

CROSKELL

PRECINCT STRUCTURE PLAN

VISION AND PURPOSE WORKSHOP SUMMARY

MARCH 2022

Prepared by:

mesh



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Acknowledgement

Mesh acknowledges the Traditional Owners of the lands on which we work, and pay our respects to Elders past, present and emerging.

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INTRODUCTION

The Victorian Planning Authority (VPA) is taking an innovative approach to shaping the future of Melbourne's communities, through collaborative strategic planning.

The Precinct Structure Plan (PSP) process outlines various stages in the preparation of a Precinct Structure Plan (PSP), including 'Pitching', 'Vision and Purpose' and 'Co-Design' – all of which aim to facilitate greater input by key stakeholders early on.

The PSP objective is to streamline preparation and optimise the PSP product to deliver high quality outcomes, embrace innovation where possible and deliver government policy.

This report documents the key findings from the Croskell PSP Vision and Purpose Workshop held in December 2021.

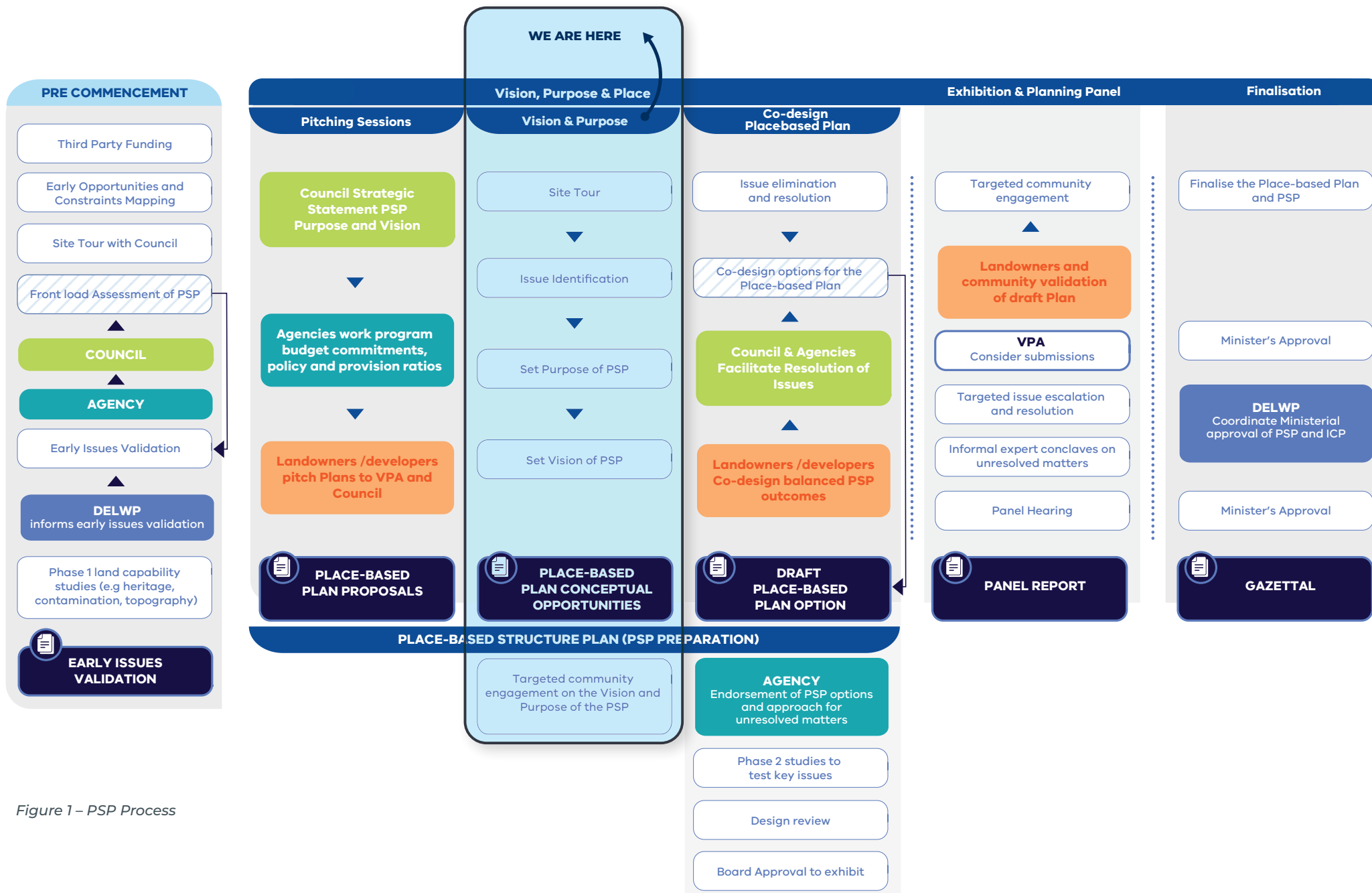


Figure 1 – PSP Process

PURPOSE OF THE VISION AND PURPOSE WORKSHOP SUMMARY REPORT

This summary report captures the key outcomes from the Vision and Purpose Workshop, held online on 8 December 2021 via Zoom and MURAL. This workshop followed on from the Pitching Sessions held in November 2021.

The VPA and the City of Casey would like to thank all participants for their attendance and contributions at both the Pitching Sessions and Vision and Purpose Workshop.

The overarching purpose of this Summary Report is to highlight key emerging opportunities, challenges, visions, points of interest / contention and preferences from stakeholders and landowners (from the workshop activities) to inform the next stage of the PSP process; Co-Design and Placed-based plan development.

WHAT ARE WE TRYING TO ACHIEVE?

The Vision and Purpose Workshop was held as a key milestone in the Croskell PSP process and built upon the outcomes of the Pitching Sessions.

The purpose of the Vision and Purpose Workshop was:

- ▶ To update key stakeholders and landowners on the status of the project.
- ▶ To provide an overview of key opportunities for the PSP emerging from the Pitching Sessions.
