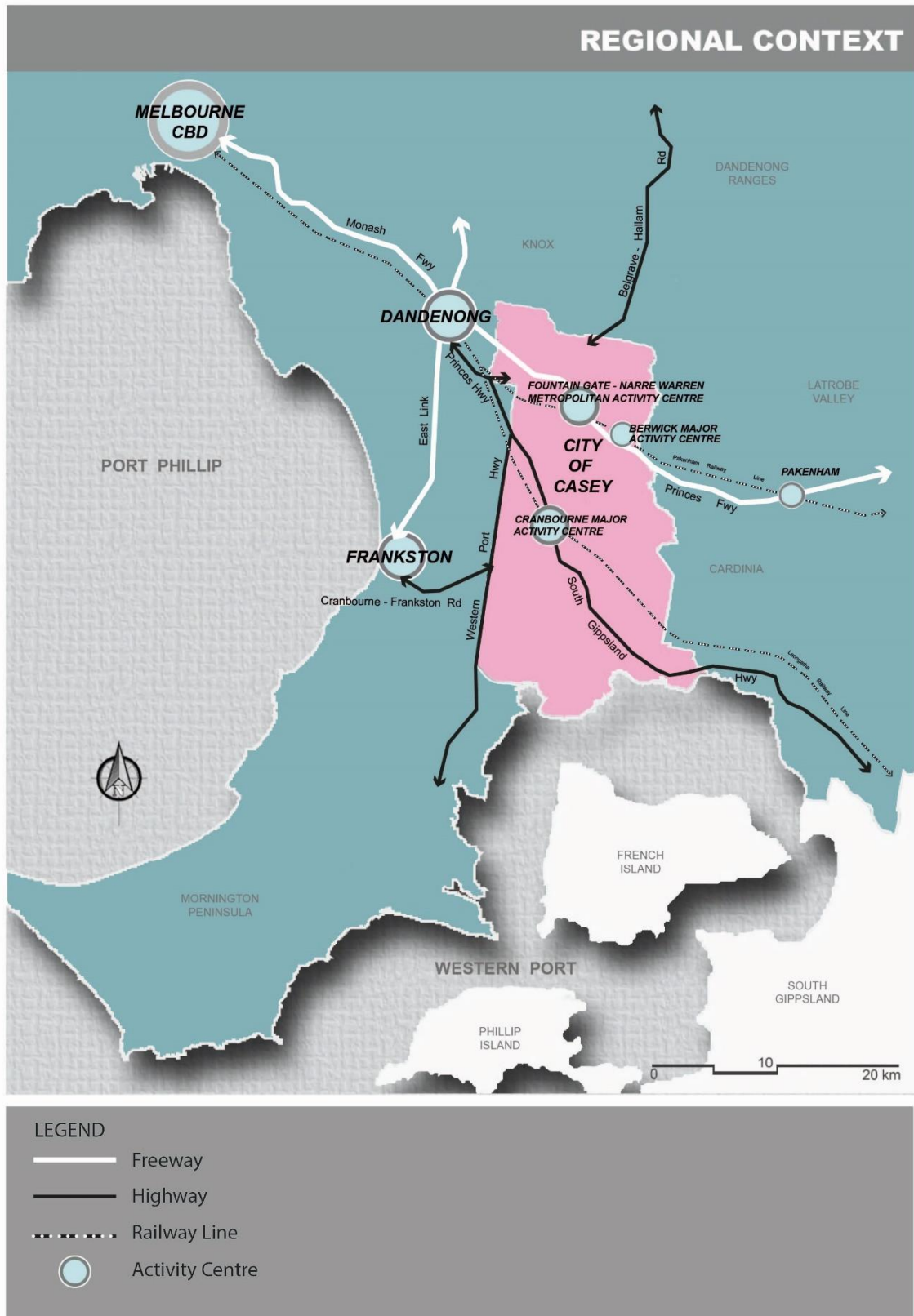
- **Established areas:** The residential and commercial part of Casey, which follows the Princes Highway and South Gippsland Highway corridors.
- **Growth Areas:** The urban growth area; characterised by strong building activity and rapid population growth.
- **Casey Foothills:** The foothills of the Dandenong Ranges; including areas used for grazing, horse agistment and passive recreation, with some rural-residential and village locales. It also contains part of the Southern Ranges Green Wedge.
- **Casey Farm:** Areas to the south of Casey outside the Urban Growth Boundary. Mainly used for market gardening, flower growing and grazing. It also contains part of the Western Port Green Wedge.
- **Casey Coast:** The Western Port coastal environs located in the southern part of the Western Port Green Wedge, with extensive and internationally significant coastal reserves that also form a link between the popular tourist destinations of the Mornington Peninsula and Phillip Island.

Prior to European settlement, the Boonwurrung and Bunurong peoples were the traditional inhabitants of the Casey area. As a result, several indigenous sites of significance are located throughout the municipality, particularly within coastal areas and near creeks and waterholes.

Like many of metropolitan Melbourne's outer municipalities, Casey is experiencing significant growth and development pressure. New housing is the major growth catalyst which will benefit over time from major new and upgraded transport and other infrastructure.

Pressures brought about by rapid urban development mean that careful consideration needs to be given to the protection of Casey's resources, natural ecosystems and heritage places (pre and post contact). Included are the Western Port coastal environs listed under the Ramsar Convention on Wetlands of International Importance, the Cranbourne Gardens and Churchill National Park. Most of these areas fall within the Southern Ranges, Western Port and South East Green Wedges that are set out under Plan Melbourne.

Casey's local economy has significant regional competitive advantages including significant population and housing growth, a Metropolitan Activity Centre at Fountain Gate-Narre Warren CBD, 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.



02.02 VISION

The City of Casey's *Long-Term Community Vision 2031* articulates the community's vision for the municipality, which is to *become a more connected, bold and resilient community*.

The land use and development related Strategic Objectives to achieve this vision as expressed in the *City of Casey Council Plan 2021-25* are to:

- *Deliver sustainable infrastructure and activate places.* (Objective 1)
- *Grow Casey's current and emerging economies.* (Objective 2)
- *Foster environmentally sustainable practices and work towards being climate ready.* (Objective 3)

02.03 STRATEGIC DIRECTIONS

02.03-1 Settlement

Casey's image is one of suburban areas centred around key activity centres, 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 could erode this image. Casey's rapid growth, size and geographical diversity have added a layer of complexity to its planning and careful management is needed to allow Casey to grow while protecting its valued attributes.

Strategic directions:

- Use and develop land generally in accordance with the *Area specific strategic framework plans*.
- Protect existing or create new urban breaks between settlements while retaining their natural features and functions including those identified in the *Area specific strategic framework plans*.

Established Areas

Casey's established areas contain the suburbs of Endeavour Hills (urban area), Doveton and Eumemmerring, Hallam, Narre Warren, Narre Warren South, Hampton Park, Lynbrook and Lyndhurst, Cranbourne and Berwick. The established areas benefit from existing services, facilities and transport connections that makes them ideal for supporting urban consolidation. They also benefit from a defined leafy and 'green-treed' character. It is this combination of characteristics that make the established suburbs attractive places to live while balancing the needs between supporting urban consolidation and maintaining the valued characteristics of these areas.

Strategic directions:

- Encourage urban consolidation in established areas that maintains the individual characteristics of each area.
- Focus activity into identified activity centres and community places to create a sense of place, create physical community landmarks and focal points, and reinforce community identity.
- Ensure development makes a commensurate contribution to local physical and community infrastructure needed to service the development.
- 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.

Growth Areas

Casey's growth areas are located in the Urban Growth Zone areas of Cranbourne East, West and North; Berwick South; Clyde and Clyde North; Botanic Ridge; and Junction Village.

These growth areas extend into farming land used for intensive agricultural purposes which is earmarked for urban development by the State Government. This will present challenges into the future to manage the transition of this land from farming to urban uses.

Strategic directions:

- Manage existing agricultural areas designated for future urban development so that 'right to farm' principles are protected in the medium term whilst the area transitions to urban land.
- Encourage the early delivery of infrastructure in planned growth areas to support residents.
- Plan new subdivisions to ensure a range of lot sizes are provided throughout Casey's growth areas.

- Discourage the use and development of land in growth areas that could prejudice future use and development outcomes, including through compromising future urban structure or the compatibility of current and future land uses.

Casey Foothills

The Casey Foothills area is important for its hilly terrain which 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. The part of the Foothills containing the Southern Ranges Green Wedge is protected for its environmental and landscape qualities to ensure the special rural character is not compromised.

Strategic directions:

- Protect the low-density, open rural character of the Casey Foothills.
- Protect and enhance the scenic values of the Casey Foothills including its:
 - Valued rural landscape and character.
 - Exposed hilltops and ridge lines.
 - Vegetation.
- Maintain a clear village boundary around Harkaway to retain the perception of a non-suburban area completely around the village.
- Maintain a clear village boundary around Narre Warren North to retain the perception of a non-suburban area completely around the township.

Casey Farm

Casey Farm is a unique, diverse mix of productive farm land with intensive agricultural activity, large-lot rural-residential and village and township living, with mixed rural pursuits, as well as rural activities and businesses.

The Pearcedale Township will continue to be the commercial and residential hub of the local Casey Farm area.

Strategic directions:

- Manage rural areas so that 'right to farm' principles are protected as the primary long-term planning objective including protecting farming areas from urban incursion.
- Encourage use and development that supports Pearcedale Township in its role as a commercial and residential hub.
- Discourage any intensification of Pearcedale Township unless it:
 - Is part of an overall Township plan.
 - Does not detrimentally impact on the amenity and productivity of the surrounding Rural Living and Agricultural Production Precinct as shown on the map at Clause 11.01-1L-02.
 - Does not exceed the capacity of existing infrastructure systems.
 - Does not detrimentally impact the surrounding environment.

Casey Coast

Casey Coast, on the shores of Western Port, is an internationally significant area noted for its environmental attributes and habitats. 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.

Strategic directions:

- Allow infill development only for Tooradin within its current township boundaries.

- Avoid the growth, expansion or intensification (including subdivision) of Cannon's Creek, Warneet, and Blind Bight due to infrastructure and environmental constraints.
- Protect high quality agricultural east of Sawtells inlet and north of the south Gippsland highway.
- Maintain South Gippsland Highway's valued landscape character free of commercial development.
- Enhance the open, coastal, rural landscape character of the land south of Baxter-Tooradin Road.

Green wedge

The green wedge areas comprise the rural areas outside the urban growth boundary. Part of the Casey Foothills in the north contains a section of the Southern Ranges Green Wedge, and Casey Farm and Casey Coast in the south contains the Western Port Green Wedge. They make a valuable contribution to the identity and prosperity of Casey and provide important resources for agriculture, biodiversity and other non-urban purposes such as recreation and tourism.

These areas are experiencing increased pressure to accommodate urban uses that are having challenges locating within the Urban Growth Boundary. The selecting, siting and developing of non-agricultural uses is critical to avoid the loss of valuable agricultural land, poor servicing and adverse impacts on landscape and environmental qualities.

Proper management is critical for the protection and conservation of the green wedges to ensure the continued sustainability of these areas and ensure their valued qualities are not eroded.

Strategic directions:

- Protect the green wedges from urban use or development, except where it complements its primary values of agriculture, biodiversity, rural character, maintenance of viable settlements, and tourism.
- Protect agricultural land in the green wedges, particularly those areas identified as having high to moderate versatility
- Protect and facilitate agricultural and horticultural industry in the green wedges.
- Protect and enhance each green wedge's unique and attractive landscapes and landforms.
- Support and promote a local tourism industry based on the strengths and assets of each green wedge.

Activity centres

Casey is served by a range of activity centres varying in size from local convenience activity centres through to a Metropolitan Activity Centre. The six largest centres are as follows (listed in order of size):

- Fountain Gate-Narre Warren CBD Metropolitan Activity Centre.
- Cranbourne Major Activity Centre.
- Berwick Major Activity Centre.
- Hampton Park Major Activity Centre.
- Casey Central Major Activity Centre.
- Endeavour Hills Major Activity Centre.

Fountain Gate-Narre Warren CBD is the urban focal point for the northern part of the municipality, with the Cranbourne Major Activity Centre forming the focal point in the south. 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 highway and rail corridors continue to grow.

Expectations are that the Casey Central Activity Centre will grow and increase in prominence overtime with the increasing growth area population. The other Major Centres will continue to develop and intensify, servicing each catchment.

Development of existing activity centres plays a critical part in increasing employment in Casey with a large proportion of the residential population leaving the municipality each day for work.

Strategic directions:

- Direct retail, commercial and appropriate non-retail development into a hierarchical network of activity centres consistent with the *Activity centre hierarchy plan* at 02.04-3 and Table 1 at Clause 11.03-1L.
- Encourage non-retail employment-generating uses in activity centres.
- Ensure that the Fountain Gate – Narre Warren CBD Metropolitan Activity Centre provides for higher order activities that play a key regional role in the metropolitan economy and provides for a diverse range of employment opportunities for the region as well as acting as a community hub and a focus for residential infill development.
- Ensure that Major Activity Centres provide for a broad mix of higher-order activities, including entertainment uses, to attract a significant level of visitation.
- Ensure Medium Neighbourhood Activity Centres and Local Neighbourhood Activity Centres provide for a broad mix of activities to provide for day-to-day and weekly retail and service needs at a neighbourhood level.

02.03-2 Environmental and landscape values

Biodiversity

Casey's bushland (comprising of indigenous and remnant vegetation) and creek corridors, provide habitat for a broad range of flora and fauna, including rare species listed under Commonwealth legislation and protected by international treaties. Biolink corridors provide critical linkages for the survival of threatened species, such as the Southern Brown Bandicoot and the Dwarf Galaxias.

Areas in Casey with significant biodiversity values are identified on the *Biodiversity significance in Casey plan* in Clause 02.04-5.

Past land use practices, such as agriculture, have resulted in habitat loss and fragmentation, particularly in rural and suburban areas.

Council seeks to protect and restore Casey's biological and habitat diversity. This is fundamental in achieving a healthy environment and way of life for current and future generations. The challenge is to realise this goal within the framework of Casey's continuing rapid development.

While the most extensive and highest quality vegetation remnants and fauna habitats are on public land, private land includes some of the rarest and most threatened flora and fauna populations and vegetation types within the region, particularly in the green wedges.

Strategic directions:

- Protect and enhance areas of biodiversity significance, including biolink corridors and habitat features.
- Protect and enhance indigenous and remnant vegetation.
- Enhance habitat connectivity across Casey through habitat links and open space areas.
- Facilitate the development of vegetated corridors along Casey's waterways.
- Encourage development to respond to the need to increase bushland and habitat in suburban and rural areas.
- Protect and enhance biodiversity and habitats within the green wedges, especially for rare or endangered flora and fauna.

The coast and foreshore

The Western Port coastal area is one of 42 sites deemed to be a Wetland of International Significance in Australia. The Casey Coast, on the shores of Western Port, is an internationally significant area that is noted for its environmental attributes, particularly its biodiversity and wide

range of habitats for coastal plants and animals. These habitats feature salt marshes, mangroves, inter-tidal mudflats and seagrass beds.

Strategic directions:

- Protect the internationally significant coastal flora, fauna and the marine environment.
- Facilitate the long-term environmental restoration of the Casey Coast.

Waterways

Water management is critical to the conservation of biodiversity, ecosystem function, water treatment and stream health.

The major waterways and waterbodies in Casey include Cardinia, Dandenong and Eumemmerring Creeks; Watson Inlets; the Hallam Valley Main Drain; Eastern Contour Drain; Tooradin/Dalmore outfalls and Western Port Bay.

The majority of Casey's waterways are in poor to moderate condition and there is an opportunity to improve the health of waterways for the benefit of the environment and community.

Strategic direction:

- Protect and enhance the health of waterways and bays.

Landscapes

Casey's environment and landscape are characterised by extensive areas of land with high agricultural, natural landscape, geologic, cultural heritage or environmental value.

The varied landscapes found throughout Casey help to provide definition and character to its communities.

They range from the foothills region in the north with its steep topography and scattered remnant vegetation to grassy plains featuring remnant River Red Gum trees and gently undulating topography. Further south, the landscape gives way to sandy soils and a flourishing agricultural industry with scattered stands of remnant vegetation leading to the coastal areas with their internationally recognised coastal ecosystems.

Strategic directions:

- Protect and enhance Casey's significant landscapes and natural features.
- Enhance the natural and environmental qualities of Cardinia Creek Valley and protect it from further loss of its natural values.

02.03-3 Environmental risks and amenity

Climate change impacts

The effects of climate change (such as extreme weather events, urban heat island effect and the like) can negatively impact and threaten the protection and enhancement of biodiversity and the ability to achieve a healthy environment and way of life for current and future generations.

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.

Strategic directions:

- Encourage and support land use and development that is environmentally sustainable.
- Encourage and support revegetation and increased tree canopy coverage to reduce urban heat island effects and to support biodiversity.

- Protect life and property arising from the impacts of sea level rise.

Bushfire and flooding

Increased incidences of bushfire and flooding are occurring as the result of climate change. Protection measures under the Casey Planning Scheme assist in the protection of life, property and the environment from the threat of bushfire or flood.

Strategic directions

- Ensure strategic and settlement planning and development decisions prioritise the protection of human life and minimise the risk to property from bushfire.
- Ensure development minimises the risk life to property from flooding.

Amenity protection

Residential areas can benefit from co-located complementary non-residential uses for the convenience they offer. However, care must be taken in designing and siting non-residential uses to avoid loss of amenity to residents or undermining the role of activity centres.

While most business and community services 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.

There is a need to protect industries such as poultry farms and quarries from the potential encroachment of incompatible uses, while also preserving the amenity of nearby residential properties.

Strategic directions:

- Ensure the location, siting and development of non-residential uses in residential areas does not detrimentally affect the amenity of existing residential areas or the operation of activity centres.
- Protect residential amenity where residential areas interface with commercial and industrial land.
- Maintain buffers from residential to industrial areas, including existing quarry, landfill, poultry/broiler farms and other uses with adverse off-site amenity impacts until such time as the activities creating the need for the buffers cease to operate and the off-site amenity impacts have been addressed.

Waste disposal and resource recovery facility protection

Casey contains State significant waste and resource recovery facilities that are essential in meeting the needs of the State and Metropolitan Melbourne.

Locating waste disposal or resource-recovery facilities in appropriate areas of the metropolitan region is challenging. Council has a role in the protection of existing sites, the planning for future sites and the facilitation of sustainable waste management technologies. A balance must be struck between this and the use and development of land within proximity of these facilities.

Council seeks to:

- Minimise land use conflict that may occur with uses located within proximity to waste and resource recovery facilities.
- Protect waste and resource recovery facilities and their buffers from encroachment of incompatible land uses.

02.03-4 Natural resource management

Casey has 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 in the south and east of the municipality.

There is also the presence of valuable natural resources such as clay, sand and rock that need to be protected for future use or extraction.

Council seeks to:

- Ensure the ongoing protection and sustainable use of agricultural land.
- Protect future options to extract sand and stone resources in Extractive Industry Interest Areas.

02.03-5 Built environment and heritage

Good design in both the public and private realm fosters a sense of community pride and inclusion and assists in supporting health and wellbeing in the community.

It is recognised that the Casey's built form will be that of a suburban environment, punctuated by dynamic 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 green, treed character. Council aims to protect the valued characteristics of its local areas and manage new and infill development to help retain and enhance these characteristics.

Trees and landscaping play an important role in enhancing the image and identity of Casey's suburban areas, townships and non-urban areas, and provide links between all these areas.

Casey's Aboriginal cultural heritage has provided the foundation upon which its rich cultural diversity and built heritage has developed. The significant natural, cultural and built heritage places need protection from adverse impacts of deterioration, and inappropriate use and development. Casey faces the significant challenge of protecting and integrating its most valued heritage into a rapidly developing urban area.

Strategic directions:

- Maintain and enhance the individual and distinctive character of Casey's townships, villages and suburban areas.
- Encourage the establishment of a treed landscape with leafy streetscapes, open spaces and properties.
- Site and design residential development to allow for the establishment of landscaping to respect the green-treed image of Casey and extend that to Casey's growth areas.
- Encourage development with high standards of visual amenity.
- Protect and maintain Aboriginal cultural and post-contact heritage places for present and future generations.
- Protect the significance of growth area heritage places through their conservation and adaptive re-use.

Environmentally sustainable design

Council is committed to improving the sustainability of the built environment. Environmentally sustainable design should be incorporated during the planning of a development to achieve outcomes that may otherwise be compromised if these matters are only considered as part of building approval. It also may reduce difficulties or extra costs associated with retrofitting development.

Strategic direction:

- Encourage development to incorporate environmentally sustainable design principles.

02.03-6 Housing

Casey is experiencing significant population increase associated with large numbers of young families moving into new residential estates. There are also a number of established suburbs with maturing populations. The ethnic mix, household type, income levels, education levels and other socio-economic characteristics vary widely across the municipality.

Housing in Casey should provide for the needs and preferences of dynamic and evolving communities. In particular, there is a need for housing diversity to cater for more single and dual person households into the future.

Locations for housing change have been identified to direct residential development to areas suited to accommodate increased housing. More intensive development is to be directed to substantial change areas with easy access to existing services and high frequency transport options, and in-centre areas. Moderate levels of development are to be directed to incremental change areas that have convenient access to activity centres and are close to strategic transport routes.

Minimal change areas are those with established heritage and neighbourhood character values or that are more remote from public transport and services. These areas are least suited to housing change.

Strategic directions:

- Direct more intensive residential development to metropolitan and major activity centres and to substantial change areas.
- Direct moderate levels of residential development to neighbourhood and local activity centres and to incremental change areas.
- Discourage more intense residential development from locating in minimal change areas.
- Ensure diverse housing types and lot sizes are provided to meet the needs of a diverse and changing community.

02.03-7 Economic development

Over the last decade, Casey has enjoyed strong job growth, mainly driven by population serving industries such as health, retail trade and construction. Tourism and hospitality are also key contributors to the Casey economy and represent occupations across several industries. While population serving sectors drive our economy, population growth has continued to exceed the rate of the local job market resulting in an employment self-containment below the metropolitan average.

Economic diversity and employment

It is estimated that employment land supply in the City of Greater Dandenong will become constrained. It is essential that the City of Casey has connected, timely and sufficient supply of employment land to allow for seamless business growth across the region.

