

## PRECINCT STRUCTURE PLAN (PSP) PITCHING SESSIONS SUMMARY

We thank you (Landowners, State Agencies, Utility Providers and City of Casey) for your attendance and participation in the Croskell Precinct Structure Plan (PSP) Pitching Sessions which were held from 29 November through to 1 December 2021. These sessions marked the beginning of the PSP preparation process.

This summary paper documents the key issues and opportunities raised at the Pitching Sessions in both a written and spatial format, and provides attendees with further information regarding what to expect at the Vision and Purpose Workshop on 8 December 2021.

The purpose of the Pitching Sessions was to:

### WHAT

1. Understand core issues early in the process.
2. Foster a collaborative working group of stakeholders.
3. Develop a vision and objectives for the site.

### HOW

4. Invite stakeholder to present their ideas and concerns in pitch sessions.
5. Provide a clear, transparent and inclusive consultation program.
6. Encourage discussion of innovative ideas and alternative processes.

### The information gathered in the Pitching Sessions helped identify the issues, challenges and innovations for the PSP.

As we move towards the Vision and Purpose Workshop we'd like you to turn your mind towards how the priority outcomes and innovations in the precinct can be implemented.

These outcomes and innovations will be synthesized at the Vision and Purpose Workshop to help refine the key issues, opportunities and innovations that the PSP will need to respond to.

We encourage attendees to consider what strategic partnerships, such as a commitment between public and/or private entities, could deliver something special for the PSP area.

The Vision and Purpose Workshop will be conducted on 'MURAL' an interactive online platform. Activity 1 involves breaking into small groups to brainstorm and test a series of ambitions and shared vision statements while Activity 2 involves a mapping exercise to spatially confirm issues and opportunities on a PSP area plan.

The issues and opportunities validated in the Vision and Purpose Workshop will be used as inputs for the Co-Design Workshop to identify specific place-based plan options.



The information gathered at the Pitching Sessions has been analysed and sorted into PSP features.

These PSP features have a clear line of sight to the PSP implementation and relate to the new PSP Guidelines and the 20 min neighbourhood hallmarks.

**Each feature needs a shared vision which is the key outcome of the Vision and Purpose Workshop.**

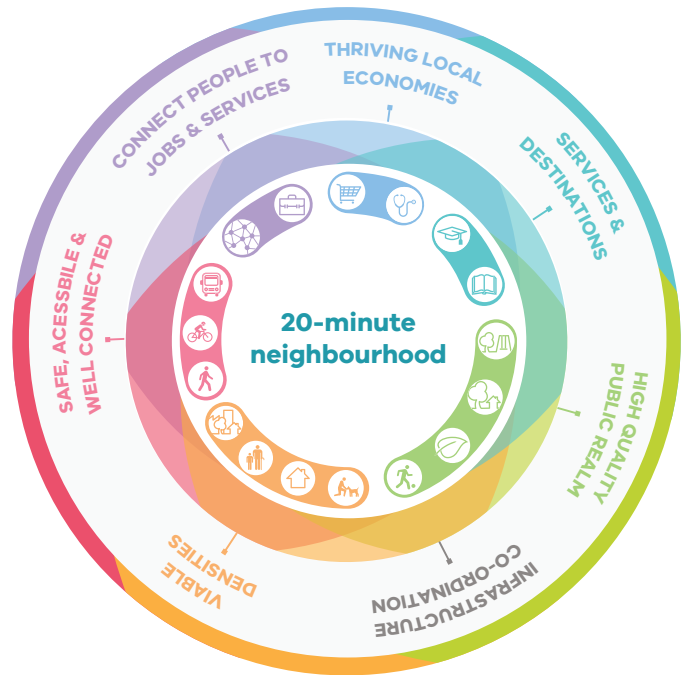
# PSP FEATURES

## EXISTING FEATURES

The PSP has numerous natural and existing features that are important to recognise and respond to in the design of the future urban structure. The design of the Croskell PSP will also need to consider how it will interact with adjoining PSPs and existing urban areas.

Existing land uses and their applied buffers was a reoccurring theme presented throughout the Pitching Sessions. Ongoing operations, land use transition and future development capability of these sites must be considered further as part of the PSP process.

The desalination plant power cable was identified as key constraint to north-south crossings within the precinct and will need to be further investigated. Agreement will need to be reached with state agencies around the number of crossings prior to exhibition. DOT also flagged the need to consider Movement and Place framework.



1

## EMPLOYMENT & ACTIVITY CENTRES

Landowners all agree that PSP should plan for long-term land uses with the expectation that existing rural uses will relocate eventually.