- ▶ To encourage and capture any innovative and contextual ideas and information to shape a future urban structure for the Croskell PSP.
- ▶ To better understand the challenges for the PSP emerging from the Pitching Sessions, particularly points of contention between different stakeholders or policy objectives.
- ▶ To assist in informing the scope for further technical studies, particularly with regard to addressing challenges and innovation opportunities.
- ▶ To provide an opportunity for key stakeholders and landowners to visually map out and share key land use, transport, open space and other infrastructure opportunities and challenges for the Croskell PSP, and provide any commentary on their considerations.
- ▶ To provide a transparent and inclusive consultation program and provide both stakeholders and landowners with a summary of what information was captured through the Pitching Sessions.
- ▶ To outline the next steps for the Croskell PSP process.

WHO WAS INVOLVED?

A diverse range of stakeholders attended the Vision and Purpose Workshop session with approximately 70 participants attending from the following organisations:

- ▶ APA Group
- ▶ Bicycle Network Victoria
- ▶ Casey City Council
- ▶ Catholic Education Office, Diocese of Sale
- ▶ Department of Education and Training
- ▶ Invest Assist
- ▶ Department of Transport
- ▶ Environment Protection Authority
- ▶ Landowners and landowner representatives
- ▶ Melbourne Water
- ▶ South East Water
- ▶ Victorian Planning Authority and appointed consultants

HOW PARTICIPANTS WERE INVOLVED

The Vision and Purpose Workshop was run online via Zoom. While different online techniques were used at the workshop, the format was designed to reflect a typical face-to-face workshop, commencing with a brief presentation from the VPA to provide a summary of the current project status and an overview of key emerging opportunities and challenges, followed by online interactive activities in small break out groups.

The breakdown and structure of the day is illustrated in Figure 2 below.

Workshop activities were undertaken via a digital workspace tool called 'MURAL,' an online platform that facilitates collaborative work similar to a format that would be used for face-to-face workshops. The workshops were facilitated by the VPA and Mesh.