Almost a third of the Casey economy depends on construction, and more than half of the economy is made up of population serving sectors, and health and education. This lack of diversity brings economic risk. To support the continued success of existing business and to grow Casey's economy, there is a need to create resilience by facilitating diversity and innovation.

Part of this diversification includes the creation of 'technology precincts' based around tertiary education and related facilities. 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, Chisholm TAFE and the St John of God and Casey Hospitals.

Strategic directions:

- Encourage local employment opportunities in response to rapid growth and to reduce the need of Casey residents to seek work outside the municipality.
- Facilitate the growth of strategic and emerging technology sectors that provide for economic diversity and local employment opportunities.
- Support land use and development for tourism and eco-tourism.

- Provide a focus for major health and education facilities in the Berwick Health and Education Precinct complemented by specialty retail, hospitality and high-density residential uses.

Industrial areas

Over time, extensive tracts of vacant industrial zoned land in Casey have been rezoned to allow for residential and other urban land uses. There is a need to halt this process to ensure continued business investment in the municipality.

Industrial areas in Casey are often located close to residential areas and sensitive uses such as schools. Industries with noxious off-site emissions or significant safety risks should be sited and designed to minimise off-site impacts.

Strategic directions:

- Ensure that there is sufficient industrial land to support industrial investment.
- Avoid the location of industrial uses with adverse amenity potential close to residential areas and sensitive uses.

02.03-8 Transport

Casey's current transport patterns and lack of transport alternatives are not sustainable. The City is growing rapidly and transport infrastructure has not kept pace with population growth. With growth predicted to continue, more car trips are being added to the network. This exacerbates car dependence resulting in negative social, environmental and health impacts, compounded by poor active transport access in many parts of the municipality.

Active transport infrastructure provides access to affordable transport, physical fitness and recreation. Council is committed to facilitating sustainable transport modes as a viable alternative to the car.

Strategic directions:

- Facilitate the development of a multi-mode transport network in Casey that links community places and other key destinations and supports a mode-shift to more active transport.
- Support development that promotes and provides facilities and infrastructure for active transport such as walking and cycling, and increased use of public transport.
- Support the upgrading of regional transport routes to improve access to the wider region.
- Promote and facilitate the delivery of public transport and active transport infrastructure to growth areas.

02.03-9 Infrastructure

Integrated water management

Impervious areas generate a large volume of excess stormwater runoff into waterways such as Port Phillip Bay and Western Port Bay. Stormwater runoff carries pollutants that can have detrimental effects on waterways. Casey's population growth and development will lead to an increase of impervious area and pressure on already low drinking water supplies.

Council seeks to:

- Reduce stormwater impacts on waterways through stormwater management and integrated water management practices.
- Minimise the inefficient use of potable water supply.

Open space

Council recognises the benefits that open space provides for the health and wellbeing of its residents and liveability of Casey. In new residential areas the development process does not

always deliver the quality and quantity of open space that Council believes is required to deliver the desired range of community benefits. There is also increased pressure on public open space in established residential areas of Casey due to further infill residential development.

Recreational trails, including equestrian trails, are inclusive places that allow residents of all ages to move across passive and active open spaces through a connected network.

Strategic directions:

- Develop a network of quality open spaces that provide for the diverse recreational, cultural, environmental and aesthetic needs of the community.
- Improve the connectivity of open spaces to make it easier to access existing open space.
- Facilitate the development of a recreational trail network to meet the community's recreational and access needs.

02.03-10 Gaming

Casey has an established gambling industry. While gaming venues provide opportunities for entertainment, recreation, employment and socialising, Council recognises that gaming can cause financial and social harm. It is important to achieve a balance of lifestyle choices for the community.

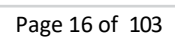
Strategic directions:

- Discourage the further growth of gaming in vulnerable communities especially those with below average SEIFA scores.
- Promote alternative forms of recreational activities in Casey, including entertainment opportunities that support the growth of the night-time economies and provide a choice of activities.
- Discourage gaming machines from locating in strip shopping centres.

02.04 Strategic

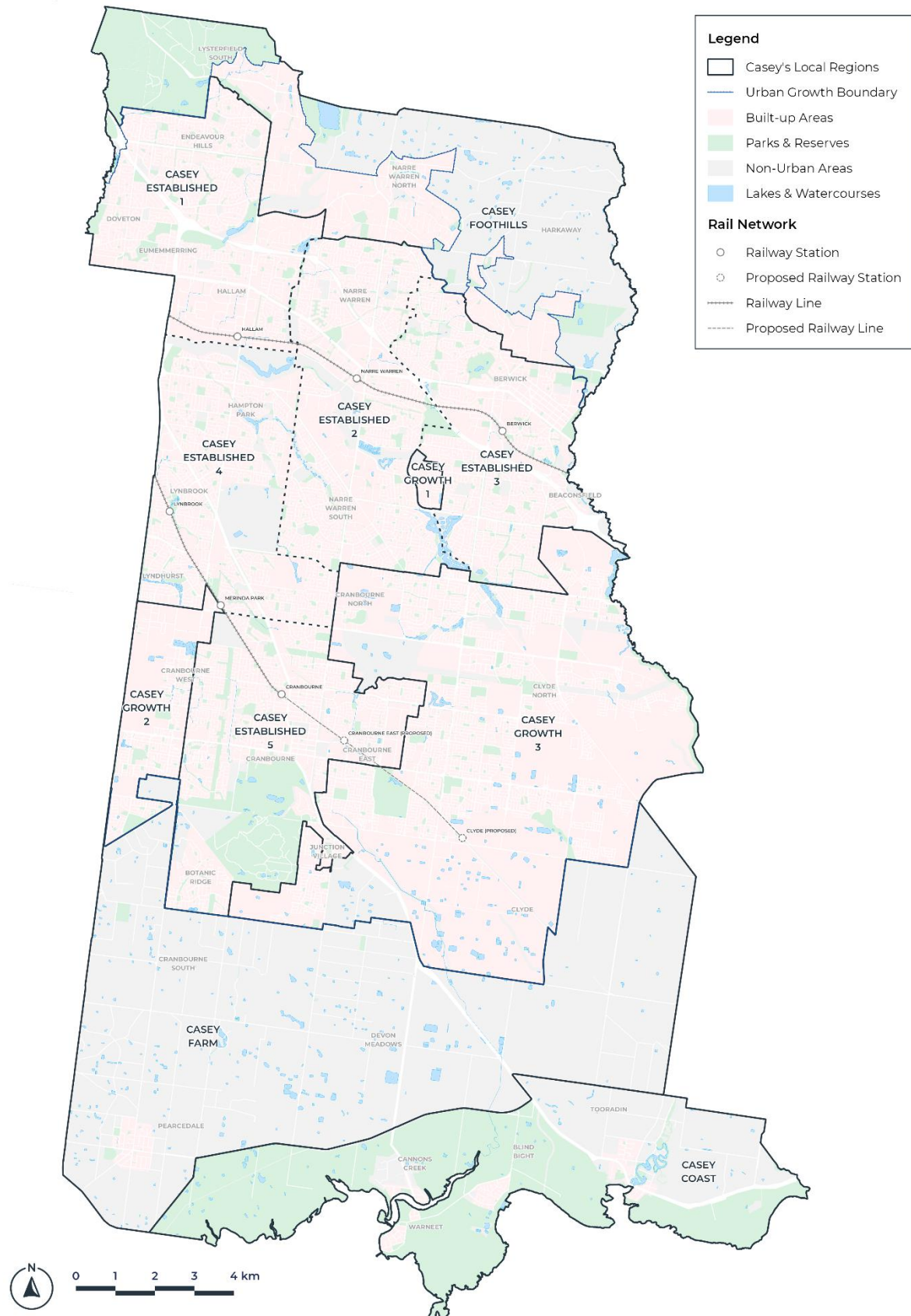
Strategic framework plans

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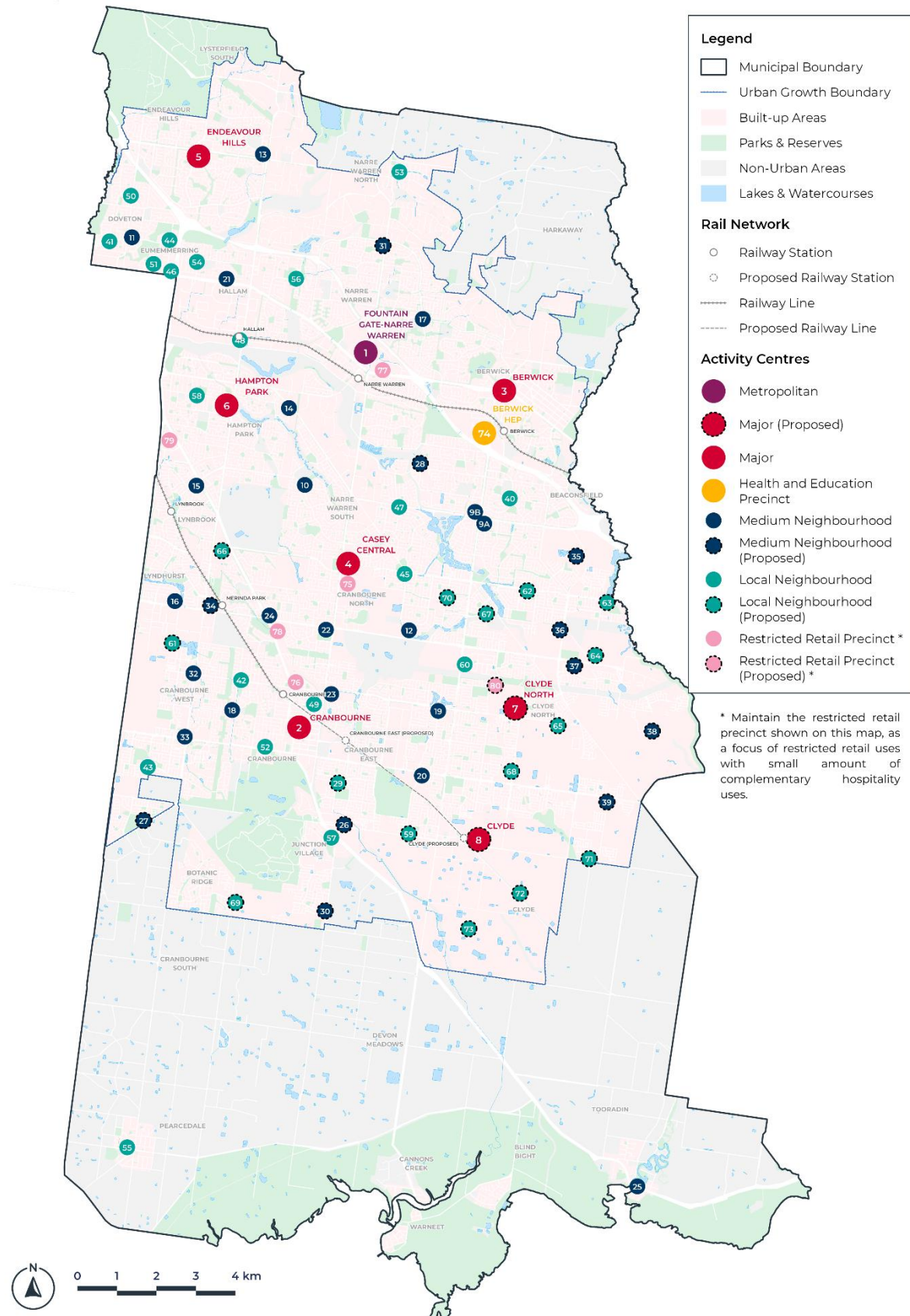


02.04-2 Settlement

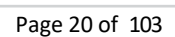
Casey's local regions



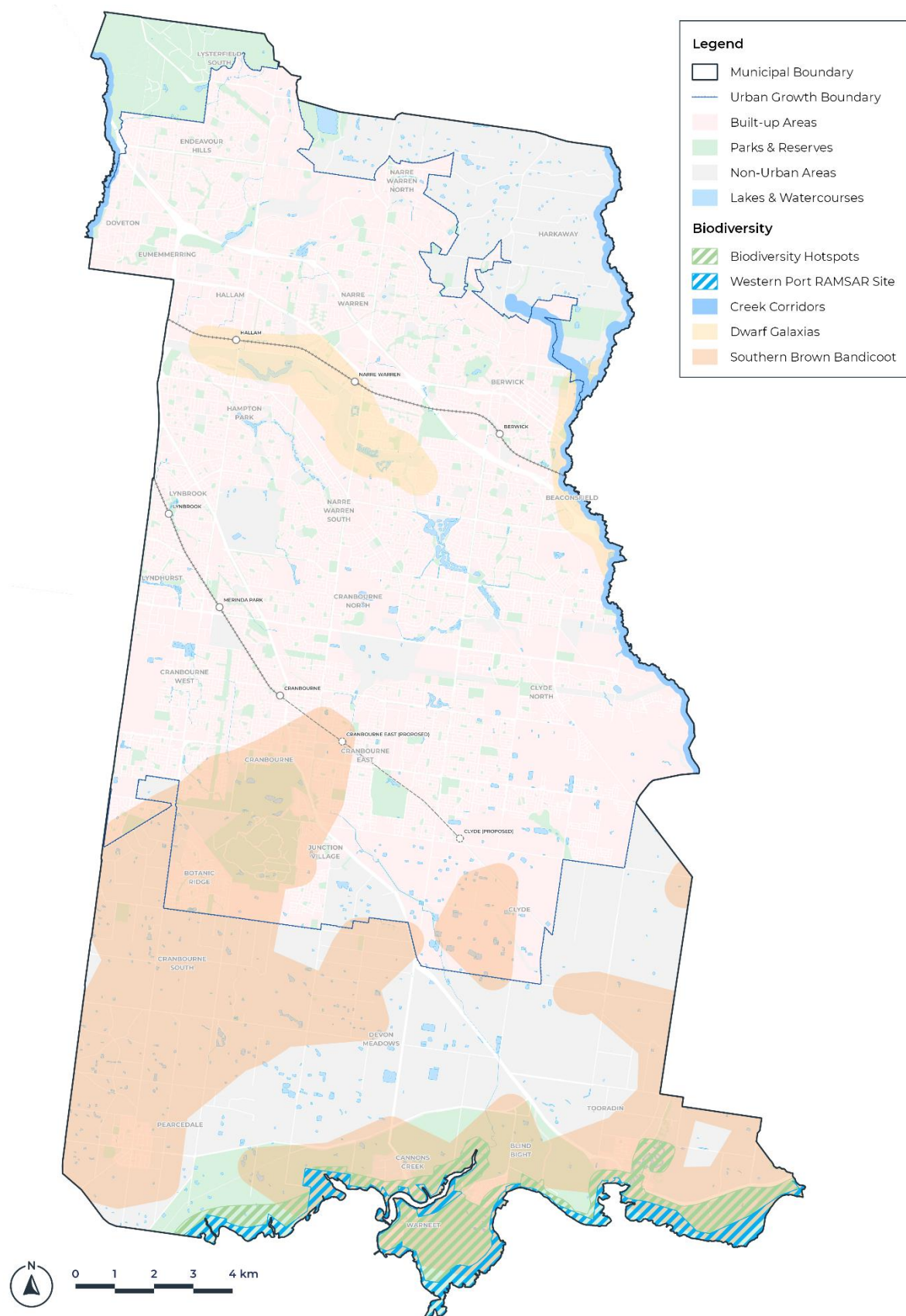
02.04-3- Activity centre hierarchy plan



Metropolitan		Local Neighbourhood	
1	Fountain Gate-Narre Warren	40	Bemersyde Drive
Major		41	Box St
2	Cranbourne	42	Camms Rd
3	Berwick	43	Clarinda Park
4	Casey Central	44	Doveton Avenue
5	Endeavour Hills	45	Eve
6	Hampton Park	46	Freeway Sports
Major Proposed		47	Greaves Rd
7	Clyde North	48	Hallam Station
8	Clyde	49	Hotham St
Health and Education Precinct		50	Linden Place
74	Berwick HEP	51	Llewellyn Place
Medium Neighbourhood		52	Lurline St
9a	Eden Rise	53	Main St
9b	Berwick Springs	54	Marshall Place
10	Amberly Park	55	Pearcedale
11	Autumn Place	56	Saffron Drive
12	Avenue Village	57	The Arcade
13	Heatherton Rd	58	Somerville Rd
14	Kirkwood Crescent	60	Berwick-Cranbourne Rd
15	Lynbrook Village	Local Neighbourhood (Proposed)	
16	Marriot Waters	29	Western Local Ctr
17	Parkhill Plaza	59	Ballarto Rd (Casey Fields S. PSP)
18	Sandhurst Centre	61	Central Trunk Boulevard
19	Selandra Rise	62	Grice's Rd
20	Shopping on Clyde	63	Northeast Local
21	Spring Square	64	Southeast Local
22	Springhill	65	Hardy's Road Local
23	The Hunt Club	66	South Gippsland Highway
24	Thompson Parkway	67	Springbrook Drive
25	Tooradin Village	68	Tuckers Rd
32	Central Parkway	69	Western Small
33	Hall and Evans Rd	70	Wheelers Park Drive
Medium Neighbourhood (Proposed)		71	Ballarto Rd (Cardinia Creek PSP)
26	Adrian St	72	Future Growth Area Centre (indicative)
27	Cranbourne-Frankston Rd	73	Future Growth Area Centre (Indicative)
28	Centre Rd	Restricted Retail Precinct	
30	Eastern Local on Craig Rd	75	Casey Central RRP
31	Ernst Wanke Rd	76	Cranbourne Town Centre RRP
34	Merinda Park	77	Fountain Gate-Narre Warren RRP
35	Minta Farm	78	Home RRP
36	Soldiers Rd	79	Lynbrook Business RRP
37	St. Germain	Restricted Retail Precinct (Proposed)	
38	Alexander Boulevard	80	Hardy's Rd RRP
39	Patterson's Rd		