There were differing landowner opinions as to where core employment land should be located.

DELWP reiterated that the precinct needs to deliver at least 50% employment land as gross net developable area.

There is a strong aspiration by landowners and stakeholders to increase employment opportunities within the western region of Croskell PSP which seeks to respond to the 'business with residential' objective of the Melbourne Industrial and Commercial Land Use Plan (2020).

Mixed-use employment based land uses was put forward as an opportunity which would enable the transition of and from traditional rural industries to a more urban employment form. Achieving good access to key road networks will be instrumental in the success of the future employment precinct.

2

## SCHOOLS & COMMUNITY INFRASTRUCTURE

DET highlighted that there is a strong need for schools both within the precinct and in the surrounding areas. There is potential need for 2 primary schools, a secondary school and a specialist school.

DET flagged their new school site selection criteria, which is publicly available on their website ([→ click here to view](#)).

There is potential for a non-government school in the area. City of Casey flagged that the Croskell ICP will need to consider funding for the delivery of the Active Open Space facilities in the south-west.

Whilst it is recognised that there are several existing planned schools in the surrounding area, current demographics and forecast demands suggest the need for additional schools and education facilities with the potential to service the full spectrum of education provision.

There is an opportunity to work with landowners to create an education precinct with consideration of the need to buffer these sensitive uses from existing amenity impacts.

3

### OPEN SPACE, PRECINCT FEATURES GREENING

A transmission line easement bisects the PSP area which requires a considered response to future interface design, built form response and access opportunities to ensure it can integrate with the broader future urban structure and provide a passive open space asset to the community.

Additional passive open space opportunities were put forward by various landowners to provide amenity to future residents and protect existing vegetation. In addition, it was considered that passive open space should seek to link in with drainage functions and waterways where possible to increase access to green spaces. The provision of shared paths and open space embellishments would encourage usage of these open space areas.

The Croskell PSP will also support The City of Casey to facilitate active recreation within the south-eastern corner of the precinct. Development surrounding this asset should seek to provide strong pedestrian, cyclist and vehicle accessibility.

An increase in tree canopy coverage, both within the private and public realm was considered as a greening opportunity to cool the future urban environment and provide local amenity. Linking street tree provision with integrated water management outcomes will also support street tree establishment and growth.

5

### HOUSING DIVERSITY, DENSITY & AFFORDABILITY

There is a genuine aspiration from landowners and stakeholders to deliver a diversity of housing outcomes.

There is opportunity for the PSP to support a variety of typologies and densities, with different styles of housing near the central creek line and active open space and higher densities towards Thompsons Road. The PSP should also consider the changing 'live where you work' environment and provide guidance on how best to achieve an integrated outcome.

Employment based land uses with an interface to residential development should have a particular focus on design and architectural outcomes that provide a suitable transition between the two uses.

4

### DRAINAGE, IWM, UTILITIES, BIODIVERSITY & CLIMATE RESILIENCE

Water is a strong element throughout Croskell PSP which includes a central creek line, drainage corridor and informal water bodies which will shape the vision for water and drainage.

Presentations at the Pitching Sessions considered water and drainage functions as positive natural elements that provide a strong foundation to develop a unique urban structure and natural environment. Landowners and stakeholders expressed an opportunity to integrate and utilise existing water features throughout the design of the PSP.

Opportunities to integrate water elements into the future urban structure has the capability to achieve a strong drainage function outcome, aesthetic outcome and movement outcome. The central creek line is valued as a visual feature, as well as a practical method of creating a greener and cooler precinct. An opportunity was presented for the central waterway to provide a natural boundary or separation between future residential and employment uses.

These considerations were tempered by the need for drainage studies and updated drainage mapping to ensure complex drainage issues and the alignment of water assets are resolved as part of the PSP process.

6

### ROAD NETWORK ACCESS & MOVEMENT PEDESTRIAN & CYCLIST CONNECTIVITY

Casey Fields Boulevard was identified as crucial north-south route running through precinct with the potential for an innovative cross section. Thompsons Road is recognised as a significant regional freight and local transport connection which needs to be incorporated and leveraged as part of the Croskell PSP. The built form and land use interface to Thompsons Road is an opportunity to be explored further to find a balance between future development and existing conditions on the northern side.

