02.03 STRATEGIC DIRECTIONS

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02.03-1 Settlement

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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 from 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* at Clause 02.04-7.
- Protect existing or create new urban breaks between settlements while retaining their natural features and functions, including open space and bushland areas:
  - Between Narre Warren and Hallam.
  - Within the Hallam Valley Floodplain.
  - Within the Cardinia Creek Parklands.
  - Under the major electricity transmission lines between Hampton Park and Narre Warren South and between Cranbourne and Cranbourne West.

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. These 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. This combination of characteristics makes 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.

Growth Areas

Casey's growth areas are located in the Urban Growth Zones 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. The transition of this land from farming to urban uses will require careful management.

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 features a mix of productive farmland with intensive agriculture and other rural activities, and large-lot rural residential and village and township living.

The Pearcedale Township is the commercial and residential hub of the 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 land east of Sawtells Inlet and north of the South Gippsland Highway.
- Maintain the landscape character free of commercial development along the South Gippsland Highway between Baxter-Tooraddin Road and Lyalls Inlet.
- Enhance the open, coastal, rural landscape character of the land south of Baxter-Tooradin Road.

Green Wedges

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. It is important that non-agricultural uses are sited and designed 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 and facilitate agricultural and horticultural industry in the green wedges.
- Protect and enhance each green wedge's unique and attractive landscapes and landforms.
- Support local tourism 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 Major Activity Centre will grow and increase in prominence overtime with the increasing growth area population. The other Major Activity 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 non-retail use and development into a network of activity centres consistent with the *Activity centre hierarchy plan* at 02.04-3 and Table 1 at Clause 11.03-1L.
- Ensure that the Fountain Gate-Narre Warren CBD Metropolitan Activity Centre provides higher order activities and a diverse range of employment opportunities for the region, and acts as a community hub and a focus for residential infill development.
- Ensure that Major Activity Centres provide 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 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

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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 *Areas with significant biodiversity values 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.

The protection and restoration of Casey's biological and habitat diversity 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 also includes rare and threatened flora and fauna populations and vegetation types, 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.

Coast and foreshore

The Western Port coastal area is one of 42 Wetlands 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 costal 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

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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, are sensitive to the impacts of climate change from rising sea levels.

Strategic directions:

- Encourage and support revegetation and increased tree canopy coverage to reduce urban heat island effects and to support biodiversity.
- Protect life and property 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 to life and 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 and the land within the buffer areas is safe for the intended use or development.

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.

Strategic directions:

- 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

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Casey has a strong agricultural base that includes horticulture and animal husbandry, 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.

Strategic directions:

- 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

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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.

Casey's built form is characterised by a suburban environment, punctuated by activity centres and framed by a non-urban area that consists of landscapes of agricultural, natural, cultural and heritage significance. Council aims to manage new and infill development to retain and enhance Casey's green, treed character and valued characteristics of its local areas.

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.
- 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 retro-fitting development.

Strategic direction:

- Encourage development to incorporate environmentally sustainable design principles.

02.03-6 Housing

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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 should be directed to substantial change areas with easy access to existing services, high frequency transport options, and activity centres. 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

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Economic diversity and employment

Casey has enjoyed strong job growth, mainly driven by population serving industries such as health, education, retail trade and construction. Tourism and hospitality are also key contributors to Casey's economy. While these sectors drive the economy, population growth has continued to exceed the rate of the local job market resulting in an employment self-containment below the metropolitan average. There is a need for diversity and innovation to support Casey's economy and increase local employment opportunities, including in the tourism and eco-tourism sector.

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.

As employment land supply in the City of Greater Dandenong becomes constrained, it is essential that the City of Casey has well-connected, timely and sufficient supply of employment land to allow for seamless business growth across the region.

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, vacant industrial zoned land in Casey has been rezoned to allow for residential and other urban land uses. This process has resulted in the need to maintain an adequate supply of industrial land to support investment and local employment opportunities.

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

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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 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.
- Facilitate the delivery of public transport and active transport infrastructure to growth areas.

02.03-9 Infrastructure

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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.

Strategic directions:

- 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.

High pressure gas transmission pipelines

The Morwell-Dandenong Pipeline, Longford-Dandenong Pipeline and Clyde North Lateral Pipeline are high pressure gas transmission pipelines licensed under the *Pipelines Act 2005* . Changes to land use and development in the vicinity of the pipeline must be carefully considered to ensure risks to human life and the functional operation of the pipeline are not impacted.

Strategic directions:

- Protect high pressure gas transmission pipelines from encroachment of development that would compromise their efficient functioning and safety.
- Manage land use and development in the vicinity of high pressure gas transmission pipelines to minimise risks to human life and the functional operation of the pipelines.

02.03-10 Gaming

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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.