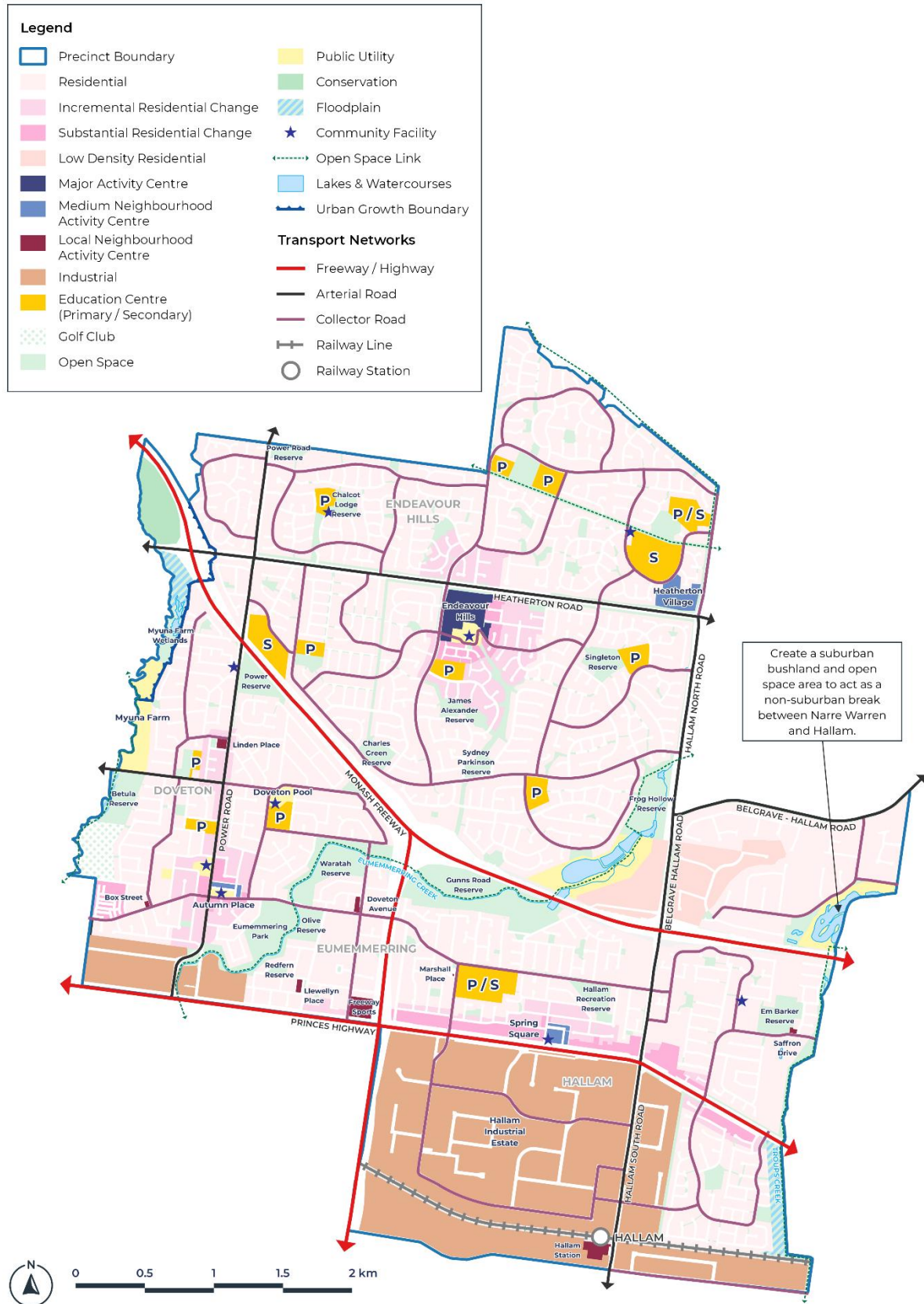


02.04 -5 Areas with significant biodiversity values plan

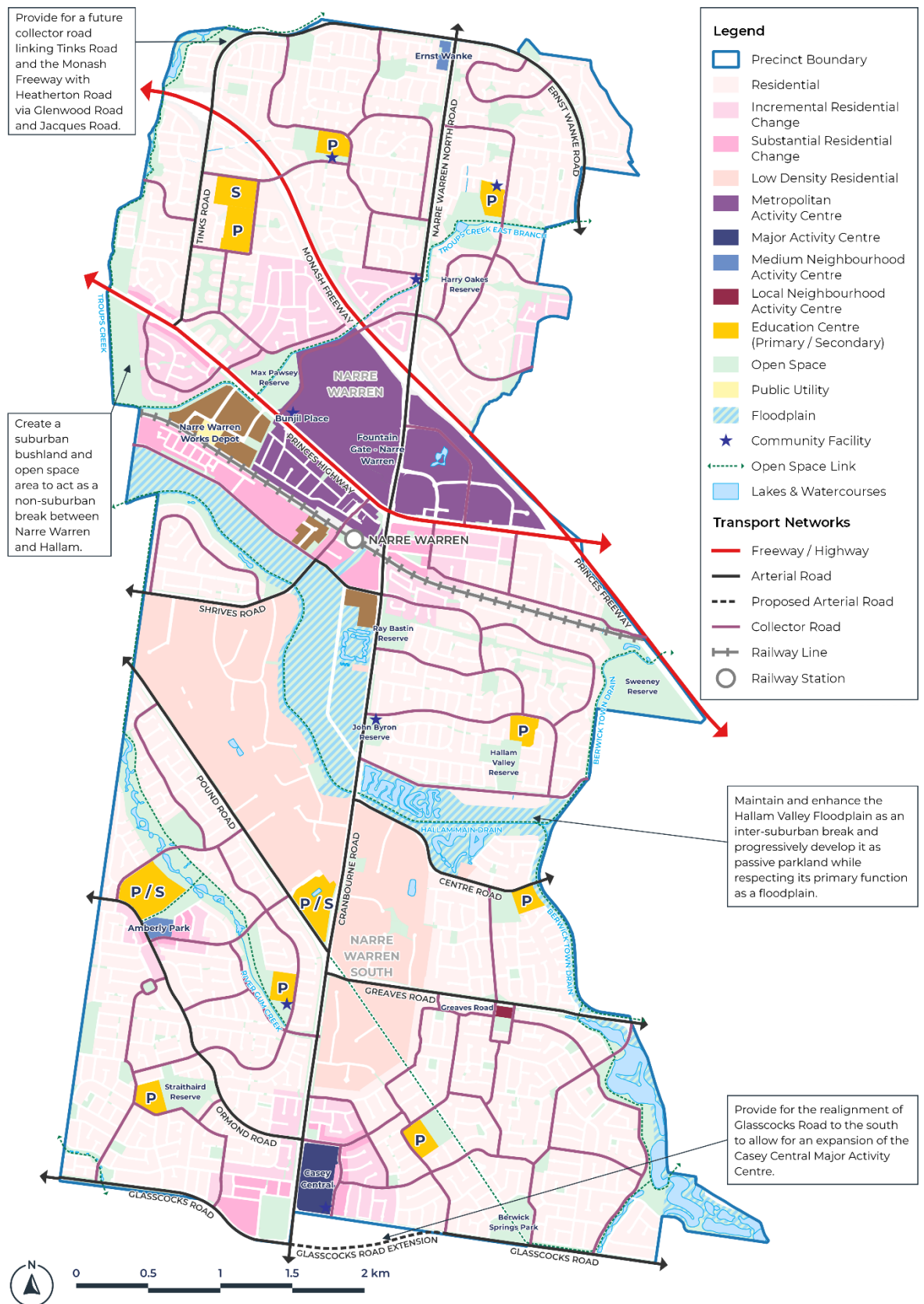


02.04 -6 Area specific strategic framework plans

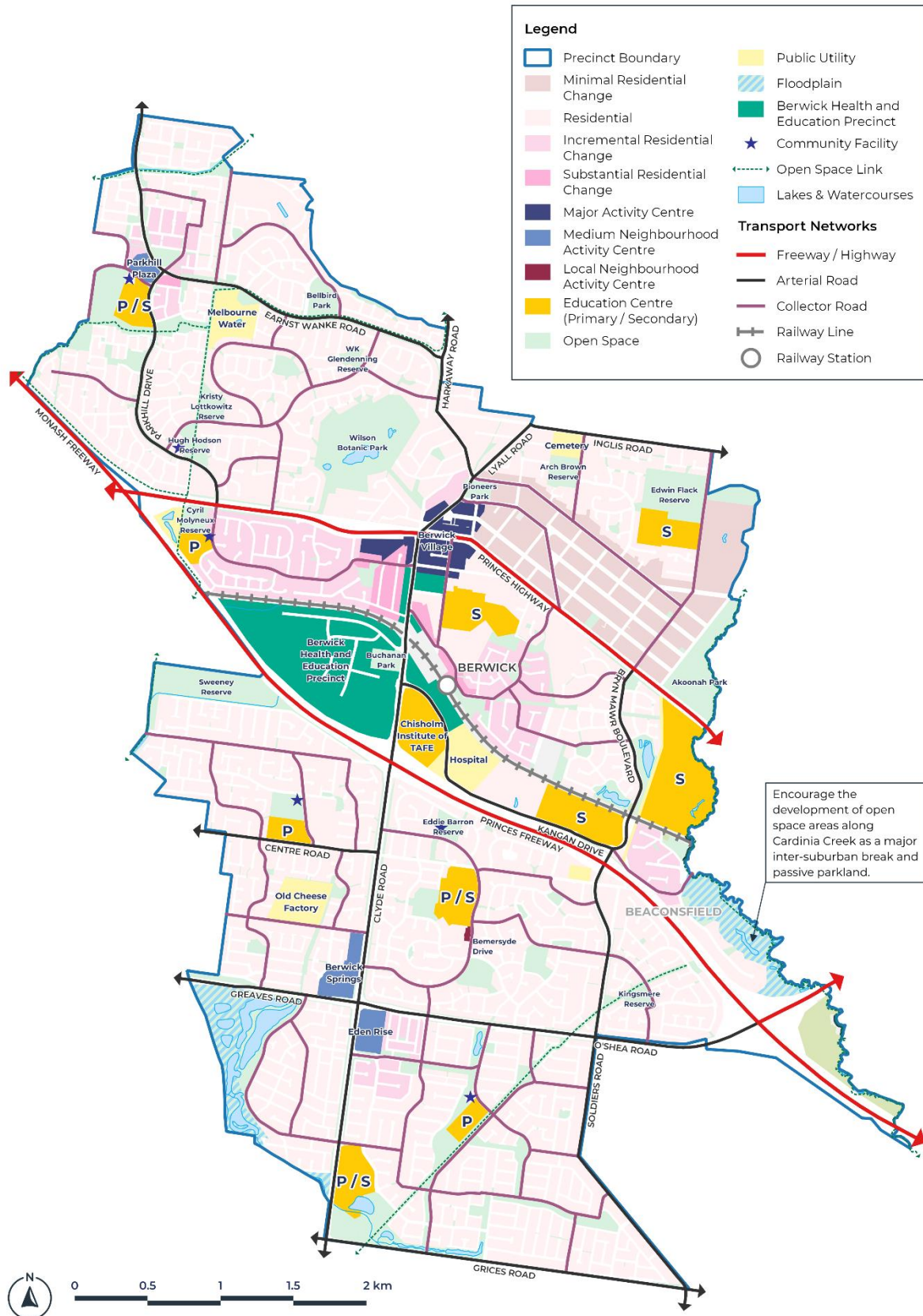
Casey Established Area 1 – Endeavour Hills, Doveton and Hallam



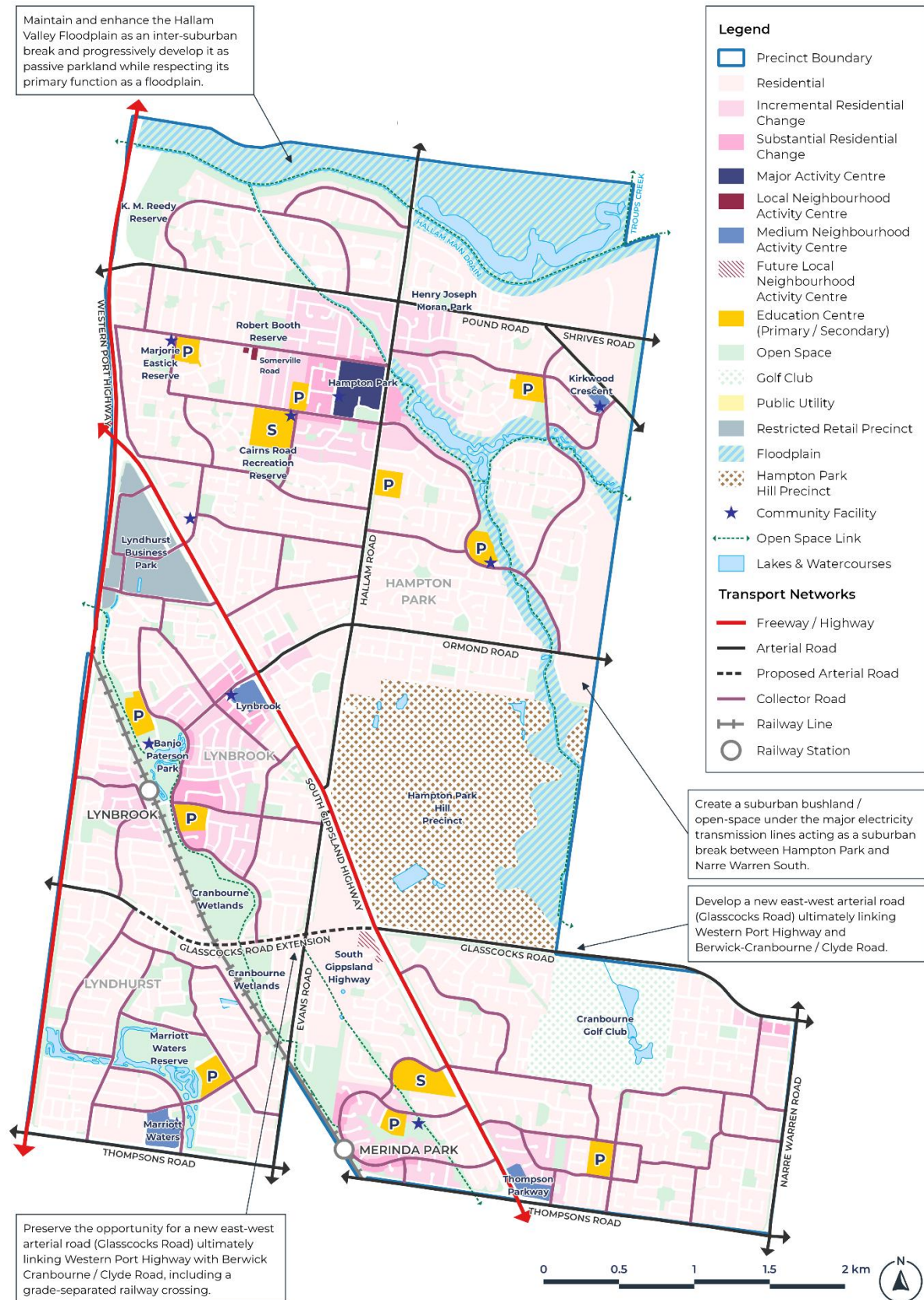
Casey Established Area 2 – Narre Warren and Narre Warren South



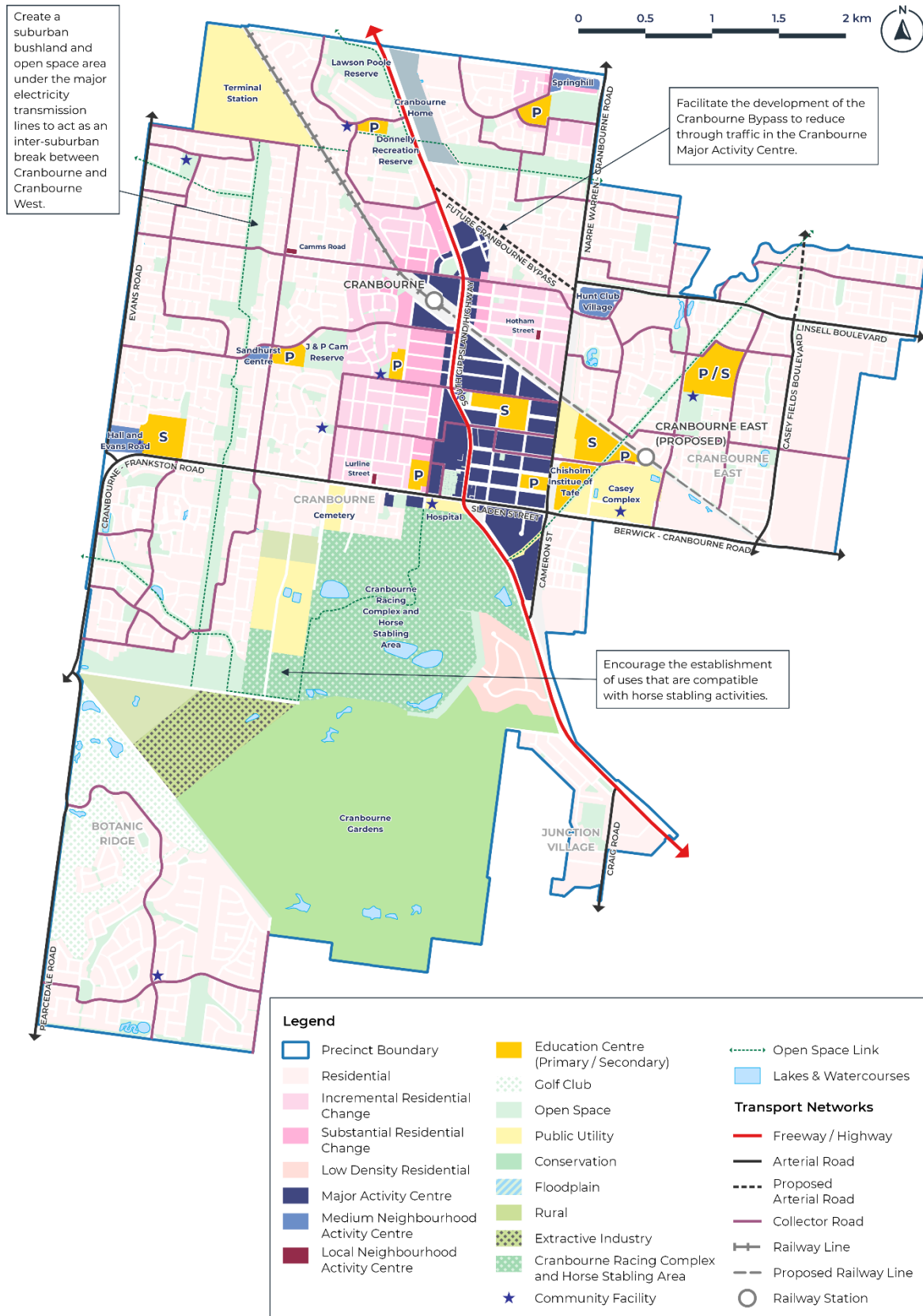
Casey Established Area 3 – Berwick



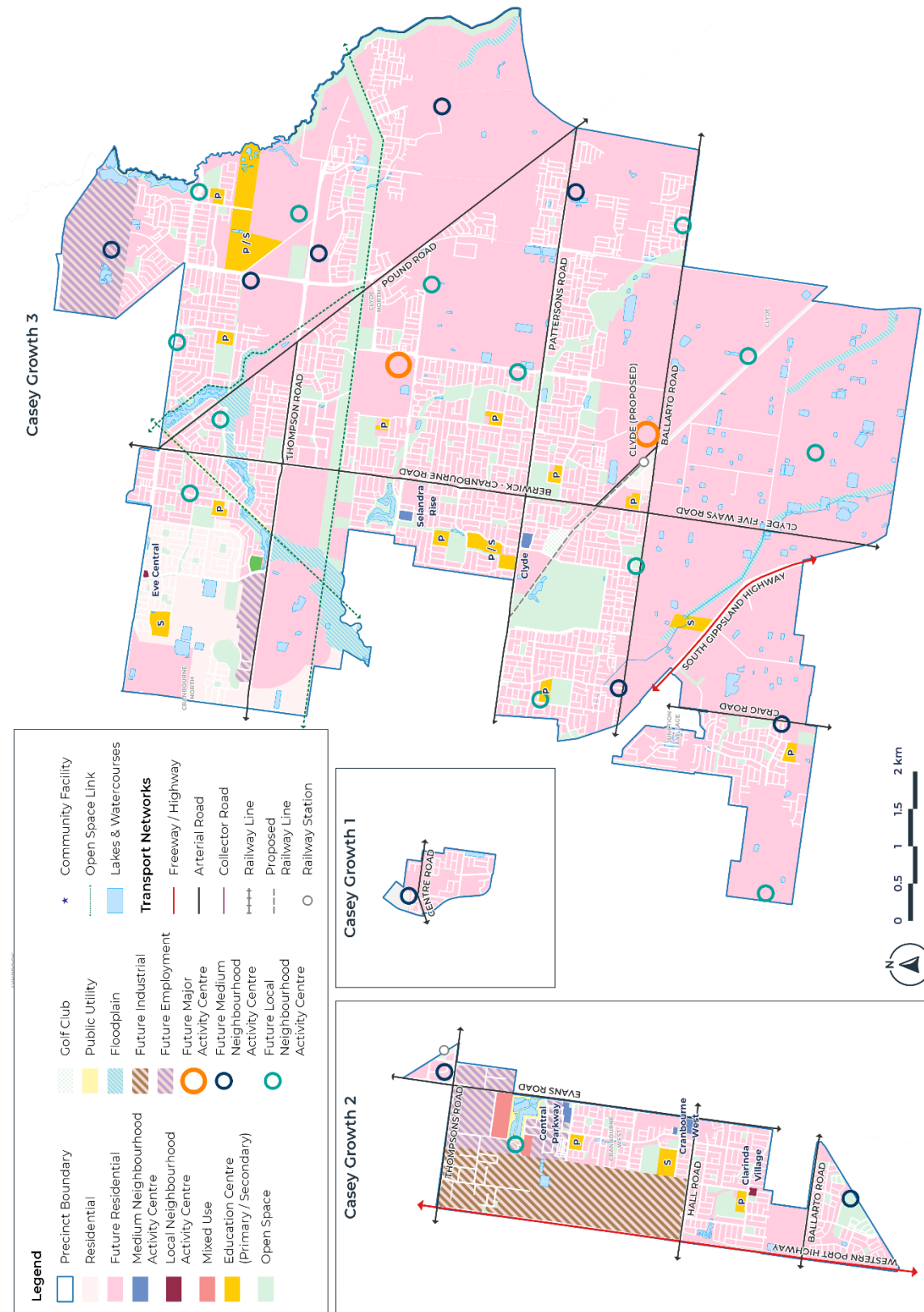
Casey Established Area 4 – Hampton Park, Lyndhurst, Lynbrook



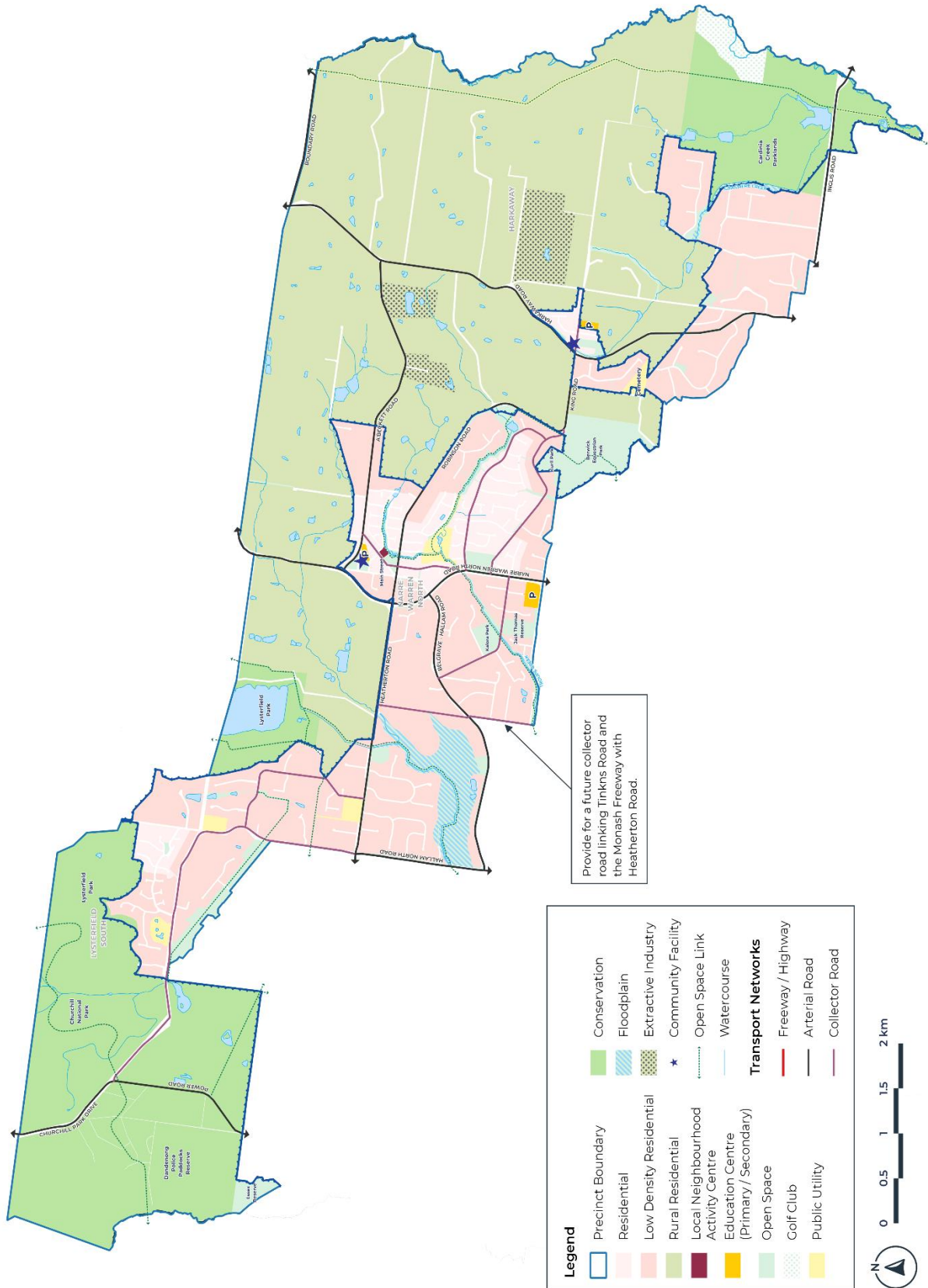
Casey Established Area 5 – Cranbourne, Botanic Ridge