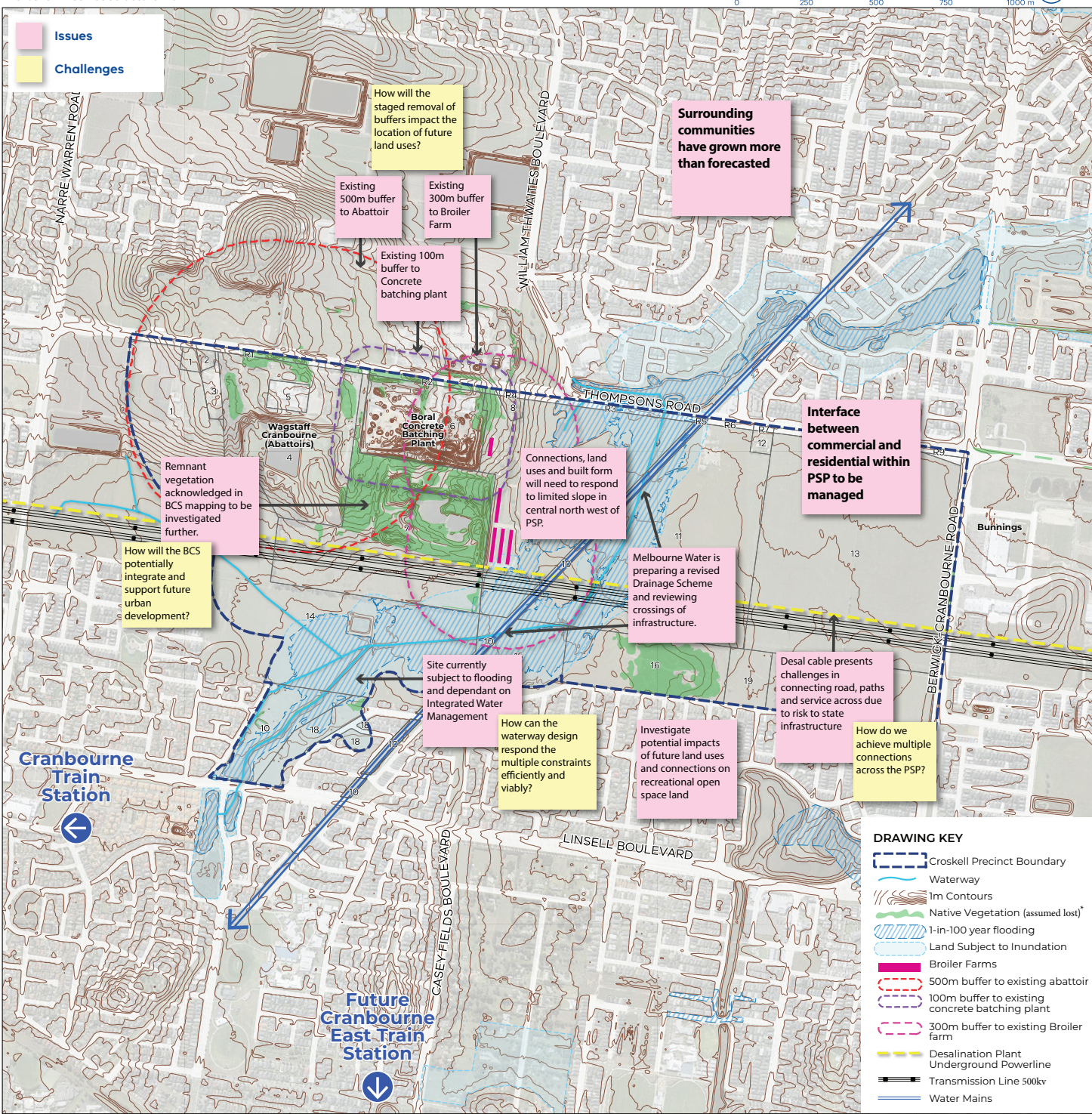
Providing strong pedestrian and cyclist connections throughout Croskell PSP is important to facilitate connectivity and active travel opportunities and to link into existing connections provided by adjoining development precincts. An opportunity presents itself to make improvements to standard cross sections to produce more innovative outcomes which support safer cycle movements and increased canopy coverage.



# PSP FEATURES

Issues & Challenges Plan  
Croskell Precinct Structure Plan

1:10,000 @ A2



\*Ecological Vegetation Classes mapped as part of 'Delivering Melbourne's Newest Sustainable Communities' and assumed lost under the Melbourne Strategic Assessment



## Opportunities & Innovations Plan

### Croskell Precinct Structure Plan

1:10,000 @ A2



\*Ecological Vegetation Classes mapped as part of 'Delivering Melbourne's Newest Sustainable Communities' and assumed lost under the Melbourne Strategic Assessment

# CROSKELL

HELD ON 29 NOVEMBER 2021 THROUGH TO 1 DECEMBER 2021

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