The MURAL outputs identify comments raised and ideas contributed for each workshop activity (from each group) to guide the refinement of an Issues and Challenges Plan and Opportunities and Innovations Plan and do not represent elements with any finality. See appendix 1 for screenshots of the comments captured during the MURAL workshops.

The following sections provide an overview of information recorded on MURAL during the workshop.



Figure 2 – Workshop Agenda

Building upon the ambitions, opportunities and challenges presented as part of the Pitching Sessions, participants were asked as part of the Vision and Purpose Workshops to review the existing ambitions and add any additional ambitions, opportunities and challenges affecting the Croskell PSP under each PSP theme. Comments made as part of Vision and Purpose Workshop were then used to inform the emerging purpose statements presented in the second half of this report.

Participants were asked to consider a range of questions such as:



What opportunities, such as innovations, partnerships and state and local infrastructure may act as a catalyst for the precinct?

What are key successful features of other employment / residential precincts and PSPs that would benefit the Croskell PSP?

► **Theme 1**

What are some innovative technologies / employment infrastructure that we can bring to the Croskell PSP?

► **Theme 2**

How can we be innovative in our community spaces?
Where should community spaces be supported?

► **Theme 3**

What are some open space, greening or conservation opportunities within the Croskell PSP? How could these be integrated with the surrounding development?

► **Theme 4**

What are some opportunities or innovations to better utilise / manage water within the Croskell PSP? What are some innovative practices in relation to stormwater harvesting?

► **Theme 5**

What design and built form opportunities and innovations can housing achieve within the Croskell PSP?

► **Theme 6**

What are some alternative transport opportunities and/or innovations for the Croskell PSP? How can effective movement networks be created?

OUTPUT OF 1ST WORKSHOP ACTIVITY

PSP THEME TABLES

The information gathered (what we heard) as part of the Pitching Sessions and the Vision and Purpose Workshop has been analysed and categorised in this report into PSP themes.

These PSP themes are an amalgamation of the 20 Minute Neighbourhood Hallmarks and the PSP Guidelines (2021).

1 Partnerships & Commitment

2 Written Requirements

3 Plans/Diagrams

4 Examples/Resources

The information contained within these PSP themes – in addition to local and state policy – has been used to inform the Emerging Purpose Statements and Emerging Vision Statement presented in the second half of this report.

A key question participants were asked to consider:



What are the best PSP tools to help achieve or deliver these ambitions for the Croskell PSP?

A consolidated version of these categorisations can be found under each applicable theme within tables presented below.



PSP THEME Employment and Activity Centres

AMBITIONS

Future employment to consider existing employment in the area.

Higher education co-located with employment opportunities.

Improved employment based built form outcomes.

Re-think employment development in a post Covid-19 environment.

Use of natural surroundings to interlink employment and residential precincts.

Home based businesses (Kensington example)

Shift towards logistics-based land uses.

Provide early high-speed internet and phone connection, free wi-fi in public spaces.

1 Partnerships & Commitment

Government partnerships to establish a job ready business precinct.

Transition from existing rural industry with abattoir and batching plants to other employment-based land uses.

Applying new PSP guidelines to existing adjoining Activity Centres.

Existing landowners to embrace land use transition to enable a more integrated urban structure.

Public transport along Thompsons Road to support an employment precinct.

1
+
2

Incentivise live – work housing and small home-based businesses within residential and mixed-use precincts.

Opportunities for job growth and night-time economy

Built form design excellence.

Functional open space for workers.

Embed circular economy principles and shared energy solutions.

Sustainable design and development principles for industrial land.

2 Written Requirements

No less than 50% of land to be used for employment land uses.

Focus in the PSP on a job ready business precinct.

A mix of land use/ functions in a vertical fashion (as opposed to monofunctional buildings/ precincts).

Early activation to meet industrial land demand.

Built form design excellence.

Transitional and ultimate removal of land use buffers.

Opportunity for place making considerations as part of any future local scale activity centre.

2
+
3

Application of appropriate commercial and/ or industrial zones and avoidance of heavy industrial land uses.