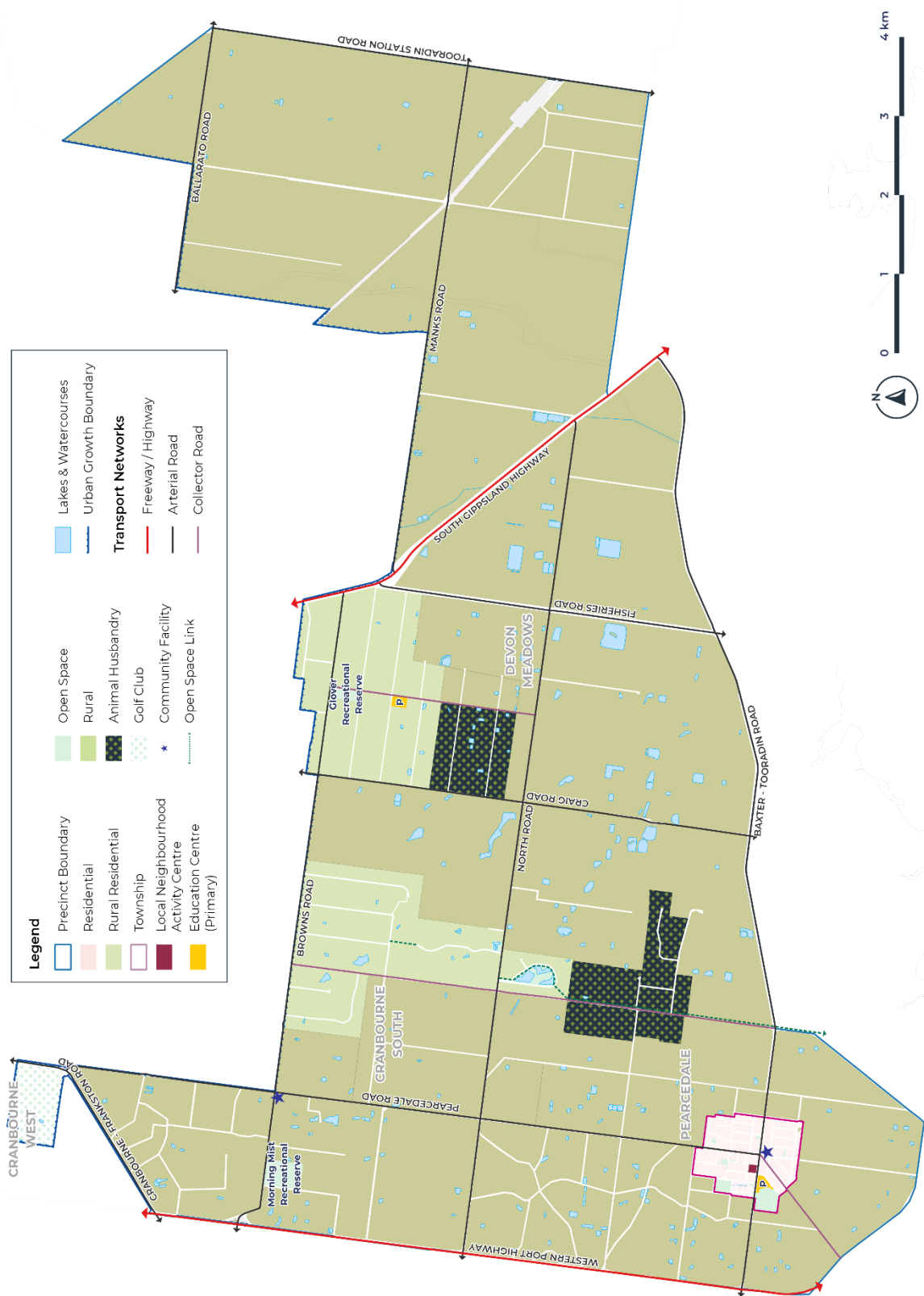
Growth Area Plan



Casey Foothills



Casey Farm



Casey Coast



11.01-1L-01 Non-agricultural uses in green wedge areas

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Proposed
C284case

Policy application

This policy applies to all land in a Green Wedge, Green Wedge A and Rural Conservation Zone, where a permit is required to establish a non-agricultural use.

Objectives

To ensure Green Wedge areas are used predominantly for sustainable agricultural production and related purposes and discourage the intrusion of urban uses.

To ensure that development does not detract from the environmental, landscape and scenic values of Green Wedge areas.

To reduce car dependency in Casey by consolidating non-agricultural uses in walkable urban and township areas.

Strategies

Ensure non-agricultural uses do not reduce the amount of or adversely impact on productive agricultural land.

Ensure non-agricultural uses do not adversely affect or prejudice the operation of existing and/or future agricultural activities on the site or nearby land.

Avoid creating clusters of non-agricultural uses, unless they are located adjacent to, or on the periphery of, an urban or township area.

Locate non-agricultural uses, except those uses that operate in conjunction with related agricultural activities on the land, adjacent to, or on the periphery of an urban or township areas.

Support non-agricultural use or development that results in a net community benefit to the local community including use or development that:

- Improves opportunities for social and cultural interaction in the community.
- Promotes walkability and convenience for the community.
- Is located along sealed roads capable of carrying anticipated traffic volumes and designated public transport routes, particularly arterial or collector roads.

Avoid industrial or warehouse uses other than a rural industry or rural store, except where there is a clear link between the proposed use and agricultural production.

Ensure the scale, design and appearance of any new buildings associated with a non-agricultural use are complementary to the character and function of the surrounding area.

Layout, design and operate non-agricultural use and developments 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.

Connect development to reticulated water, sewerage, power and stormwater, where available.

Policy guidelines

Consider as relevant:

- Where a site is currently used for, or has the capability of being used for productive agricultural purposes and is proposed to be developed in part for a non-agricultural use, that:
 - The balance of the site can still be used in a productive and sustainable manner.
 - The non-agricultural use will support the retention of existing or future agricultural activities on the land.

11.01-1L-02 Western Port Green Wedge

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Proposed
C284case

Policy application

This policy applies to all land on the *Western Port Green Wedge plan* forming part of this clause, except Pearcedale township.

Objective

To protect the Western Port Green Wedge from use or development that would compromise its agricultural, environmental, cultural, visual and scenic significance and values.

All precincts strategies

Protect and enhance native vegetation cover to provide habitat and movement corridors for native fauna, without exacerbating bushfire risk.

Connect development to reticulated water, sewerage, power and stormwater, where available.

Ensure that wastewater systems (both septic and sewer) are designed and maintained to protect the Western Port environment, including that of the Ramsar wetlands.

Design development to respect the environmental, cultural, visual and scenic significance of the green wedge.

Intensive Horticulture and Food Production Precinct strategies (Precinct 1)

Support agriculture and soil-based horticulture as the primary activities in this precinct.

Support tourism uses that are directly connected to agriculture including farm gate sales of crops and goods produced on site, cellar door sales and ancillary farm stay accommodation.

Discourage non-rural uses particularly primary and secondary schools and places of worship.

Urban Growth Boundary Interface Precinct strategies (Precinct 2)

Locate urban uses, particularly primary and secondary schools and places of worship in Pearcedale and, specifically within part of the Precinct bounded by Cranbourne-Frankston Road, Pearcedale Road and Browns Road due to the precinct's proximity to the Urban Growth Boundary and already fragmented smaller parcel sizes.

Support environmentally sustainable agriculture and horticulture.

Support use and development for animal breeding and training for the horse racing industry.

Design development to retain the rural character of the precinct.

Rural Living and Agricultural Production Precinct strategies (Precinct 3)

Discourage urban uses particularly primary and secondary schools and places of worship.

Support environmentally sustainable agriculture.

Encourage animal breeding and training for the greyhound and horse racing industries.

Coast Precinct strategies (Precinct 4)

Ensure development respects and maintains the existing residential, rural and bush character of the coastal townships and villages.

Avoid expansion or intensification of the coastal villages.

Encourage horticulture and agriculture uses where they:

- Are undertaken in an environmentally sensitive manner.
- Address constraints imposed by predicted climate change and resulting changed physical conditions and circumstances.

- Are conducted on land which is located outside of environmentally sensitive coastal areas and outside of land containing coastal acid sulphate soils.

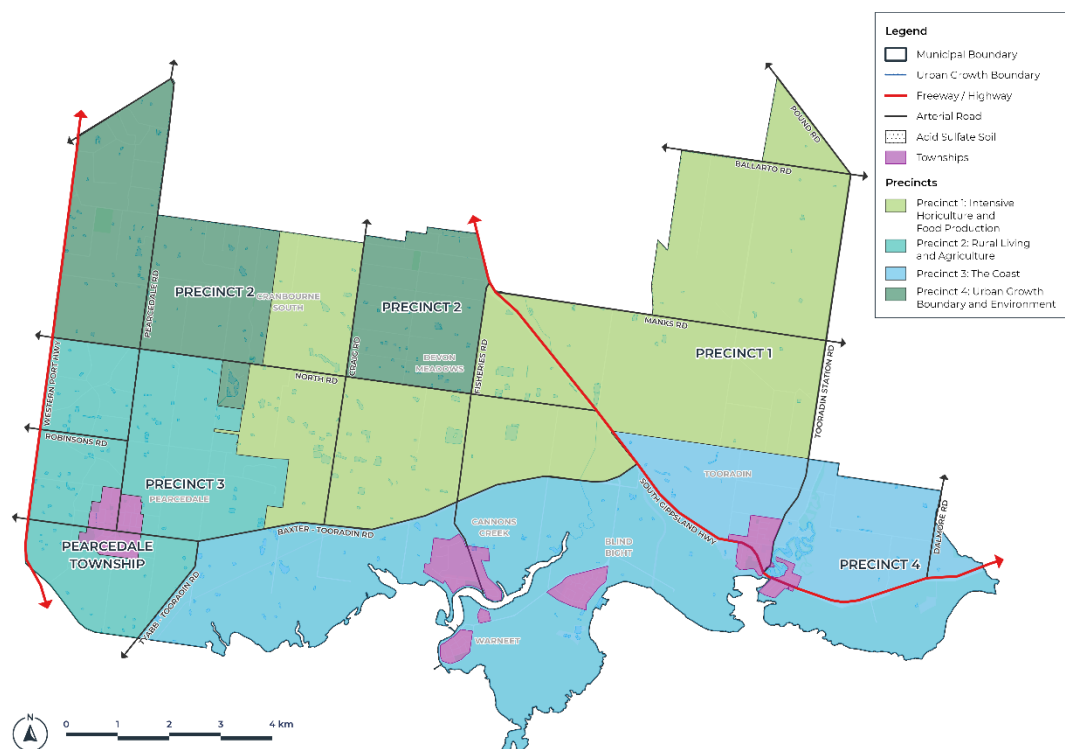
Encourage tourism related use and development that does not detrimentally impact on the surrounding environment and is located and sited to be resilient to any altered physical conditions resulting from the predicted effects of climate change.

Avoid subdivision of land.

Discourage non-rural uses particularly primary and secondary schools and places of worship.

Site and design development so it does not disturb Coastal Acid Sulphate Soils to avoid detrimental impacts on the environment and biodiversity.

Westernport Green Wedge Plan



11.03-1L Activity centres and centre hierarchy in Casey

Activity centres general strategies

Support diverse retailing formats, particularly 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 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 nightclubs, hotels or taverns are sited, designed and operated so that there is no unreasonable amenity impact on the surrounding area.

Discourage subdivision that results in fragmented ownership that limits the capacity of the centre to be expanded or redeveloped in the future.

Discourage the development of supermarkets where they are not part of an integrated component of the activity centre with other retail or commercial development.

Support the growth of existing and proposed neighbourhood activity centres in growth areas and undeveloped infill 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 on.

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.

Restricted retailing strategies

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.

Discourage restricted retail development from locating outside of designated restricted retail precincts unless the development is in a Metropolitan or Major Activity Centre.

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.

Employment in activity centres strategies

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

Design development with flexible floor plans and ceiling heights to provide a range of options for non-retail commercial activity and to allow for future adaptation of land uses.

Support development of a variety of work spaces including co-working spaces, serviced offices, flexible floor spaces and the like that cater for varying sized businesses including those businesses that have the potential to grow.

Policy guidelines

Consider as relevant:

- Facilitating the provision of non-retail floor space across activity centres, having regard to the floor area targets set out in Table 1 to this clause.

Table 1: Floor area targets for activity centres

Centre typology	Non-retail floor space target
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

- Encouraging development of over 1,000 square metres to include non-retail floorspace to contribute to achieving the target set out in Table 1 unless the physical constraints of the land or other factors make it impractical, or it is unnecessary as the centre already provides more non-retail floorspace than is set out in the Table 1.

Activity centre hierarchy objective

To consolidate Casey's retail, commercial, institutional and community facility development patterns into a hierarchical network of activity centres to meet the needs of community.

Activity centre hierarchy strategy

Support use and development that is generally consistent with the type, role and scale of activity centres identified in Table 1 and Map 1 to this clause and the *Activity Centre hierarchy plan* at Clause 02.04-3.

Activity centre hierarchy policy guidelines

Consider as relevant:

- The role of activity centres as set out in Table 1 below:

Table 1: Role of activity centres

Centre type	Role
Metropolitan activity centre	<p>Higher order activities that play a key regional role in the metropolitan economy, providing a diverse range of employment opportunities for the region.</p> <p>A broad mix of high-order activities, including entertainment uses, to attract a significant level of visitation.</p> <p>Approximately 40 per cent non-retail commercial, institutional and community uses floor area for the whole of the centre.</p> <p>Strong focus on commercial uses, health and education facilities.</p> <p>Strong focus on high density residential uses.</p> <p>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.</p> <p>Department stores and multiple discount department stores.</p> <p>Easily accessible connections to the Principal Public Transport Network.</p> <p>Multiple supermarkets of various sizes.</p> <p>Strong focus on specialty retail and hospitality uses.</p> <p>Some restricted retail uses.</p>
Major activity centre	<p>A broad mix of higher-order activities, including entertainment uses, to attract a significant level of visitation.</p> <p>Approximately 30 per cent non-retail commercial, institutional and community uses floor area for the whole of the centre.</p> <p>A strong focus on specialty retail and hospitality/entertainment uses.</p> <p>Medium focus on commercial uses.</p> <p>Some health and education facilities.</p> <p>Total floorspace for non-residential uses generally between 20,000 square metres and 100,000 square metres.</p> <p>Building heights of at least two storeys, except where a development plan or similar has been prepared that provides further guidance.</p>

	<p>Strong focus on high density residential uses.</p> <p>Easily accessible connections to the Principal Public Transport Network.</p> <p>Multiple supermarkets of various sizes.</p> <p>Multiple discount department stores.</p> <p>Some restricted retail uses.</p>
Medium neighbourhood activity centre	<p>A broad mix of activities to provide for day-to-day and weekly retail and service needs at a neighbourhood level.</p> <p>Approximately 25 per cent non-retail commercial and community uses floor area for the whole of the centre.</p> <p>A strong focus on supermarkets, with a mix of full-line and small format supermarkets.</p> <p>Medium focus on specialty retail and hospitality uses.</p> <p>Medium focus on commercial uses.</p> <p>Total floorspace for non-residential uses generally between 5,000 square metres and 20,000 square metres.</p> <p>Buildings of at least two storeys.</p> <p>Focus on medium density residential uses.</p>
Local neighbourhood activity centre	<p>A broad mix of activities to provide for day-to-day and weekly retail and service needs at a neighbourhood level.</p> <p>Approximately 25 per cent non-retail commercial and community uses floor area for the whole of the centre.</p> <p>Strong focus on convenience retailing and medium density housing.</p> <p>Small format supermarket.</p> <p>Some specialty retail and hospitality uses.</p> <p>Some commercial uses.</p> <p>Total floorspace for non-residential uses of up to 5,000 square metres.</p> <p>Focus on medium density residential uses.</p>
Health and education precinct	<p>A strong focus on major health and education facilities and commercial uses.</p> <p>Some specialty retail and hospitality uses, particularly where they service the health and education facilities of the precinct.</p> <p>Complementary high density residential uses</p>
Restricted retail precinct	<p>A strong focus on restricted retail uses.</p> <p>Small amount of hospitality uses that support the restricted retail businesses.</p>

Policy documents

Consider as relevant:

- *City of Casey Activity Centres Strategy* (City of Casey, 2020)

12.01-1L Protection of biodiversity

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Proposed
C284case

Strategies

Facilitate the development of habitat links across Casey, as identified in the *Areas with significant biodiversity values plan* in Clause 02.04-5.

Encourage the linking of disjointed remnant vegetation:

- Across the municipality, including the Cranbourne Gardens.
- To facilitate the establishment of adjoining regional links with the remnant vegetation in Frankston North.

Site and design coastal infrastructure to avoid the fragmentation of Ramsar-listed coastal environments.

Enhance bushland and habitat in suburban and rural areas by encouraging development to:

- Provide significant new planting.
- Facilitate the natural regeneration and retention of existing vegetation.

Encourage development to retain trees, particularly remnant and indigenous vegetation, and increase canopy tree cover.

Maintain and enhance roadside vegetation.

Encourage the revegetation of creek corridors and biolinks using indigenous vegetation to extend and improve these environmental habitats.

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*, within and beyond the Cranbourne Gardens, including providing habitat linkages with the surrounding area where practicable.

Conserve and protect the Cranbourne Wetlands (Barnbam Swamp) as an ecosystem of identified regional and State ecological significance.

12.01-2L Native vegetation offset planting

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Proposed
C284case

Strategy

Ensure offset planting is, undertaken on sites with the same or similar vegetation type and within Casey wherever possible.

13.04-2L Erosion management

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Proposed
C284case

Policy application

This policy applies to development on land where the bank or slope has a gradient of 1:4 or greater.

Strategy

Implement erosion prevention methods that:

- Discourage waterflow over the top of banks and slopes including through measures such as the redirecting of water flow using a drainage swale.
- Encourage the stabilisation and revegetation of the bank and slope face including through measures such as hydro mulching, stabilisation matting, turf and the like.
- Incorporate the use of terracing or retaining walls.

Policy documents

Consider as relevant:

- *City of Casey Landscape Policy* (City of Casey, 2010)

13.07-1L-01 Non-residential uses in residential areas

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Proposed
C284case

Policy application

This policy applies to the use and development of land:

- In a residential zone or on land designated for future residential development.
- In the Urban Growth Zone.
- In the Activity Centre Zone.
- In the Comprehensive Development Zone.

Strategies

General

Avoid a concentration of non-residential uses where it would detract from the primary function of the area for residential purposes.

Avoid locating non-residential uses in residential and future residential areas where the use would be more compatibly located in an industrial or commercial area.

Encourage the re-purposing of an existing non-residential building for a new non-residential use.

Support non-residential uses in residential and future residential areas where the use:

- Is located on the periphery of an activity centre and the use supports the centre's role in the activity centre network.
- Provides goods and services that are necessary for residents.
- Is located along roads capable of carrying anticipated traffic volumes, and not in cul-de-sacs.
- Is accessible for public transport users, pedestrians and bicycle users.
- Minimises adverse impacts on the surrounding road network and other infrastructure.
- Does not isolate a single dwelling or a collection of dwellings from the surrounding residential area.
- Does not compromise the role and function of centres in the activity centre network.
- Does not compromise opportunities for future residential development, particularly on large infill sites.

Site and design non-residential uses and development to protect the amenity of adjoining residential sites.

Encourage non-residential development to be landscaped consistently with the surrounding area, including providing screening between car parking and adjoining properties.

Locate entry and exit points to avoid vehicular headlight glare affecting residential properties.

Site and design new buildings for non-residential uses to:

- Be capable of being converted to a dwelling.
- Have setbacks, heights and a site coverage consistent with planning requirements applied to the site for residential development.

Locate and design car parking so that it does not visually dominate the streetscape.

Site and design development for a non-residential use in the Low Density Residential Zone to preserve the neighbourhood character by providing:

- A total landscaped area greater than the land area used for car parking.
- Fencing that is consistent with the predominant fencing style in the area.

Child care centres

Design childcare centres to minimise the noise impacts of outdoor play areas on neighbouring habitable rooms and outdoor living areas.

Medical centres

Locate large multi-practice medical centres in or near activity centres.

Discourage medical centres, particularly centres with an attached retail pharmacy component, from locating in areas where they will impact residential amenity.

Discourage medical centres from locating on properties fronting service roads due to the impact on nearby residential areas and arterial roads, and the potential for 'ribboning' along such roads.

Display homes

Encourage display homes to be located at the entrance to residential estates or fronting major collector roads.

Locate car parking areas in highly visible locations adjoining display homes.

Design and construct car parking areas with an appropriate all-weather surface.

Places of assembly

Locate places of assembly, including places of worship, on land with direct access to a road in the Principal Road Network.

Convenience shops

Site and design convenience shops to promote the activation of street frontages through reduced setbacks to a road, street or laneway for the activated section of the building.

Vehicle stores

Avoid establishing vehicle stores unless it will not adversely impact on residential amenity.

Locate vehicle stores on sites that abut or have direct access to a road in a road zone to minimise impacts on nearby residential streets.

Ensure all vehicles and associated equipment can be stored or parked within a building with no part of the use carried on outside the building.

Locate vehicle store buildings:

- Toward the rear of the site, or in a location that is not visually obtrusive when viewed from outside of the site.
- To be offset from habitable room windows of dwellings on adjoining land to mitigate off-site impacts of the use.

Discourage the on-site repair of vehicles being stored on the site.

Policy guidelines

Consider as relevant:

- Directing childcare centres catering for more than 40 children to locations abutting or having direct access to a road in the Principal Road Network.
- Locating car parking at the side or rear of the property with a sealed surface and stormwater drainage, except for display homes.
- Limiting the storage or parking of vehicles associated with a vehicle store (including any commercial vehicle used in association with a dwelling on the same land) to no more than two.
- Providing a 2 metre wide landscape strip between the non-residential use and all property boundaries to screen adjoining properties and improve the visual appearance from the street.
- Limiting the hours of operation of display homes to 9.00 a.m. and 6.00 p.m. seven days a week.
- Limiting the hours of operation of medical centres to:
 - 8.00 a.m. and 9.00 p.m. Monday to Saturday.
 - 9.00 a.m. and 1.00 p.m. Sunday.

- Limiting the hours of operation of convenience shops to 7.00 a.m. and 9.00 p.m. seven days a week.
- Limiting the hours of operation of vehicle stores to:
 - 7:00 a.m. and 7:00 p.m. Monday to Friday
 - 9:00 a.m. and 7:00 p.m. on Saturdays.

13.07-1L-02 Landfill buffers

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Proposed
C284case

Objective

To avoid land use conflict within the buffers of landfill sites.

Strategy

Avoid the intensification or establishment of sensitive land uses within the buffer:

- Of operating landfill sites, including the Hallam Road landfill in Hampton Park.
- Of closed landfill sites that still present a risk of land use conflict, including landfill gas risks.

Avoid the intensification of sensitive land uses in areas identified as landfill buffers in the *Landfill Buffer Plan* forming part of this Clause.

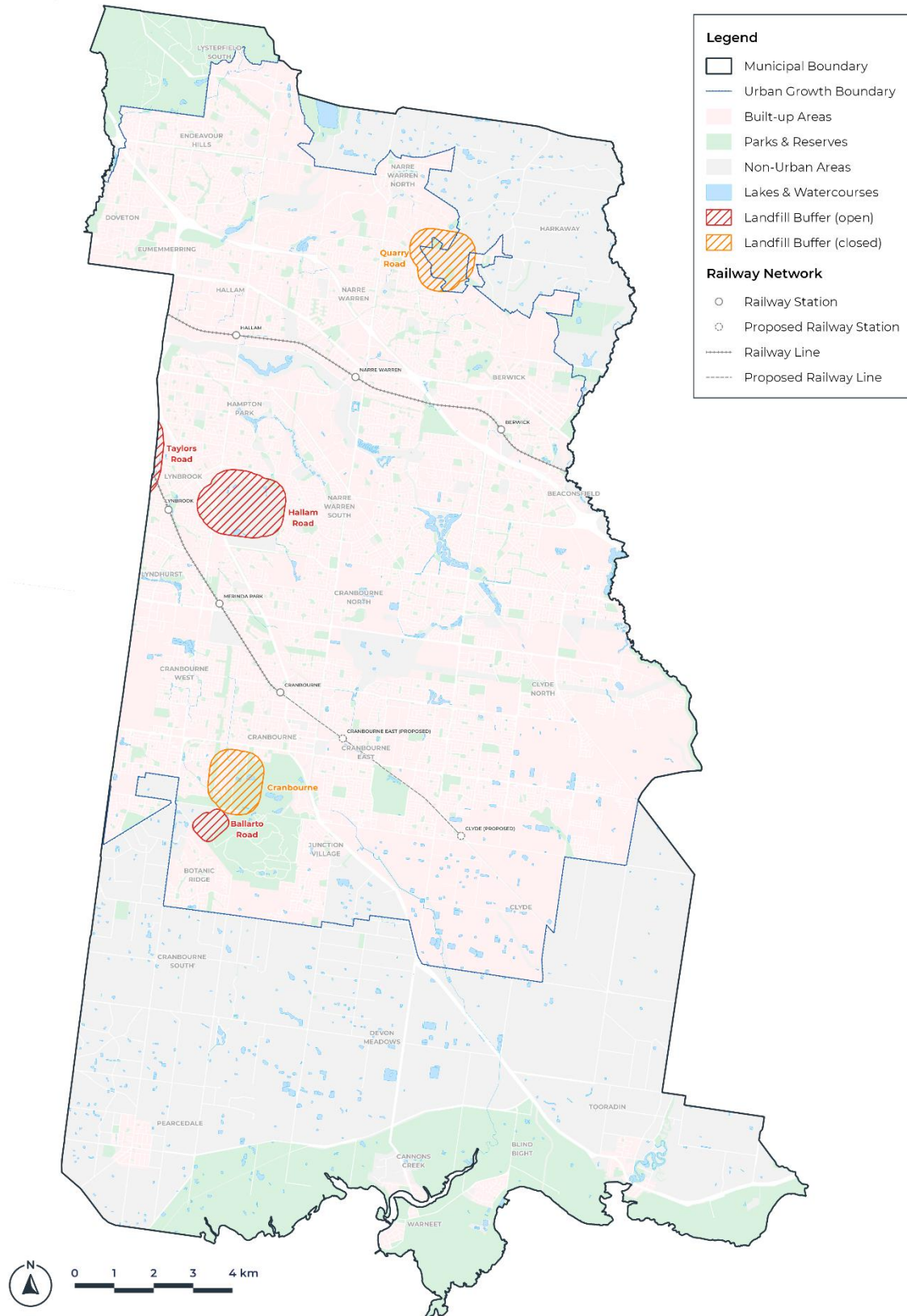
Support non-sensitive land uses in buffers to prevent the underutilisation of land, where the use is complementary to the landfill.

Policy guidelines

Consider as relevant:

- Discourage the establishment of sensitive uses within 500 metres of the Hallam Road landfill and within 1km of the Taylors Road Landfill.
- On a case by case basis, or in the instance that a Buffer Area Overlay is in place, the environmental and land use planning requirements for a proposal for a sensitive land use within a landfill buffer.

Landfill Buffer Plan



14.03-1L Resource exploration and extraction

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Proposed
C284case

Strategy

Manage existing extractive industry sites for both their extractive or filling potential as well as for their future potential use once operations cease.

15.01-1L Design of activity centres

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Proposed
C284case

Policy application

This policy applies to all activity centres other than Fountain Gate-Narre Warren CBD Metropolitan Activity Centre or the Cranbourne Town Centre.

Strategy

Encourage development, unless otherwise provided for in an approved Development Plan or Precinct Structure Plan to:

- Provide continuity of pedestrian movement and activated public realm to the centre core.
- Locate vehicle and loading access movements at the periphery and rear of the activated core.
- Activate building facades on street frontages in retail and commercial mixed-use areas through entrances and extensive glazing at all levels.
- Provide and design car parking in a way that does not dominate the streetscape.
- Provide continuity of weather protection and amenity along street frontages through consistent awnings.
- Design development to provide at a human scale at the street interface.
- Be sited and designed so that public open spaces, footpaths and communal spaces receive sunlight.

15.01-1L-02 Signs

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Proposed
C284case

General strategies

Design signs to display simple, clear messages that are easy to read.

Design signs to be of a height and area proportional to the scale of development on the site.

Encourage signs for individual occupancies in joint occupancy buildings to be of a uniform size, shape and presentation.

Encourage business identification signs to be attached to or integrated into the building façade, for properties in the Fountain Gate-Narre Warren CBD Metropolitan Activity Centre, that abut the Monash Freeway, Princes Highway or Narre Warren North Road and have their main entrance or front of the building directed away from these road frontages.

Discourage high-wall signs, panel signs, promotion signs and sky signs.

Discourage the use of A-frame signs and other temporary signs, including bunting.

Discourage signs on the windows of commercial and retail premises that detract from the use of the windows for the display of goods.

Discourage internally illuminated and floodlit signs unless its light spill does not detrimentally affect the character and amenity of the surrounding area.

Avoid signs that project above parapet lines.

Avoid signs that obscure landforms, vegetation or buildings that contribute to the existing character of the area.

Avoid signs in Berwick Village that dominate or detract from the visual amenity of the low-scale, garden village style and character of the streetscape.

Industrial areas strategy

Encourage the use of a sign at the entry of an industrial estate or a directory board to identify the name of the estate and its occupancies.

Rural areas strategy

Limit signs to those necessary for advertising the property or business, including directional signs.

Car sales strategies

Encourage signs displayed as a backdrop on walls or fences at the rear of an open car yard to:

- Be in proportion to the size of the yard and adjoining buildings.
- Not exceed the height of adjoining fascia/wall signs.

General policy guidelines

Consider as relevant:

- Limiting signs on a premises to business identification signs only.
- Limiting pole signs to a maximum of one per site.
- Discouraging signs that exceed 7 metres in height.
- Integrating signs for individual occupancies in multi-occupancy premises to be on a single sign that is less than 7 metres in height.

Commercial and retail areas policy guidelines

- Limiting business identification signs on each premises to no more than:
 - One sign located under the verandah.

- One sign on the verandah fascia.
 - One sign on the parapet wall.
- Limiting business identification signs on the windows of premises to no more than 25 per cent of the glazed area/panel.
- Limiting business identification signs on premises in Berwick Village to a total display area of no more than 8 square metres.
- Limiting signs to no more than one business identification sign per business on properties in the Fountain Gate-Narre Warren CBD Metropolitan Activity Centre, where properties that abut the Monash Freeway, Princes Highway or Narre Warren North Road and have their main entrance or front of the building directed away from these road frontages.

Industrial areas policy guidelines

- Limiting signs to two business identification signs on each premises.
- Limiting signs on each premises to no more than one pole sign and one fascia/wall sign per road abuttal that primarily displays the company name/logo and nature of the business.

Residential areas policy guidelines

- Limiting business identification signs for large freestanding non-residential developments, such as convenience restaurants, to no more than one pole sign and one fascia/wall sign per elevation visible from the road, that primarily display the company name/logo and nature of business.
- Limiting business identification signs for small scale non-residential developments, such as medical and childcare centres, to not exceed 1.8 metres in height and 2 square metres in total area.

Rural areas policy guidelines

- Limiting signs for non-agricultural developments to two per site, which may include one double-sided freestanding sign and one sign located on an associated building.
- Limiting signs to primarily relate to the advertising of tourism-oriented businesses.

Service stations policy guidelines

- Discouraging pole signs from displaying information other than the company name/logo, petrol prices and the name/logo of other tenants.
- Discouraging canopy fascia signs from displaying information other than the company name where the fascia has a maximum height of 900 millimetres.
- Limiting petrol price boards to one per road abuttal.
- Limiting signs for associated activities occupying a separate freestanding building on the same site, such as a car wash or workshop, to one fascia/wall sign per building.

Car sales policy guidelines

- Limiting signs to no more than two signs per elevation visible from the road.

15.01-1L-03 Urban and landscape design

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Proposed
C284case

General strategies

Maintain and enhance the treed landscape setting of Casey's suburban areas and its townships and villages through:

- Extensive tree planting.
- Landscaped setbacks.
- Maintaining views and links through to open space and non-urban areas.
- Encouraging the planting of shade trees for functionality and amenity.
- Protecting existing street trees

Design and site development in environmentally sensitive areas, such as the Casey Foothills and Casey Coast, to respect surrounding development and the natural environment in terms of:

- Roof treatment.
- Height and massing of buildings.
- Colours and finishes, using natural and muted colours and non-reflective materials.

Maximise opportunities for natural surveillance of public spaces in the design and layout of development.

Encourage the integration of community art and urban design projects in development.

Landscape strategies

Encourage landscaping that:

- Responds to the site's environmental conditions, irrigation, water restriction and long-term maintenance requirements.
- Support water conservation, including the use of plant species that minimise water consumption.
- Provide habitat for local native fauna.
- Assist in crime prevention in areas that can pose a security risk, particularly areas directly adjacent to showrooms and car parks.

Encourage the retention and protection of existing trees, particularly mature trees, that help preserve the established landscape character of the area.

Encourage the use of plant species of varying heights, including groundcovers, shrubs and trees that enhance and respect the landscape character of the area.

Encourage vegetative screen buffers where proposed development will have a visual impact on the landscape, in particular car parks, large sheds, industrial sites, acoustic fencing, substations and the like.

Encourage the use of pavement that is permeable to allow water to permeate the subsoil, particularly in locations that are not heavily used or are not for vehicles.

Design utilities to minimise impact on existing and proposed landscaping.

Car parking and accessway strategies

Site and design car parking areas to:

- Protect adjoining garden beds from any potential damage by separating all landscaped areas from vehicular areas through a kerb, small wall or other effective physical barrier.
- Provide sun protection for parked cars, including through canopy tree planting.
- Enhance visual amenity by maximising landscaping, including around the car parking bays.

- Be free draining, preferably directing runoff to areas of high infiltration rather than kerb and channel.
- Use durable surface materials particularly bitumen, concrete or pavers.

Discourage siting car parking within the landscaped setback along the street frontage, where it would detract from the amenity of the streetscape.

Site and design driveways to:

- Avoid long, straight and visually unappealing driveways.
- Provide privacy screening between driveways and buildings to reduce headlight glare.
- Incorporate splays in the landscaping along the driveway to provide areas for canopy tree planting for shade.

Policy guidelines

Consider as relevant:

- Where an existing tree is damaged or removed by proposed building works, replacing the tree with one of similar size and aesthetic value.
- Encouraging landscaping that achieves a density of 85 percent coverage at twelve months from planting date.
- Providing car parking areas with a minimum of one canopy tree for every four linear car parking spaces with understorey planting to garden beds.
- Where cut-outs for tree planting are provided within car parking areas, providing a minimum 1 square metre planting area at ground level.
- Protecting landscaping in garden beds that adjoin car parking through the installation of a fixed durable edge restraint that is at least 150mm in height, particularly pavers, concrete or treated timber.
- A minimum planting offset of 600mm from the back of kerb in car parking areas to avoid damage to plants from exhausts or vehicle overhang.
- Where more than three rows of carparking are proposed, providing a landscaped traffic island between the two abutting rows to break up the expanse of car parking.
- Encouraging the use of paving:
 - Between parking areas and the principal entries of buildings.
 - In refuse bin enclosures and letter box areas.
 - In drying areas.
 - In the rear courtyards of dwellings where access to the courtyard is only via the dwelling.
- Setting back driveways from side boundaries a minimum 600mm to allow effective planting, including trees, to reduce visual impact and offer privacy for users.

Policy documents

Consider as relevant:

- *City of Casey Landscape Policy* (City of Casey, 2010)

15.01-2L-01 Residential landscape design

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Proposed
C284case

Strategies

Site and design residential development that adjoins parkland or a reserve so that it:

- Maximises views to the parkland or reserve through the installation of windows, the orientation of balconies at upper levels, transparent fencing or reduced fence height.
- Provides a frontage and access point where possible.
- Provides canopy trees along the boundaries to enhance the site's amenity.

Site and design residential development that adjoins bushland so that it:

- Encourages fauna into the development site by installing compatible native flora.
- Incorporates the use of permeable fences to allow fauna movement between properties and open space, where possible.

Site and design residential development that adjoin existing or proposed bicycle or pedestrian paths to encourage direct access onto the path.

Site and design common areas within multi-dwelling developments so that they are separated from adjacent dwellings and accessways by landscaping comprising of trees, shrubs and/or lawns.

Encourage the use of trees and shrubs to screen the private open space of dwellings from views from adjacent dwellings, common areas and accessways.

Encourage screen planting along all side and rear boundaries and around bin enclosures.

Design screen planting that is along property boundaries to be incorporated into mass planted, garden beds that tiered with trees, shrubs and groundcovers.

Discourage the use of high screen fencing without landscaped planting.

Policy guidelines

Consider as relevant:

- Providing garden beds that have a minimum width of:
 - 1500mm where buildings are more than 3 metres from the property boundary.
 - 1000mm where buildings are between 1.5 metres and 3 metres from the property boundary.
 - 600mm where buildings are less than 1.5m from the property boundary.

Policy documents

Consider as relevant:

- *City of Casey Landscape Policy* (City of Casey, 2010)

15.01-2L-02 Industrial building design

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Proposed
C284case

Strategies

Building design

Minimise building bulk and visual amenity impacts on the streetscape by siting office and reception areas forward of any high-wall construction where it fronts a road.

Avoid the construction of blank walls that have no visual relief and would be visible from any public area.

Car parking

Ensure sufficient areas are made available for car parking, goods loading and vehicle manoeuvring.

Discourage development that relies on excessive on-street parking for employees and visitors.

Encourage locating:

- Visitor car parking spaces adjacent to office areas.
- Employee car parking spaces to the rear of the site, where the site is on a larger allotment.

Storage

Site areas intended for the storage of industrial waste, goods or machinery behind the building line.

Screen areas intended for the storage of industrial waste, goods or machinery from any street or neighbouring property.

Landscaping and open space

Encourage the provision of public open space or landscaped buffers along residential interfaces or where the land abuts other sensitive land uses.

Support the use of the land's topography and landscaping treatments to minimise the visual impact of the development, particularly parked vehicles or storage areas for industrial waste, goods or machinery.

Provide safe and convenient pedestrian access to and from the car park, street frontage and building entrance, including through connected footpaths.

Fencing

Design security fencing to:

- Minimise visual impact through its type and colour.
- Be visually compatible with the development.
- Be set back from any road abutting the site, so that it is either within or behind a landscape buffer.

Policy guidelines

Consider as relevant:

- Supporting the use of brick, masonry or coloured/painted concrete construction, for any building facing a road.
- Designing car parking areas and accessways with an all-weather sealed surface (such as concrete or asphalt) and to be clearly defined on the ground, and drained.
- Limiting vehicle access points to one per site in order to maximise landscape or nature strip areas and to minimise opportunities for vehicular conflicts with pedestrians. A greater number of access points may be allowed provided they do not collectively comprise more than 40 percent of the street frontage.
- Encouraging the provision of an onsite industrial waste container area having minimum dimensions of 3 metres by 5 metres that is readily accessible for servicing or removal.
- Providing a landscaped buffer with a minimum width of 3 metres around development, including car parking and all street frontages.

- Encouraging at least 35 percent of the frontage setback to be mass planted with mulched garden beds to enhance the view of the development from the road.
- Encouraging planting in the front setback to include a minimum of one tree and an additional one tree for every eight lineal metres of street frontage.

15.01-2L-03 Environmentally sustainable development

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Proposed
C284case

Policy application

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

Facilitate development that minimises environmental impacts.

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

Integrated water management

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of low-toxicity materials.

Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reuseable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

Policy guidelines

Consider as relevant:

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 2 - 9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 100sqm and 1000sqm.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 1000 sqm.

Non-residential

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 300sqm to 1000sqm.
- An extension to an existing non-residential building creating between 300sqm to 1000sqm of additional gross floor area (excluding outbuildings).

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 1000sqm.
- An extension to an existing non-residential building creating more than 1000sqm of additional gross floor area (excluding outbuildings).

Mixed use

Applicable assessments for the residential and non-residential components of the development.

ESD Tools

The following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')

- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

Commencement

This policy does not apply to applications received by the responsible authority before [\[Insert Gazettal Date\]](#).

Expiry

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

15.01-3L Landscape design for subdivisions

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Proposed
C284case

Strategies

Provide street tree planting as part of all subdivisions.

Design and site roads so that they:

- Follow the shape of the terrain.
- Do not cut across skylines.
- Do not leave large areas of exposed earth following cut and fill operations.
- Include the separation of traffic lanes where excessive cut and fill operations are required.

Encourage subdivision layouts to maximise views of the natural landscape including by:

- Preserving existing views.
- Enhancing existing views through planting that screens adjacent buildings.
- Creating views into and out of the subdivision through tree planting that frames vistas and enhance visual amenity of the locality.
- Facilitating the establishment of viewing platforms, such as from a local promontory or wetland with interconnecting bicycle paths or walking trails.

Ensure landscaping proposed in subdivisions can be maintained in the long term and minimise maintenance requirements.

Policy documents

Consider as relevant:

- *City of Casey Landscape Policy* (City of Casey, 2010)

15.01-4L Healthy and social urban environments

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Proposed
C284case

Strategies

Encourage development that includes multiple occupancies to incorporate communal gardens, urban agriculture or other facilities that can be used by occupants to grow food.

Encourage development that includes multiple occupancies to include communal spaces that facilitate social interaction.

Encourage development, where it interfaces with the public realm, to incorporate opportunities for social interaction between public and private spaces into its design.

15.03-1L-01 Heritage in Casey

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Proposed
C284case

Policy application

This policy applies to all land affected by a Heritage Overlay.

General strategies

Retain a heritage place or a contributory element to a heritage place in its original location unless:

- The location is not an important component of the cultural significance of the heritage place.
- The relocation is the only reasonable means of ensuring the survival of the heritage place.

Avoid use or development of a heritage place where it adversely affects the heritage significance of the place.

Prevent the development of land on which there is or was a heritage building that has been unlawfully demolished (whole or in part) or fallen into disrepair unless the development is for or includes the reconstruction or reinstatement of or the repair of the heritage building.

General policy guidelines

Consider as relevant:

- The most recent statement of significance if there is more than one statement of significance for a heritage place. If there is a statement of significance at both the individual and precinct level for a heritage place, then both should be taken into account.

Conservation strategies

Encourage the use of traditional methods and materials in the conservation and restoration of the heritage place.

Encourage the removal of alterations, additions and works that detract from the significance of the heritage place.

Support adaptive re-use of the heritage place where it facilitates the long-term use of the site and the commercial viability of any restoration and ongoing maintenance works.

Encourage restoration and reconstruction of the heritage place where:

- The works reveal culturally significant aspects of the heritage place.
- The heritage place is incomplete through damage or alteration.
- The works are able to reproduce an earlier state of the fabric.

Demolition strategies

Avoid the demolition of a heritage place in its entirety.

Avoid the demolition of significant fabric and contributory elements of a heritage place.

Avoid the demolition of a heritage place, whole or in part, on the basis of poor structural or aesthetic condition or low heritage integrity whether this is the result of deterioration, neglect or for any other reason.

Allow partial demolition of heritage places only where:

- The demolition allows for the conservation of the heritage place.
- The removal of significant fabric is recorded to allow for future reconstruction.
- The removed fabric is reinstated when circumstances permit.

Demolition policy guidelines

Consider as relevant:

- Avoiding permitting demolition unless replacement buildings or works are approved.
- Where demolition of significant fabric is permitted, recording the fabric prior to demolition using such measures as archival photographs or other suitable recording methods.

Subdivision strategies

Ensure the subdivision of a heritage place retains sufficient area on the lot containing the heritage building to:

- Reflect its original historic setting including retaining contributory elements, vegetation, landscaping or vehicle access.
- Ensure that any surrounding development resulting from the subdivision does not visually overwhelm or disguise the heritage place.

Avoid subdivision if buildings or works on the proposed lots have not been previously approved, unless there are building envelopes on the proposed lots:

- Allow for the retention of the setting and context that are characteristic of the heritage place, including outbuildings, vehicle access, gardens and landscaping.
- Will not adversely affect the significance of the heritage place.

Alterations and additions strategies

Support alterations or additions to a heritage place when the alterations or additions are crucial to the retention and on-going use of the heritage place unless:

- It is permanent and prevents future conservation of the heritage place.
- It diminishes the significance of the heritage place.

Avoid using harsh or abrasive treatments that may cause damage to finishes including the sandblasting of render, masonry or timber surfaces.

Avoid painting previously unpainted surfaces.

Alterations and additions policy guidelines

Consider as relevant:

- Undertaking alterations and additions to a heritage place in accordance with accepted conservation standards such as those outlined in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (ICOMOS, 2013).

Landscaping and protected trees strategies

Retain or restore original hard and soft landscape elements of contributory significance to a heritage place.