Development seeks to capitalise on Thompsons Road frontage through siting, setbacks and frontage etc. considerations.

Ensure housing and industrial design product overlooks open space to achieve good CPTED design/surveillance.

Provision of mixed-use precinct in the east of the precinct which responds to existing local Activity Centre to the east.

Logical areas for Mixed use and SOHO residential typologies.

Built form design excellence.

Understand the interface and potential impact of any Thompsons Road grade separation to adjoining land uses.

Live-work housing and small home-based businesses within residential and mixed-use areas.

Employment uses should be focused around adjoining commercial/ industrial areas.

3 Plans/Diagrams

Development to Thompsons road to be cognisant of the future grade separation for the overpass at Berwick Cranbourne Road.

Casey Employment Land Design Guide - 'good design' in employment buildings and public realm

A mix of land use/ functions in a vertical fashion (as opposed to monofunctional buildings/ precincts).

Appropriate interfaces with Melbourne Water pipe track and any future drainage reserves/waterway corridors.

Interface treatments between employment and residential land uses.

4 Examples/Resources

Casey Design Excellence Guide

City of Geelong trailing SOHO (Small office/ home office)

Soho Village, Polaris

Mauson Lakes - South Australia (sustainability and technology outcome with a positive outcome to adjoining residential.

The avenue - SOHO

Laurimar TC - vertical land use mix

Alexander Blvd. Integrated Rec and Community Hub - Cardinia Creek South PSP

Casey Employment Land Design Guide - 'good design' in employment buildings and public realm

PSP TOOLS



PSP THEME Schools and Community Infrastructure

AMBITIONS

PSP should seek to increase primary school provision for the broader area.

Shared spaces and slow speed neighbourhoods.

Co-locating cafes with schools.

Early delivery of education outcomes particularly if they feed off existing catchments.

Facilitate connections through facilities, open space and schools.

Fostering community connections through education provision.

Creation of education-based employment opportunities.

1 Partnerships & Commitment

Potential partnership with higher education providers.

Social cohesion and fostering community connections.

Flexible community buildings or 'hubs' co-located around primary and kindergarten provision.

Schools adjacent to flood prone areas to be managed with Department of Education.

Schools co-located along waterways to encourage education relating to water and environment.

Potential for 2x Government Primary Schools and 1x Government Secondary School and 1x specialist school.

Water based education (blue green spaces).

Need to better understand Catholic Education and Department of Education position on the location of schools adjacent to waterway corridor.

1
+
2

School demand to match projected density and population growth.

Attractive built form and place making opportunities.

Co-located Primary School and Kindergarten.

Community garden/agricultural land.

Community hub model, use community facilities as places where communities could reuse materials (circular economy).

Benefit of schools being adjacent to the waterway - allow for kids to walk safely to schools along the waterway corridor.

2 Written Requirements

PSP TOOLS

Attractive built form - place making opportunity.

Adaptive and versatile built form. That includes flexible spaces that can be rented out to community.

Needs assessment should drive school provision outcome.

2
+
3

Ensure education infrastructure seamlessly integrates with adjoining sports reserves i.e. paths, car parking etc.

80% of dwellings located within 800m of a community facility.

Location of schools and community facilities to consider barriers to connectivity to external catchments.

Located within residential areas.

Expectation for ICP funding of community centres and kindergartens.

ESD commitments in community buildings in design & delivery.

3 Plans/Diagrams

Link education provision with high amenity open space.

Strong road network linking education and community facilities to residential catchments.

Cycling paths connections to education and community facilities.

4 Examples/Resources

Botanic Ridge integrated Primary School and Kinder



PSP THEME Open Space, Precinct Features, Aboriginal and Post Contact Heritage and Greening

AMBITIONS

Gender safety & inclusion in the planning & design of open spaces and public realm.

Facilitating opportunities for an increase in tree cover in private realm – minimum garden area.

Finding a balance between an increase in housing density and canopy coverage.

Waterway corridor and public open space connectivity

Public open space which is accessible to both employment and residential precincts.

Ensuring strong connectivity between all public elements within the PSP.