Design new hard and soft landscape treatments to respect the heritage significance of the place.

Where tree controls apply in the schedule to 43.01:

- Ensure development or changes in the immediate conditions adjacent to a tree avoids any detrimental impact on the structural integrity and health of that tree.
- Encourage the replacement of any tree that is proposed to be removed due to poor health or dangerous condition with a new tree that is the same species and advanced in height.

Landscaping and protected trees policy guidelines

Consider as relevant:

- Where the protected trees to be removed are environmental weeds replacing them with a non-weed species that is comparable in appearance including foliage colour and growth.
- Where protected trees are to be removed replacing them with advanced trees with a minimum height of 2.0 metres at planting in 40 litre containers.

Signs strategies

Encourage the retention of historic painted signs.

Encourage alterations and additions to a heritage place to conserve signs with heritage significance.

Design and locate signs to:

- Be simple and complementary to the heritage place.
- Be in traditional locations including building fascia or below verandahs so that the signs do not detract from or compromise the heritage values of the place.
- Minimise visual clutter.
- Avoid obscuring or destroying any features of heritage significance.
- Be attached to buildings in such a way as to minimise damage to the fabric of a heritage building.

Policy documents

Consider as relevant:

- *Casey Heritage Study (Post European Contact)* (City of Casey in association with Context Pty Ltd, 2004)
- *Growth Area Heritage Places Policy* (City of Casey, 2015)
- *Heritage Handbook: Practical Guidelines for Owners of Historic Buildings* (City of Casey, 2022)

15.03-1L-02 Geoheritage

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Proposed
C284case

Strategies

Conserve and enhance sites with geoheritage significance as shown on the *Geoheritage Sites in Casey* map forming part of this Clause.

Ensure use and development does not detrimentally impact geoheritage sites including through:

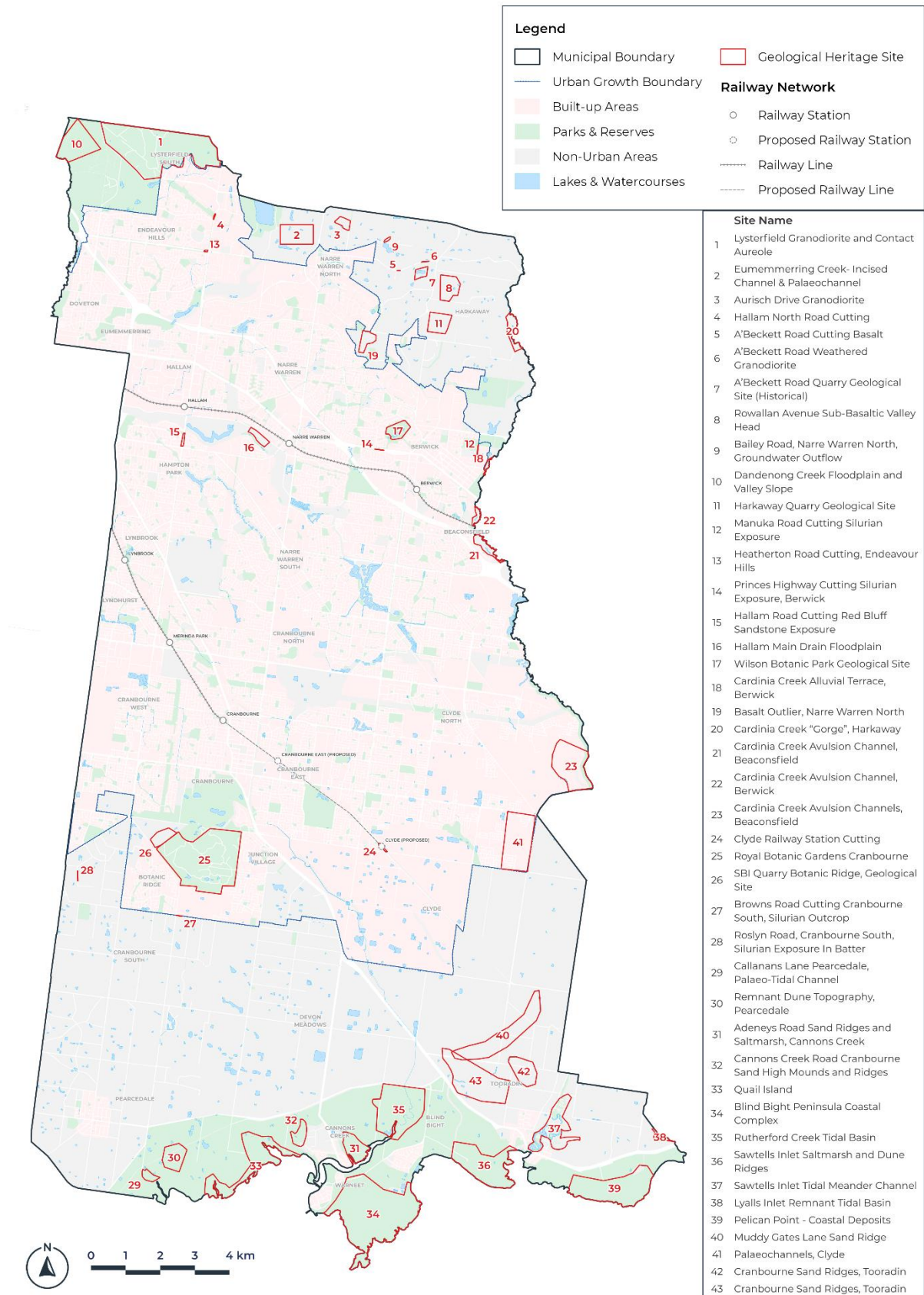
- Ground disturbance such as cutting, filling, drainage or flooding.
- Removal of any part of the site that contributes to its geoheritage significance.
- Covering or building over them.

Policy document

Consider as relevant:

- *Geoheritage Sites Report* (Neville Rosengren, 2018)

Geoheritage Sites in Casey



16.01-1L Housing supply in Casey

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Proposed
C284case

Strategies

Encourage higher-density housing, within walking distance of activity centres and public transport.

Encourage diverse housing and lot sizes to cater for different household types within walking distance of activity centres and public transport, and in the substantial and incremental housing change areas as identified in the *Housing framework plan* at Clause 02.04-4, particularly for single and dual person households.

Encourage consolidation of adjoining lots in the Residential Growth Zone to achieve the preferred intensity and scale of development and to facilitate efficient use of site.

Policy guidelines

Consider as relevant:

- Encouraging higher-density housing within 800m of metropolitan and major activity centres or a train station.
- Encouraging higher-density housing within 400m of a neighbourhood activity centre or a strategic bus route.
- Designing development to include a greater choice of dwellings with one or two bedrooms.

17.01-1L Diversified economy

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Proposed
C284case

Strategies

Support use and development in the following strategic and emerging sectors including:

- Construction technologies.
- Wholesale trade.
- Manufacturing including:
 - Food and fibre products.
 - Defence technologies.
 - Space technologies.
 - Machinery and equipment.
 - Medical technologies and pharmaceuticals.
- Retail, transport distribution and logistics and postal.
- Administration and support services.
- Professional, scientific, and technical services.
- Visitor economy, including arts, sports, cultural events and racing.
- Creative industries.
- International education.
- Digital technologies.

Support 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.

Encourage a diverse, densely developed business and employment corridor in the non-residential areas along the road and rail corridor from Dandenong to Pakenham.

17.02-2L Out of centre development

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Proposed
C284case

Objectives

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

Strategy

Support out of centre use and development only in instances where the use or development:

- 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 that is complementary to the existing or preferred character of the area.
- Will not cause minimum loss of amenity, privacy and convenience to residents of surrounding dwellings.
- Delivers a net community benefit.

Policy guidelines

Consider as relevant:

- The delivery of net community benefit to include:
 - Promoting single-destination, multi-purpose trips.
 - Delivering high quality urban design outcomes.
 - Providing equitable access to services, maximising pedestrian, public transport and bicycle access and usage.
 - Meeting the needs of the demographics of the local area, including age, ethnicity, socio-economic advantage and religion.
 - Achieving environmentally sustainable development.

17.03-1L Industrial land use and supply

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Proposed
C284case

Strategies

Discourage the fragmentation of industrial land.

Encourage a range of industrial lot sizes to meet the diverse needs of industry.

Ensure larger industrial lots are provided or retained along main roads to meet the needs of uses requiring good road access, a large site and prominent exposure.

Ensure all industrial lots are provided with services including reticulated underground electricity and roads that are suitable for use by industrial traffic.

Discourage locating non-industrial uses, including commercial and recreational uses, in industrial zones, unless the non-industrial use:

- Serves the convenience needs of industrial uses.
- Is ancillary to industrial uses.
- Forms part of an integrated development that is predominantly industrial in nature.
- Has an intensity of activity or building scale that is incompatible with the purposes of non-industrial zones.

Discourage the use or development of land for offices, small factory or 'factoryette-style' developments on larger sites abutting arterial roads, to preserve opportunities for large industries.

Policy guidelines

Consider as relevant:

- Limiting the size of new lots abutting the following roads to a minimum area of:
 - Princes Highway: 2 hectares.
 - Hallam South Road and Berwick-Cranbourne Road: 0.4 hectare.
- Designing lots to have a minimum area of 1,000 square metres, a minimum frontage of 20 metres and a minimum depth of 35 metres.
- Encouraging lots to be of a size that enables all articulated vehicles up to 19 metres long to enter and exit the site in a forward direction.

17.04-1L Facilitating tourism in Casey

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Proposed
C284case

Strategies

Encourage tourism and eco-tourism use and development, particularly in the non-urban areas, ensuring that the design and development of tourist-related facilities reflects the rural, scenic and environmental attributes of the locality.

Encourage tourism activities, particularly those that support and enhance local agriculture, outdoor recreation facilities or rural industry.

Encourage use and development that promotes tourism in Casey including:

- Supporting the development of the Cranbourne Gardens as a major eco-tourism destination.
- Developing Bunjil Place as a destination for arts and culture.
- Supporting Tooradin as an 'eco-tourism' precinct and centre for boating.
- Encouraging the upgrading of the significant racing and associated tourism facilities at the Cranbourne Racecourse and Training Complex.
- Supporting use and development of horse-related activities.

Discourage the establishment of uses that are incompatible with horse stabling activities within the designated horse stabling area identified on the Cranbourne Map at Clause 02.04-6.

Ensure new horse stabling facilities, including the upgrade or expansion of existing facilities do not adversely affect adjoining residential areas.

18.02-2L Active transport

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Proposed
C284case

Strategies

Prioritise the delivery of path infrastructure for development, including in new communities, that provides a viable alternative to driving and:

- Connects to services and facilities in Casey.
- Forms part of or connects to wider regional or state networks.

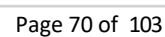
Encourage and facilitate development of cycling paths and walking paths, including shared paths, to improve access to activity centres, train stations and schools as shown on the active transport implementation plan forming part of this Clause.

Design bicycle and pedestrian paths so that they are separated from vehicular traffic.

Policy documents

Consider as relevant:

- *Streets Ahead Integrated Transport Strategy* (City of Casey, 2017)
- *Walk and Ride in Casey 2019-2041* (City of Casey, 2019)



18.02-3L Cranbourne Rail Line

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Proposed
C284case

Strategies

Facilitate development that enables the duplication and extension of the Cranbourne Rail Line.

18.02-4L Roads in Casey

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 Proposed
 C284case

Strategies

Facilitate the development of a:

- Main road network that minimises the need for six-lane divided arterial roads that can act as barriers between communities.
- Road network in Casey's growth areas that improves opportunities for road-based public transport accessibility.

Discourage development that would compromise the ability for future transport corridors to be delivered in alignment with strategic land use plans.

Ensure development provides public road connections through to adjoining areas and estates, including cycling and pedestrian connections, particularly in new communities.

Facilitate the development of the Cranbourne Bypass to assist in reducing through traffic in the Cranbourne Town Centre as shown on the *Area specific framework plans* at Clause 02.04-6

Develop a new east-west arterial road, Glasscocks Road, ultimately linking Frankston-Dandenong Road with Berwick-Cranbourne/Clyde Road as shown on the *Area specific framework plans* at Clause 02.04-6.

Provide for a future collector road linking Tinks Road and the Monash Freeway with Heatherton Road, via Glenwood Road and Jacques Road as shown on the *Area specific framework plans* at Clause 02.04-6.

Policy guidelines

Consider as relevant:

- Facilitating a main road network comprising of a grid with a main road connection every 800m.
- Facilitating a road network in Casey's growth areas comprising of a grid with a road connection every 400m.

19.02-2L Education facilities

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Proposed
C284case

Strategies

Encourage the master-planning of education facilities to:

- Provide access and car parking on-site.
- Support the development of a broad range of education options with a focus on knowledge-based sectors.

Policy guidelines

Consider as relevant:

- Locating education facilities on sites with three road frontages, with the fourth side adjoining parklands.

19.02-6L-01 Public open space - function and design

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Proposed
C284case

Function of public open space strategies

Provide for an equitable distribution of public open space at the regional, district and local level throughout the municipality as shown on the existing Casey open space network plan forming part of this Clause.

Provide a network of diverse open spaces that perform one or more of the following functions:

- Nature reserves - provide areas dedicated to protecting environmental values including habitat for flora and fauna and connecting people with nature.
- Trails and Waterways – including along waterways or open space corridors that provide linkages across the open space network to connect people with places.
- Social and family recreation - provide opportunities for a range of age groups typically catering for play, picnics, casual ball games, trail activities and environmental qualities.
- Sport - provide for organised sport.

Ensure public open spaces are fit for their intended purpose and are designed to meet their designated function.

Co-locate public open space with adjacent encumbered land where the encumbered land is useable and can add value to the site for recreation.

Encourage new open space to complement the existing range of recreation opportunities in an area rather than duplicate them.

Discourage sporting and social and family recreation reserves on land that is:

- Used to drain or carry flood waters from the land unless provision is made for the creation of a natural wetland system.
- A buffer to a transport corridor, a drainage reserve or a hill slope.
- Affected by hazards such as a powerline easement.

Function of public open space policy guidelines

Consider as relevant:

- Providing district level social and family recreation open spaces within 1 kilometre of dwellings in urban areas with a minimum size of 2 hectares unless located in a town or commercial centre.
- Providing district level sporting recreation open spaces within 1 kilometre of dwellings in urban areas with a minimum size of 10 hectares, ideally located off a collector road or a public transport route.
- Providing local level social and family recreation open spaces near dwellings, where people do not need to cross a major road or railway for access in urban areas and one in every township with a minimum size of:
 - 1.5 hectares in urban areas.
 - 1.0 hectares for stand- alone spaces.
 - 0.6 hectares if the space is connected to another open space such as along a waterway.
 - 0.3 hectares in a town or commercial centre.
- Providing local level sporting recreation open spaces within 1 kilometre of dwellings in urban areas and one in every township with a minimum size of 5 hectares.
- Locating playing fields on land with a gradient no steeper than 2 percent.
- Discouraging social and family recreation open spaces that are less than 70 metres long and 70 metres wide unless they are less than 0.6 hectares.
- Discouraging sporting recreation open spaces on land that is less than 10 metres wide, including access links to parkland and maintenance corridors.

Design of public open space strategies

Site and design open space to:

- Provide a range of recreation opportunities.
- Encourage equitable access, including through:
 - Siting open space near bicycle paths, footpaths or local facilities.
 - Designing the open space to have safe and convenient access to bicycle and pedestrian access.
 - Ensuring main roads do not restrict access to the open space.
- Provide land with the potential to protect habitat for local fauna and flora with access links to adjoining open space areas.
- Encourage parks with a nature- based activity, such as bird watching, to provide an areas of remnant native habitat.

Use public open space areas to protect natural features including remnant vegetation, habitat, mature treed landscapes and topography.

Plan open space areas to:

- Incorporate features of local environmental and cultural significance (including large canopy trees, pre- and post-contact heritage, and natural features).
- Enhance features of local environmental and cultural significance as key focal points throughout the municipality.
- Be provided in excess of minimum entitlements when being set aside to protect significant natural features.
- Be developed early in new estates to preserve existing natural features that contribute significantly to the image and quality of new estates and ensure that the ongoing recreational needs of residents are progressively met.

Minimise the encroachment of community buildings and schools into existing public open space.

Design and site development surrounding social and family recreation and sporting open spaces to promote casual surveillance of the site.

Design and develop public open spaces to high standards of useability, sustainability, attractiveness, sensitivity to site, cost-effective maintenance and safety for users.

Limit impacts of servicing and other infrastructure on the biodiversity and visual values of public open spaces.

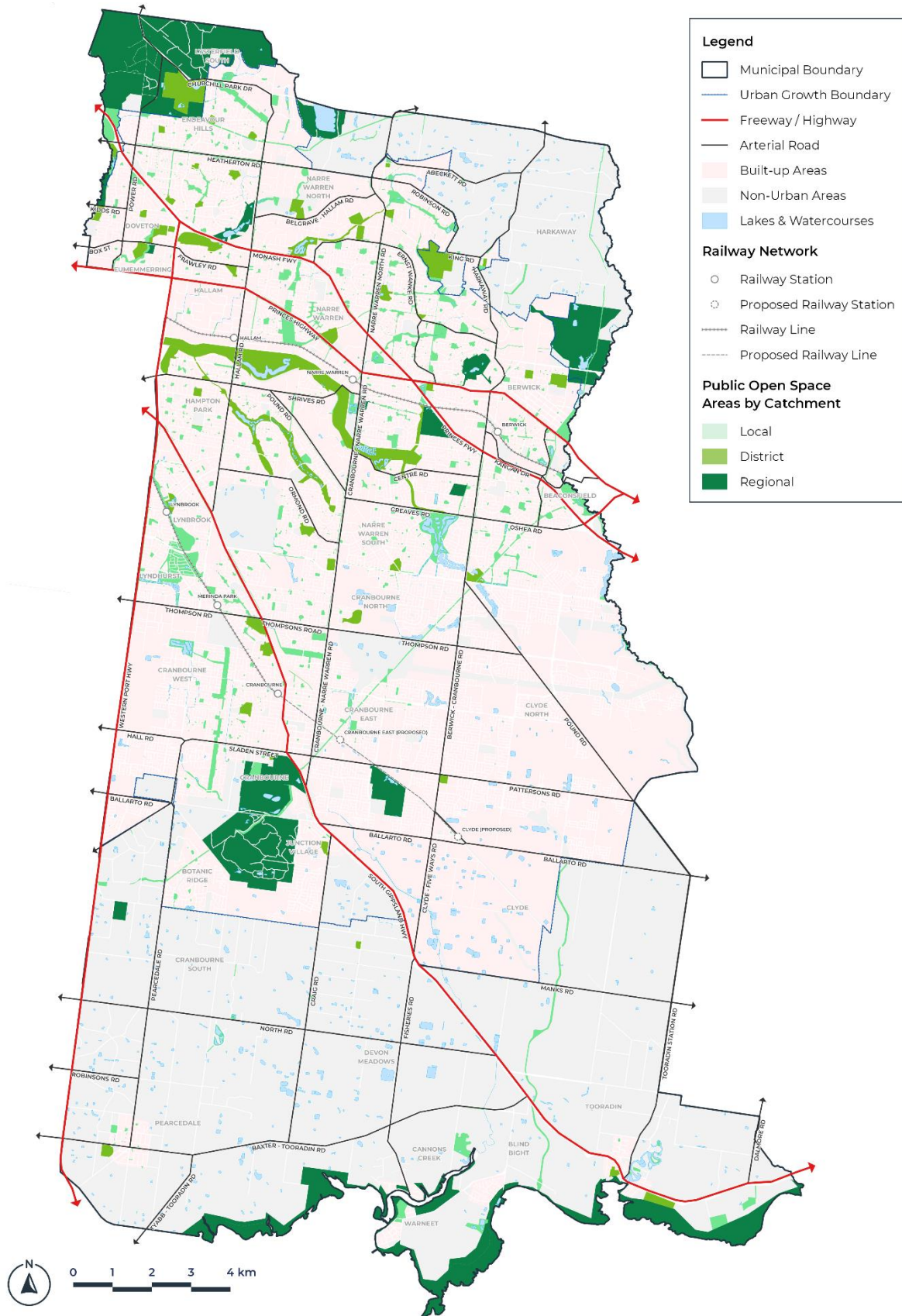
Encourage incorporating public art into public open spaces that integrates with the landscape setting.

Policy documents

Consider as relevant:

- *Open Space Strategy* (City of Casey, 2015)
- *City of Casey Landscape Policy* (City of Casey, 2010)

Existing Casey Open Space Network



19.02-6L-02 Public open space contributions

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Proposed
C284case

Policy application

This policy applies to the subdivision of land where a public open space contribution is required.

Objective

To identify where land contributions for public open space may be sought in preference to monetary contributions and vice versa.

Strategies

Provide land contributions in preference to monetary contributions unless any of the following apply:

- The subdivision does not allow sufficient land to be taken as open space to meet Clause 19.06-2 and the schedule to Clause 53.01.
- The site is in an area where a good range of public open spaces performing a range of recreational functions are already available.
- Specific embellishments or enhanced quality open spaces are needed as a priority.
- Contributions are needed for a regional recreational resource that serves the new residential development.

Ensure land that is counted towards a public open space contribution is unencumbered land that is fit for purpose.

Policy guidelines

Consider as relevant:

- Encumbered open space is land with a primary purpose that is not for open space, including but not limited to land:
 - Affected or occupied by a servicing easement including water, drainage, sewer, high voltage power lines or gas.
 - Subject to flooding.
 - Subject to landslip or has a slope greater than 1:3.
 - That contains waterways, retarding basins or wetlands.
 - That would ordinarily be protected from development due to the need to conserve flora, fauna or heritage values.
 - That may be contaminated.
 - Located on a rooftop or basement, or that does not provide clear sky above.
 - Located on common property managed by an owners' corporation.
- Unencumbered open space is land with a primary purpose for open space that:
 - Is unaffected or unoccupied by servicing easements including water, drainage, sewer, high voltage power lines or gas.
 - Is not subject to flooding.
 - Is not subject to landslip and/or has a slope of less than 1:3.
 - Does not contain waterways, retarding basins or wetlands.
 - Would not ordinarily be excluded from development due to the need to conserve flora, fauna or heritage values.
 - Is not contaminated.
 - Is not located on a roof top or above a basement, and provides clear sky above.

- Is not located on common property managed by an owners' corporation.

Policy documents

Consider as relevant:

- *Open Space Strategy* (City of Casey, 2015)

19.02-6L-03 Recreational and equestrian trails

Proposed
C284case

Objective

To develop a comprehensive recreational and equestrian trail network across Casey.

Strategies

Discourage development that would compromise the ability to deliver trails as identified on *Recreational and equestrian trails* plan forming part of this Clause.

Direct the development of recreational trails along creeks, wetlands, drainage reserves, railway corridors and within parklands in preference to other locations.

Facilitate the development of an equestrian network and accessible facilities that meet the community's recreational needs.

Encourage and facilitate the development of recreational trails including:

- The Great Casey Trail
- Eumemmerring Creek to Lysterfield Lake.
- Royal Botanic Gardens Victoria (Cranbourne Gardens) to Cardinia Creek Parkland.
- Royal Botanic Gardens Victoria (Cranbourne Gardens) to the Pines Flora and Fauna Reserve.
- Cardinia Creek Parkland Trail
- The Casey Coastal Trail.
- Rail Trails including the Great Southern Rail Trail.

Facilitate the development of increased equestrian trail connections:

- In the Cardinia Creek Parklands.
- Within the north and south trail networks of Casey.
- To key existing and future equestrian facilities, such as Casey's public equestrian centres, Iven's Recreation Reserve and Morning Mist Recreation Reserve, Akoonah Park, Police Paddocks, Kurll Park and Lysterfield Lake.

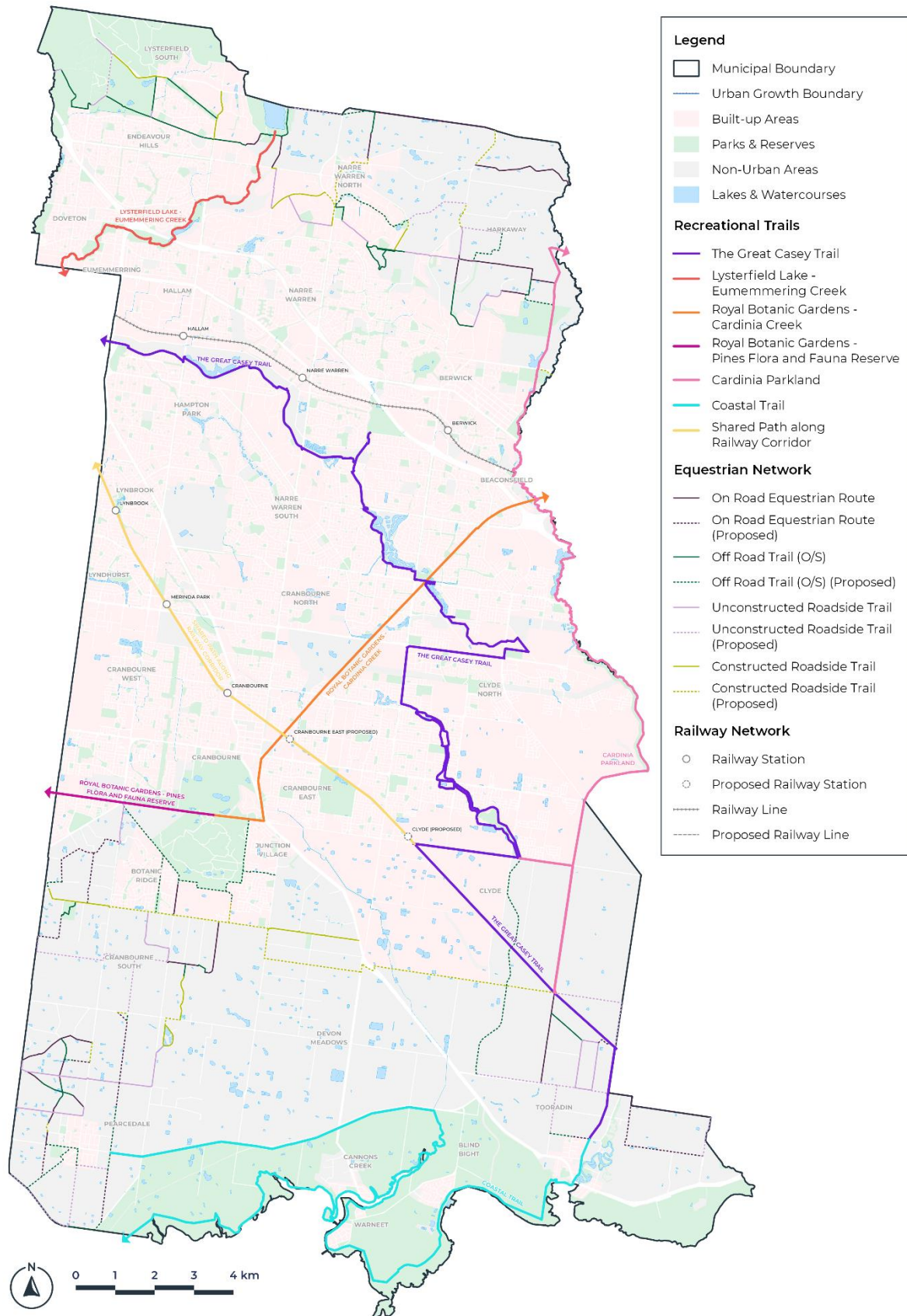
Maintain and enhance existing equestrian facilities and access to these facilities.

Policy Documents

Consider as relevant:

- *Walk and Ride in Casey 2019-2041* (City of Casey, 2019)
- *Equestrian Strategy* (City of Casey, 2011)

Recreational and equestrian trails



19.03-3L Integrated water management and water sensitive urban design

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Proposed
C284case

Strategies

Minimise the impacts of stormwater runoff from development to surrounding land particularly those in the Green Wedge, rural and semi-rural areas, including properties in the Low Density Residential Zone.

Provide on-site stormwater detention or retention in development where:

- The development would increase the impervious area of the site.
- The existing drainage system is unable to accommodate the increased stormwater discharge from the site.

Site and design on-site stormwater detention systems so that they are integrated into the architectural design of the development.

Encourage the use of water sensitive urban design systems in development and design them to:

- Achieve multiple stormwater benefits, including stormwater treatment, stormwater retention, and water conservation.
- Protect and enhance the environment and cultural heritage.
- Mitigate the impacts of climate change.
- Provide open space and be a feature for the community, where possible.

Design water sensitive urban design systems to be adequately maintained on an ongoing basis.

Provide rainwater tanks in residential and commercial development unless the development is connected to a recycled water system.

Maximise site permeability in development, including through measures such as incorporating permeable paving and rain gardens, to improve stormwater treatment and minimise runoff.

Direct surface run-off towards areas of high infiltration such as garden beds, unless ponding may interfere with pedestrian access or threaten flooding of buildings in which case runoff should be directed into grated pits.

Policy guidelines

Consider as relevant:

- Where development increases the impervious area and stormwater discharge of the site, allowing the development to not provide on-site stormwater detention where:
 - The downstream drainage system has been upgraded to accommodate the increase in runoff from the site for all storm events.
 - The provision of on-site stormwater detention would not assist in reducing any adverse impacts of flooding on downstream roads, properties or watercourses.

Policy documents

Consider as relevant:

- *Water Sensitive Urban Design Guidelines South Eastern Councils* (City of Casey and Melbourne Water, 2013)
- *On-Site Stormwater Detention Policy* (City of Casey, 2018)

SCHEDULE 7 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO7.

SIGNIFICANT RIVER RED GUMS IN CASEY

1.0 Statement of environmental significance

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Proposed
C284case

There are many significant old-growth River Red Gums (*Eucalyptus camaldulensis*) in the City of Casey, some which are hundreds of years old and pre-date European settlement. These tend to be located in the low-lying areas of the municipality, which form part of the Gippsland Plain Bioregion, and include Doveton, Eumemmering, Hampton Park and Lynbrook and along the Dandenong and Eumemmerring Creeks corridors.

River Red Gums are important to Casey, both individually and collectively, for their intrinsic environmental, scientific, landscape and cultural heritage values. Many of these large old trees are readily accommodated in Council's parks, reserves and roadsides, while a small number are also located on private land, including small residential lots. Casey is experiencing rapid urban growth, being located in Casey-Cardinia Growth Area, and the pressures associated with this, along with limited planning controls to protect and conserve these trees, makes them vulnerable to degradation or even loss.

The Casey Significant Tree Strategy (incorporating The Significant Tree Register), City of Casey identifies those large River Red Gums that should be protected. In particular, those older trees containing hollows which are rare and add to the genetic diversity of flora and fauna of the area. These River Red Gums play an important role in the survival of a wide range of native fauna by providing a food source, shelter, refuges and nesting sites. Some River Red Gums provide a link with our past and have intrinsic Aboriginal cultural heritage value. Collectively, these trees are recognised for their distinctive and attractive form that contributes to the landscape quality and identity of the area.

2.0 Environmental objective to be achieved

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Proposed
C284case

To protect and conserve all significant River Red Gums (*Eucalyptus camaldulensis*) for their intrinsic environmental, ecological, scientific, landscape and cultural heritage values.

To protect and enhance the River Red Gums to provide a source of genetic diversity, fauna habitat and to enhance habitat connectivity within the municipality.

To protect and enhance the environmental and landscape values of a local area where significant River Red Gums have been identified.

To ensure that any use or development of land within the identified Tree Protection Zone of a significant River Red Gum, as identified in the *Casey Significant Tree Strategy (incorporating The Significant Tree Register)* City of Casey, does not compromise its long-term conservation.

3.0 Permit requirement

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Proposed
C284case

A permit is required for the construction of a building or the construction or carrying out of works listed in Clause 62.02-2 within the Tree Protection Zone of any significant tree identified in the *Casey Significant Tree Strategy (incorporating The Significant Tree Register)*, City of Casey.

A permit is not required:

- To remove, destroy or lop any vegetation which is not listed in the *Casey Significant Tree Strategy (incorporating The Significant Tree Register)* City of Casey.
- To construct a building or construct or carry out works outside the Tree Protection Zone of any significant tree identified in the *Casey Significant Tree Strategy (incorporating The Significant Tree Register)* City of Casey. The Tree Protection Zone is calculated by using the diameter at breast height (DBH), which is the diameter of the tree at 1.4 metres above ground level, multiplied by 12 to give a measurable distance from the tree.

- To construct a fence outside the Tree Protection Zone of any significant tree identified in the *Casey Significant Tree Strategy (incorporating The Significant Tree Register)* City of Casey.
- To undertake maintenance of a significant tree(s), including dead wooding and broken limb removal, on public land by the public land manager to maintain the integrity of the tree or reduce the risk of personal injury or damage to property.
- To prune limbs less than 75 millimetres in diameter (measured at the pruning point), of any significant tree listed in the *Casey Significant Tree Strategy (incorporating The Significant Tree Register)*, City of Casey for:
 - maintaining access to existing roads, driveways and footpaths
 - clearing within two metres of an existing permanent structure
 - reducing overhang to neighbouring properties.
- For construction and maintenance works for municipal purposes within the Tree Protection Zone, subject to such works being carried out in accordance with a Tree Management Plan approved by a suitably qualified arborist.

Pruning works must be undertaken in accordance with the *Australian Standard- AS 4373-2007, Pruning of Amenity Trees*.

4.0 Application requirements

An application must be accompanied by the following information, as appropriate:

- A report from a suitably qualified arborist to the satisfaction of the responsible authority, detailing the reason and need for the proposed works, options for alternative treatments and any remedial or restorative action proposed.

5.0 Decision guidelines

Before deciding on an application for removal, destruction or lopping of vegetation, the responsible authority must consider as appropriate:

- The impact of the proposal on the intrinsic, environmental, ecological, landscape or cultural heritage significance of any identified significant tree.
- The impact of the proposal on the health, appearance and stability of any identified significant tree.
- The habitat value for native fauna of any identified significant tree, including hollow bearing trees.
- Any recommendations or management guidelines relating to the relevant identified significant tree(s) contained in the *Casey Significant Tree Strategy (incorporating the Significant Tree Register)*, City of Casey.
- The recommendations of any report provided by a suitably qualified arborist relating to the relevant identified significant tree(s).
- Whether any proposed pruning of a significant tree(s) is in accordance with the *Australian Standard – Pruning of Amenity Trees, AS 4373-2007*.
- Whether the minimum tree protection requirements of *Australian Standard – Protection of Trees on Development Sites, AS 4970-2009* are met.
- Whether all alternative options, including the redesign or relocation of buildings has been considered to reduce impacts on the significant trees.
- Whether the planting of appropriate replacement tree(s) or vegetation is warranted, and consistent with the *Guidelines for the removal, destruction or lopping of native vegetation*.
- Whether a long-term maintenance program is required for any identified significant tree impacted by building works.

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Proposed
C284case

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Proposed
C284case

Background documents

Australian Standard – Protection of Trees on Development Sites, AS 4970-2009

Australian Standard – Pruning of Amenity Trees, AS 4373-2007

Casey Significant Tree Strategy (incorporating The Significant Tree Register) (City of Casey)

Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)

Assessor's handbook – applications to remove, destroy or lop native vegetation (DELWP, 2017)

SCHEDULE 8 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO8.

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SIGNIFICANT EXOTIC AND NATIVE TREES IN CASEY**1.0****Statement of environmental significance**

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Proposed
C284case

The City of Casey boasts many individual native and exotic trees and groups of trees with special significance. Collectively, these trees add to the diversity of vegetation in the municipality and have ecological importance, while on an individual level they may contribute to the character of a local area, or have particular cultural values. The *Casey Significant Tree Strategy (incorporating The Significant Tree Register)* City of Casey, identifies those exotic and native trees considered to be of most significance in the municipality. Their selection is attributed to one or more factors, including landscape context, aesthetic value, rarity, localised distribution, age, outstanding size or species example, curious growth form or cultural and heritage linkages.

Casey has lost many of its significant trees over the years as a result of urban development, either through direct vegetation removal or poor care and maintenance practices. This has been further exacerbated through limited controls protecting such vegetation. The application of planning controls to safeguard the future of Casey's significant exotic and native trees provides a positive step that will benefit the environment and the community.

2.0**Environmental objective to be achieved**

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Proposed
C284case

To protect and conserve significant exotic and native trees for their intrinsic, environmental, ecological, scientific, landscape and cultural heritage values.

To ensure that any use or development of land within the Tree Protection Zone of a significant tree, as identified in the *Casey Significant Tree Strategy (incorporating The Significant Tree Register)* City of Casey, does not compromise its long-term conservation.

3.0**Permit requirement**

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Proposed
C284case

A permit is required for the construction of a building or the construction or carrying out of works listed in Clause 62.02-2 within the Tree Protection Zone of any significant tree identified in the *Casey Significant Tree Strategy (incorporating The Significant Tree Register)* City of Casey.

A permit is not required:

- To remove, destroy, or lop any vegetation which is not listed in the *Casey Significant Tree Strategy (incorporating The Significant Tree Register)* City of Casey.
- To construct a building or construct or carry out works outside the Tree Protection Zone of any significant tree identified in the *Casey Significant Tree Strategy (incorporating The Significant Tree Register)* City of Casey. The Tree Protection Zone is calculated by using the diameter at breast height (DBH), which is the diameter of the tree at 1.4 metres above ground level, multiplied by 12 to give a measurable distance from the tree.
- To construct a fence outside the Tree Protection Zone of any significant tree identified in the *Casey Significant Tree Strategy (incorporating The Significant Tree Register)* City of Casey.
- To undertake maintenance of a significant tree(s), including dead wooding and broken limb removal, on public land by the public land manager to maintain the integrity of the tree or reduce the risk of personal injury or damage to property.

- To prune limbs less than 75 millimetres in diameter (measured at the pruning point) of any significant tree listed in the *Casey Significant Tree Strategy (incorporating The Significant Tree Register)* City of Casey for:
 - maintaining access to existing roads, driveways and footpaths
 - clearing within two metres of an existing permanent structure
 - reducing overhang to neighbouring properties.
- For construction and maintenance works for municipal purposes within the Tree Protection Zone, subject to such works being carried out in accordance with a Tree Management Plan approved by a suitably qualified arborist.

Pruning works must be undertaken in accordance with the *Australian Standard- AS 4373-2007, (Pruning of Amenity Trees)*.

4.0 Application requirements

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Proposed
C284case

An application must be accompanied by the following information, as appropriate:

- A report from a suitably qualified arborist to the satisfaction of the responsible authority, detailing the reason and need for the proposed works, options for alternative treatments and any remedial or restorative action proposed.

5.0 Decision guidelines

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Proposed
C284case

Before deciding on an application for removal, destruction or lopping of vegetation, the responsible authority must consider as appropriate:

- The impact of the proposal on the intrinsic, environmental, ecological, landscape or cultural heritage significance of the identified significant tree.
- The impact of the proposal on the health, appearance and stability of the identified significant tree.
- The habitat value for native fauna of any identified significant tree, including hollow bearing trees.
- Any recommendations or management guidelines relating to the relevant identified significant tree(s) contained in the *City of Casey Significant Tree Strategy (incorporating The Significant Tree Register)* City of Casey.
- The recommendations of any report provided by a suitably qualified arborist relating to the relevant identified significant tree(s).
- Whether any proposed pruning of a significant tree(s) is in accordance with the *Australian Standard – Pruning of Amenity Trees, AS 4373-2007*.
- Whether the minimum tree protection requirements of *Australian Standard – Protection of Trees on Development Sites, AS 4970-2009* are met.
- Whether all alternative options, including the redesign or relocation of buildings has been considered to reduce impacts on the significant trees.
- Whether the planting of appropriate replacement tree(s) or vegetation is warranted, consistent with the principles of *Guidelines for the removal, destruction or lopping of native vegetation*.
- Whether a long-term maintenance program is required for any identified significant tree impacted by building works.

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Proposed
C284case

Background documents

Australian Standard – Protection of Trees on Development Sites, AS 4970-2009

Australian Standard – Pruning of Amenity Trees, AS 4373 (2007)

Casey Significant Tree Strategy (incorporating The Significant Tree Register) (City of Casey)

Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)

Assessor's handbook – applications to remove, destroy or lop native vegetation (DELWP 2017).

04/10/2018

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY**1.0****Application requirements**

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Proposed
C284case

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Where it is proposed to demolish or remove significant fabric or subdivide a heritage place, a heritage impact assessment prepared by a suitably qualified heritage consultant.
- An application to subdivide a heritage place is to be accompanied by an application for buildings or works. Where this is not possible, building envelopes for any lots created from the proposed subdivision must accompany the subdivision application.
- Where it is proposed to demolish or remove significant fabric of a heritage place, a report prepared by a structural engineer with specialist knowledge of heritage buildings that justifies the proposed demolition and also includes a schedule of works and a cost breakdown of the works required to enable the building to be re-used.
- Where the relevant statement of significance does not clearly identify the contributory elements, a report prepared by a suitably qualified heritage consultant that identifies the contributory elements of a heritage place and justifies how the proposal respects the significance of the place.
- Where it is proposed to remove, destroy or lop a tree located in a heritage place which this schedule specifies as one where tree controls apply, an arboricultural report prepared by a suitably qualified arborist with specialist knowledge of heritage trees or heritage landscapes.
- For all applications in growth areas and for all subdivision applications for all other heritage places, a conservation management plan prepared by a suitably qualified heritage consultant.

2.0**Heritage places**

04/10/2018

The requirements of this overlay apply to both the heritage place and its associated land.

SCHEDULE TO CLAUSE 52.28 GAMING

1.0

Objectives

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Proposed
C284case

To avoid the concentration of gaming machines in socio-economic disadvantaged areas.

To ensure gaming forms only one aspect of the facilities and activities offered by venues.

To ensure that new proposals for gaming machines result in net social and economic community benefit.

2.0

Prohibition of a gaming machine in a shopping complex

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Proposed
C284case

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

Table 1

Name of shopping complex and locality	Land description
Fountain Gate Shopping Centre, Narre Warren	Land bounded by Princes Highway, Narre Warren North Road, and the Monash Freeway and Magid Drive \, Narre Warren, but excluding the premises known as Part of Lot 7, PS 334589V, Overland Drive, Narre Warren.
Cranbourne Town Centre, Cranbourne	Land on the west side of High Street between Clarendon Street and Greaves Street, and a line extending east of Greaves Street to High Street, Cranbourne.
Endeavour Hills Shopping Centre, Endeavour Hills	Land generally bounded by Heatherton Road, Matthew Flinders Avenue and Raymond Boulevard, Endeavour Hills including Lots 1 and 2 on Plan of Subdivision 316105A and lots on Subdivision Plan 28113.
Hampton Park Shopping Centre, Hampton Park	Land bounded by Hallam Road, Somerville Road, Stuart Avenue and Fordholm Road, Hampton Park, excluding land at 10 Enterprise Avenue, being Lot 10 Plan of Subdivision 212296, known as the Hampton Park Tavern.
Autumn Place Shopping Centre, Doveton	Land bounded by Power Road, Autumn Place and Hawthorn Road, Eumemmering
Thompsons Parkway Shopping Centre, Cranbourne North	Land on the northeast corner of South Gippsland Highway and Thompsons Road, Cranbourne being lots 1, 2 and 3 Plan of Subdivision 213531 and Lot 4 Plan of Subdivision 213583.
Spring Square Shopping Centre, Hallam	Land on the north and east sides of Spring Square, Hallam.

3.0

Prohibition of a gaming machine in a strip shopping centre

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Proposed
C284case

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme as specified in Table 2 below.

Table 2

Name of strip shopping centre and locality	Land description
None specified	None specified

4.0

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Proposed
C284case

Locations for gaming machines

Gaming venues and machines should be located:

- Only in suburbs where the electronic gaming machine density is below the State average.
- Not on Council land, other than those covered by an existing agreement with the City of Casey.
- Not in or adjacent to facilities where the primary use focuses on children and people under 18 years of age, including childcare, education facilities, playgrounds or any areas specifically used for children's activities, such as sporting activities for young people.

5.0

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Proposed
C284case

Venues for gaming machines

Gaming machines should be located:

- In venues that provide a range of non-gaming entertainment and recreation activities.

6.0

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Proposed
C284case

Application requirements

The following application requirements apply to an application for a permit under Clause 52.28, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans detailing the design and layout of the venue including demonstrating how internal and external exposure to the gaming area is minimised.
- A socio-economic impact assessment of the gaming proposal, including:
 - The relevant socio-economic disadvantage of the local neighbourhood, suburb and broader catchment of the venue.
 - The latest SEIFA index of relative socio-economic disadvantage.
 - The projected growth, housing affordability and housing stress, income levels, unemployment rates, educational retention and attainment levels, and the percentage of social security recipients.
 - Details of the venue's distance to shopping complexes, strip shopping centres, major areas of community congregation, proximity to areas of normal daily activity e.g. public transport, shops, community facilities, proximity to welfare and counselling services.
 - Details of currently available social support services e.g., specific problem gambling services, financial counselling services, material and financial aid services etc.
 - Details of existing and proposed gambling and non-gambling entertainment and recreation facilities at the venue.
 - Details and justification of how the venue establishes itself as an entertainment destination alongside a range of other non-gaming related entertainment and recreational activities in and around the development.
 - Details of surrounding venues, including existing and proposed electronic gaming machine density and location of other gambling venues including those in adjoining municipalities proximate to the venue.

- Details of the venue's distance from facilities where the primary use focuses on children and people under 18 years of age, including childcare, education facilities or any area specifically used for children's activities such as sporting activities.
- A detailed overall assessment that shows and summarises the economic and social impacts of the proposal and location and their effect on the community wellbeing and health including:
 - Evidence of the impact of the proposal on the community, including through a community survey or other qualitative measure.
 - Pedestrian counts for venues which are close to places where large numbers of pedestrians are likely to pass in the course of their daily activities. Pedestrian counts to be taken on different days and at a variety of times.
 - Social impact surveys that measure current and anticipated levels of community satisfaction from living in the local area.
- A statement detailing how any benefit will be secured and distributed to the community.

7.0

Decision guidelines

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Proposed
C284case

None specified.

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

-/-

Proposed
C284case

1.0 Subdivision and public open space contribution

Type or location of subdivision		Amount of contribution for public open space
All land shown on Plans 1.1 and 1.2 forming part of this schedule		
CR1:		10%; or 5% for land within Schedule 2 to the Comprehensive Development Zone (CDZ2) and that is subdivided for a purpose other than residential.
CR2:		8%
CR3:		7.5%
CR4:		7%
CR5:		5%
CR6:		11%
CR7:		3.08%
CR8:		3.75%
CR9:		5.9%
CR10:	(Land north of Ballarto Road)	7.52%
	(Land south of Ballarto Road)	1.61%
CR11:		3.54%
CR12:		1.5%
CR13:		4.04%
		As to the composition of the contribution, it must be made in the manner set out and explained in the Cranbourne North Stage 2 Precinct Structure Plan (June 2011).

CR14:	<p>4.21%</p> <p>As to the composition of the contribution, it must be made in the manner set out and explained in the Botanic Ridge Precinct Structure Plan (December 2012).</p>
CR15	<p>1.85% Employment</p> <p>4.25% Residential</p> <p>As to the composition of the contribution, it must be made in the manner set out and explained in the Thompsons Road Precinct Structure Plan (October 2015).</p>
CR16	<p>3.99%</p> <p>As to the composition of the contribution, it must be made in the manner set out and explained in the Clyde Creek Precinct Structure Plan (October 2015).</p>
CR17	<p>4.01%</p> <p>As to the composition of the contribution, it must be made in the manner set out and explained in the Casey Fields South Residential Precinct Structure Plan (October 2015).</p>
CR18	<p>20%</p> <p>As to the composition of the contribution, it must be made in the manner set out and explained in the Former Amstel Golf Course Development Plan.</p>
CR19	<p>5.32%</p> <p>As to the composition of the contribution, it must be made in the manner set out and explained in the Brompton Lodge Precinct Structure Plan (August 2016).</p>

CR20	<p>6.51%</p> <p>As to the composition of the contribution, it must be made in the manner set out and explained in the Casey Central Town Centre Precinct Structure Plan (May 2016).</p>
<p>These amounts do not apply to:</p> <ul style="list-style-type: none"> • the subdivision of any land not in a residential zone, Urban Growth Zone or Precinct Structure Plan area for which the amount is: - This exemption does not apply to: <ul style="list-style-type: none"> • Land in Cranbourne North Service Business Precinct (CR12). • Land in Precinct 5 of Schedule 2 to the Activity Centre Zone. • The residential portion of a development of land in Schedule 2 to the Activity Centre Zone. • Land within Schedule 2 to the Comprehensive Development Zone (CDZ2). 	<p>Not specified</p>

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

Name of background document	Amendment number - clause reference
<i>Advertising Signs Design Guide</i> (City of Casey, 2021)	C284 15.01-1L-02
<i>Advertising Signs, 950 Ballarto Road, Botanic Ridge</i> (2014)	C115 15.01-1L-02
<i>Affordable Housing Strategy</i> (City of Casey, 2020)	C284 43.04
<i>Arboricultural Assessments: Clyde North, C21 Business Park and Cranbourne North (Stage 2) Precincts</i> (Tree Logic Pty Ltd, 2008)	C153 45.12
<i>Arterial Roads Tree Strategy</i> (City of Casey, 2003)	C068 43.04
<i>Australian Standard - Protection of Trees on Development Sites AS 4970</i> (2009)	C147 42.01
<i>Australian Standard – Pruning of Amenity Trees, AS 4373</i> (2007)	C147 42.01
<i>Berwick Health and Education Precinct Environmental Site Assessment</i> (Ricardo, 2020)	C207 Pt1 37.02
<i>Berwick Township Significant Landscape Strategy</i> (City of Casey, 2008)	C112 42.03
<i>Berwick Village Commercial Centre Parking Precinct Plan</i> (City of Casey, 2009)	C083 45.09
<i>Biodiversity Strategy</i> (City of Casey, 2017)	C284 02.03, 02.04 12.01-1L
<i>Cardinia Parklands Strategy Plan</i> (City of Casey, 2014)	C013 s42.02
<i>Casey Central Phase 1 Environmental Site Assessment</i> (GHD, 2006)	C189 37.07
<i>Casey Complex Structure Plan</i> (City of Casey, 2011)	C157 37.08
<i>Casey Heritage Study (Post European Contact)</i> (City of Casey in association with Context Pty Ltd, 2004)	C250 02.03, 15.03-1L-01 43.01
<i>Casey Image Strategy</i> (City of Casey, 2005)	C250 02.03
<i>Casey Significant Tree Strategy (incorporating the Significant Tree Register)</i> (City of Casey)	C148 42.01
<i>Casey Standard Drawings</i> (City of Casey, 2012)	C265 43.04
<i>Child Minding Centres policy</i> (City of Casey, 1996)	C250 13.07-1L-01
<i>City of Berwick Heritage Conservation Study</i> (City of Berwick in association with Context Pty Ltd, 1993)	NFPS 43.01
<i>City of Casey Activity Centres Strategy</i> (City of Casey 2020)	C258 02.03, 02.04 11.03-1L, 15.01-1L-01, 17.02-2L
<i>City of Casey Conservation Strategy</i> (City of Casey in association with Environment Link Pty Ltd, 2002)	C250 02.03
<i>City of Casey (Cranbourne, Knox) Heritage Study</i> (Graeme Butler & Associates, 1997).	C265 43.01
<i>City of Casey Economic Development Strategy 2021-25</i> (City of Casey, 2021)	C284 02.03, 17.01-1L

Name of background document	Amendment number - clause reference
<i>City of Casey Greenhouse Strategy – Local Action Plan</i> (City of Casey, 2002)	C250 02.03
<i>City of Casey Health and Wellbeing Strategy 2021-25</i> (City of Casey, 2021)	C284 02.03, 15.04-1L
<i>City of Casey Integrated Water Management Plan</i> (City of Casey and Melbourne Water, 2015)	C284 43.04
<i>City of Casey Landscape Policy</i> (City of Casey, 2010)	C284 02.03, 13.04-2L, 15.01-1L-03, 15.01-2L-01, 15.01-2L-02, 15.01-3L
<i>Cranbourne Town Centre Plan 2017</i> (City of Casey, 2018)	C157 02.03, 02.04, 37.08
<i>Cranbourne Town Centre Urban Design Framework</i> (City of Casey, 2011)	C157 37.08
<i>Display Homes Policy</i> (City of Casey, 2001)	C250 13.07-1L-01
<i>Electronic Gaming Machines Strategy 2015-2020</i> (City of Casey, 2019)	C284 02.03, 52.28
<i>Engineering Design and Construction Manual for Subdivision in Growth Areas</i> (Victorian Planning Authority, 2019)	C284 43.04
<i>Engineering Design and Construction Manual Standard Drawing Index</i> (Victorian Planning Authority, 2015)	C284 43.04
<i>Equestrian Strategy</i> (City of Casey, 2011)	C284 02.03, 19.02-6L-03
<i>Fountain Gate-Narre Warren CBD Structure Plan</i> (City of Casey, 2018)	C224 02.03, 37.08
<i>Geoheritage Sites Report</i> (Neville Rosengren, 2018)	C284 02.03, 15.03-1L-02
<i>Geotechnical and Preliminary Environmental Contamination Assessment: Precinct Structure Plan No. 09 Berwick Waterways</i> (Aecom, 2011)	C188 37.07
<i>Growth Area Heritage Places Policy</i> (City of Casey, 2015)	C284 02.03, 15.03-1L-01
<i>Heritage Handbook: Practical Guidelines for Owners of Historic Buildings</i> (City of Casey, 2022)	C284 15.03-1L-01
<i>Heritage of the City of Casey – Historic Sites in the former Cranbourne Shire</i> , (City of Casey in association with Graeme Butler & Associates, 1996)	NFPS 43.01
<i>Heritage Strategy</i> (City of Casey, 2017)	C284 43.01
<i>Housing Strategy</i> (City of Casey, 2019)	C198 02.03, 02.04, 16.01-1L
<i>Implementing the Sustainable Design Assessment in the Planning Process Framework</i> (Organica Engineering, 2019)	C284 02.03, 15.01-2L-03
<i>Industrial Development Policy</i> (City of Casey, 2003)	C250 02.03, 15.01-2L-02 17.03-1L
<i>Medical Centres Policy</i> (City of Casey, 2001)	C250 13.07-1L-01
<i>On-Site Stormwater Detention Policy</i> (City of Casey, 2018)	C284 02.03, 19.03-3L
<i>Open Space Strategy</i> (City of Casey, 2015)	C284 02.03, 19.02-6L-01, 19.02-6L-02

Name of background document	Amendment number - clause reference
<i>Phase 1 Environmental Site Assessment and Geotechnical Desktop Investigation, Brompton Lodge Precinct Structure Plan</i> (Coffey, April 2015)	C190 37.07
<i>Places of Assembly/Worship Policy</i> (City of Casey, 2004)	C250 13.07-1L-01
<i>Port Phillip and Western Port Regional Catchment Strategy 2004-2009</i> , (Port Phillip and Westernport Catchment Management Authority, 2004).	C250 02.03
<i>Preliminary Environmental Contamination Assessment – 1345 – 1425 Ballarto Road and 365 – 385 Clyde-Five Ways Road, Clyde</i> (Beveridge Williams, 2012)	C186 37.07
<i>Preliminary environmental contamination assessment - Clyde Creek & Thompsons Road, Clyde</i> (PSP 53 & PSP 54) (Beveridge Williams, 2013)	C185 37.07
<i>Sites of Botanical Significance in the Western Port Region</i> (A.M. Opie et al, Department of Conservation Forests and Lands, 1984)	NFPS 42.01, 42.03
<i>Sites of Geological and Geomorphological Significance in the Western Port Region</i> (N.J. Rosengren et al, Department of Conservation Forests and Lands, 1984)	NFPS 42.01, 42.03
<i>Sites of Zoological Significance in the Western Port Region</i> , (D.L. Andrew et al, Department of Conservation Forests and Lands, 1984)	NFPS 42.01, 42.03
<i>Streets Ahead Integrated Transport Strategy</i> (City of Casey, 2017)	C284 02.03, 18.02-2L
<i>The Fauna and Flora Values of the City of Casey South of Ballarto Road</i> (Biosis Research Pty Ltd, 1997)	NFPS 42.01
<i>Urban Stormwater Best Practice Environmental Management Guidelines</i> (CSIRO, 1999)	VC37 42.03, 43.04
<i>Walk and Ride in Casey 2019-2041</i> (City of Casey, 2019)	C284 02.03, 18.02-2L
<i>Water Sensitive Urban Design Guidelines – South Eastern Councils</i> (Melbourne Water, 2013)	C284 02.03, 19.03-3L
<i>Western Port Green Wedge Management Plan</i> (City of Casey, 2019)	C284 02.03, 11.01-1L-02

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

1.0 Application of zones, overlays and provisions

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives in Clauses 11 to 19.

Zones

- Low Density Residential Zone:
 - Schedule 1 to established low density residential areas that may not be fully serviced but can treat and retain all wastewater on-site, and that are affected by bushfire risk, significant landscape character values or biodiversity values.
 - Schedule 2 to established low density residential areas that have access to services, are, or can be, fully serviced with reticulated sewerage and that are not affected by bushfire risk, significant landscape character values or biodiversity values.
- Mixed Use Zone to:
 - Activity centres with a mixed use function, including employment centres and community activity clusters.
 - Land with mixed use functions, including part of the land within the future 'Casey Technology Park'.
 - The Freeway Sports Convenience Activity Centre.
 - Land on the north-western corner of Saffron Drive and Emily Drive to provide for the use of the land as a pharmacy.
- 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.
 - Activity centres with a primary retail function, including The Arcade Convenience Activity Centre.
 - The coastal settlements of Blind Bight, Cannons Creek, and Warneet to provide for a range of appropriate uses in a township setting.
 - The rural settlements of Harkaway and Narre Warren North to provide for a range of appropriate residential and commercial uses.
- Residential Growth Zone:
 - Schedule 1 to areas identified for substantial change including land within approximately 400 metres walking distance of activity centres, train stations and strategic bus routes.
 - Schedule 2 to areas identified for substantial change on land adjacent to activity centres, train stations and strategic bus routes.
- General Residential Zone:
 - Schedule 1 to established residential areas, including land that is more than approximately 800 metres walking distance from activity centres and train stations and more than approximately 400 metres walking distance of a strategic bus route.
 - Schedule 2 to established residential areas, including land within an approximate walking distance of 400 to 800 metres from activity centres and train stations, and within approximately 400 metres walking distance of a strategic bus route.
- Neighbourhood Residential Zone:
 - Schedule 1 to land in the Berwick Township grid where there are identified significant neighbourhood, heritage, environmental and landscape character values.

- Schedule 2 to minimal change areas where there are identified significant neighbourhood, heritage, environmental and landscape character values.
- Industrial 1 Zone to preserve industrial land for industrial uses and to protect against inappropriate commercial development.
- Industrial 3 Zone to industrial land adjacent to residential areas to protect these areas from inappropriate industrial uses, where appropriate.
- Commercial 1 Zone to activity centres with a primary retail function, or with an office and commercial function.
- Commercial 2 Zone to:
 - Activity centres with an office and manufacturing function, or with a restricted retail, manufacturing and service business function.
 - Land with a restricted retail, car sales and service business function.
- Rural Living Zone to provide for residential development and living opportunities in a rural environment that are already developed for this purpose.
- Green Wedge 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.
 - Facilitate sustainable land management practices.
 - Reflect its non-urban status.
- 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.
 - Facilitate sustainable land management practices.
- Rural Conservation Zone to protect:
 - The sensitive coastal areas under private ownership.
 - The environmental values of Cardinia Creek and adjoining land.
- 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.
- Public Use Zone to identify land required for the provision of public uses, services and facilities.
- Public Park and Recreation Zone to recognise, protect and conserve areas for recreation and open space.
- Public Conservation and Resource Zone to protect the natural environment of areas under public ownership, including:
 - the Cranbourne Gardens.
 - Churchill National Park.
 - Dandenong Police Paddocks Reserve.
 - Lysterfield Park and surrounding areas under public ownership.
- Transport Zone to selected major transport corridors controlled by the State authority, Transport for Victoria, and City of Casey as the local road authority.
- Special Use Zone to provide for the use and development of land for site-specific purposes, including:
 - Earth and energy resources industry.
 - Land in Soldiers Road, Clyde North for an Education Centre (Hillcrest Christian College).
 - Part of the land in the Thompsons Road Precinct Structure Plan for an electricity easement.
 - Conservation areas in growth corridors to protect populations of Growling Grass Frog.
 - The Cranbourne Racing Complex and surrounds.
 - Part of the land in the Cardinia Creek South Precinct Structure Plan for an electricity easement.

- Comprehensive Development Zone to mixed use areas that are subject to the preparation of a comprehensive development plan, including:
 - Schedule 1 land in the Lyndhurst Neighbourhood Activity Centre; and
 - Schedule 2 land in the Berwick Health and Education Precinct Comprehensive Development Plan.
- Urban Floodway Zone to protect identified waterways and drainage courses from inappropriate development that may be detrimental to water quality and impede overland flow paths.
- 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 as follows:
 - Schedule 1 - Cranbourne West Precinct Structure Plan
 - Schedule 2 - Cranbourne East Precinct Structure Plan
 - Schedule 3 - Clyde North Precinct Structure Plan
 - Schedule 4 - Botanic Ridge Precinct Structure Plan
 - Schedule 5 - Cranbourne North Stage 2 Precinct Structure Plan
 - Schedule 6 - Thompsons Road Precinct Structure Plan
 - Schedule 7 - Clyde Creek Precinct Structure Plan
 - Schedule 8 - Casey Fields South Residential Precinct Structure Plan
 - Schedule 9 - Berwick Waterways Precinct Structure Plan
 - Schedule 10 - Casey Central Town Centre Precinct Structure Plan
 - Schedule 11 - Brompton Lodge Precinct Structure Plan
 - Schedule 12 - Cardinia Creek South Precinct Structure Plan
 - Schedule 14 - Minta Farm Precinct Structure Plan
- Activity Centre Zone to provide for the integrated use and development of land for activity centres of metropolitan and regional significance consistent with adopted structure plans to land in the:
 - Cranbourne Town Centre (Schedule 1).
 - Fountain Gate-Narre Warren CBD Metropolitan Activity Centre. (Schedule 2).

Overlays

- Environmental Significance Overlay to areas of identified environmental significance, including significant native and exotic trees, the coastal environs and sites of geological and geomorphological significance to:
 - Protect the ecological diversity of Western Port.
 - Protect areas of identified environmental significance within and surrounding the Cranbourne Gardens.
 - Areas of identified environmental significance in Cranbourne South and Clyde North.
 - Protect and manage biodiversity assets within urban areas.
- Vegetation Protection Overlay to protect areas of significant vegetation:
 - To the east of Manuka Road in Berwick.
 - In the Brookland Greens estate.
- Significant Landscape Overlay to conserve and enhance areas of identified landscape character and value in the Casey Foothills, Western Port coast, Cardinia Creek and Berwick Village areas.
- Heritage Overlay to heritage places of national, state and local significance, as identified in Council's relevant heritage studies and strategic work.
- Design and Development Overlay to areas requiring specific development controls to achieve a preferred built form outcome.
- Incorporated Plan Overlay:
 - Schedule 2 to give effect to the Cardinia Creek South Precinct Structure Plan.

- Schedule 3 to give effect to the Minta Farm Precinct Structure Plan.
- Development Plan Overlay to provide for the integrated and orderly planning of future and developing areas, including for:
 - Future and developing low density residential areas.
 - The Narre Warren North Township area.
 - Developing residential areas, mixed use areas and activity centres.
 - Surplus education land.
- 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.
- Special Building Overlay to land affected by overland flows in storm events that exceed the capacity of the underground drainage systems.
- Bushfire Management Overlay to areas that meet the threshold of applying the BMO Overlay.
- Public Acquisition Overlay to all land required for the future provision of public uses, services and facilities.
- Environmental Audit Overlay to ensure that sensitive uses are not significantly adversely affected by potentially contaminated land.
- Road Closure Overlay to a road that is closed by an amendment to the planning scheme.
- 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.
- 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.
- Infrastructure Contributions Plan Overlay to future and developing residential and employment areas to facilitate the timely delivery of transport, physical and community infrastructure.
- Specific Controls Overlay to land to be developed in accordance with a specific control contained in a corresponding incorporated document.

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0 Further strategic work

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- Undertake a municipal wide review of Development Plans and Development Plan Overlay Schedules to ensure these remain contemporary.
- Identify areas that have special neighbourhood characteristics and prepare and implement neighbourhood character assessments and design guidelines for those areas.
- Investigate opportunities for rural residential development in areas with limited agricultural productivity.
- Prepare design guidelines for the siting of non-residential development in low density residential areas.
- Prepare a Coastal Strategy that focuses on environmental restoration and mitigating the impact of climate change.
- Review flooding and inundation mapping and policy for all areas.
- Prepare a Southern Ranges Green Wedge Management Plan, including a Foothills Strategy in cooperation with adjoining municipalities.
- Identify and protect the Aboriginal cultural heritage and post-contact heritage of the Western Port Green Wedge.
- Review the environmental and landscape overlays to strengthen the protection of landscapes and trees, including for the Casey Coast and Casey Foothills area.
- Implement the relevant actions from the new Urban Forest Strategy and updated Landscape Policy.
- Investigate opportunities to map industrial, landfill and quarry buffers to protect amenity and business operations.
- Review existing heritage sites and the Heritage Overlay Schedule to update citations.
- Undertake a heritage gap analysis to identify heritage places that are unprotected by a Heritage Overlay.
- Identify and protect geo-heritage sites.
- Investigate expansion opportunities for Springhill, Marshall Place, Saffron Drive and The Arcade Activity Centres.
- Develop place-based revitalisation strategies to unlock investment, facilitate economic growth and create community places.
- Investigate planning scheme mechanisms to protect employment land.
- Undertake a review of industrial land to determine suitable locations for smaller or larger lots.
- Implement the relevant actions from the new Electronic Gaming Machine Strategy.
- Prepare and implement township strategies for:
 - Harkaway.
 - Narre Warren North.
 - Pearcedale.
 - Tooradin.
 - Warneet.
 - Blind Bight.
 - Cannons Creek.
- Review the Berwick Village Structure Plan, including urban design guidelines.
- Implement the new Collison Estate Development Plan and Development Contribution Plan by applying the Development Contribution Plan Overlay.

- Implement the revised Hampton Park Hill Development Plan, including safety and amenity buffers.
- Undertake a review of future land use within the Cyril Beechey Lane precinct to acknowledge former landfill operations.
- Undertake a review of the triangular area of land south of Ballarto Road and west of the Cranbourne Gardens to identify future land use opportunities acknowledging any quarrying operations.