1 Partnerships & Commitment

Shared path provision along Melbourne Water Pipe Track.

Innovative ideas around recycled water - explore with South East Water and Melbourne Water.

Community gardens within the Desalination Easement.

Early and meaningful engagement with Traditional Owners is critical.

Ongoing management and maintenance of wetland. Best practice outcomes will require long term management.

Consider alternative water modes as a mechanism to reduce urban head island effect.

Opportunity to complete a feasibility study as part of the PSP to explore uses for the desalination line easement.

1 + 2

Treat the desalination line easement like you would a river - it's natural to limit the number of crossings and a good opportunity to integrate with open space.

Embed targets from Council's Open Space Strategy as PSP requirements (i.e., the size of paths and connection to destinations).

Gender inclusive urban planning & design principles.

Protection and incorporation of Aboriginal Cultural Heritage.

Co-locate education facilities and cultural heritage areas.

Respond to the existing purple pipe provisions through the site.

Explore opportunities for what can occur within easements – what can go here - solar panels, vegetation, ovals, factories, surf park, sporting features?

2 Written Requirements

Ensure open space supports high amenity for employees as well as residents.

30% tree coverage within public realm.

All easements and pipe tracks as open space and to facilitate pedestrian connectivity.

Ensure PSP responds to a range of different employment types.

Assess existing vegetation for value early in the PSP process. To retain the maximum extent possible.

Existing vegetation and topography protection.

Consideration on how housing density and tree provision policies can be realised.

Passive surveillance considerations.

2 + 3

Provision of conservation areas to protect existing vegetation.

Open space provision within a 400m walkable catchment.

Concept plan and guidance for uses to be considered in the desalination line easement.

Interfaces considerations with open space will be important to their success.

Easement interface provides opportunity for increased amenity outcomes.

Increase to public open space size to contain the encumbrance of canopy tree targets.

Utilise high points in land for housing rather than employment.

Built form interface to easements and waterway corridors.

Need for street cross sections to support trees and enable services.

3 Plans/Diagrams

Pocket parks along waterway corridor to increase amenity.

Integration of any future active open space within residential areas.

Shared path provision along Melbourne Water Pipe Track and pocket parks along waterway corridor to increase amenity.

Consolidated, useful network or corridor of open space.

4 Examples/Resources

MAB Elements have car parking on the electricity easement.

Access across the desalination line easement has been achieved elsewhere, look at these areas for examples.

XYX lab, Monash Uni + City of Casey.

Harpley Estate.

Casey's Safe In Her City Gender Tool

Your Ground Survey Mapping Report.

PSP TOOLS



PSP THEME Drainage, Integrated Water Management, Utilities, Biodiversity and Climate Resilience

AMBITIONS

Opportunity for co-location of water assets.

Water feature to connect neighbourhoods and provide pedestrian and cyclist connectivity – lessons from Covid-19.

Pragmatic about how we utilise run-off water.

Treating Stormwater as an 'opportunity' as opposed to a 'challenge'.

Opportunities to use water feature for water sports activities + recreation.

Explore innovative usage of the creek and water bodies.

1 Partnerships & Commitment

Need to better understand the crossing constraints associated with the desalination line easement.

Pilot innovation of recycled water on the schools with South East Water.

Investigate if desalination line easement can be used for drainage infrastructure.

Investigate opportunities for stormwater reuse.

Investigate the provision of passive irrigation tree pits for street trees.

Respond to the purple pipe provisions.

Integrated Water Management initiatives to meaningfully contribute towards actions/targets within State Government Policy.

Fossil Fuel Free Precinct.

Confirm Western Port (Casey/ Cardinia) integrated Water Management outcomes.

1
+
2
Maximise recycled water use for public realm open space and private residences.

Implementation of Sustainable Housing Guidelines to support climate responsive design.

Focusing on waterway naturalisation and 'daylighting' wherever possible (reduce / limit piped drainage).

Partnerships and guidance for ongoing management and maintenance of waterways.

Include specific Integrated Water Management targets within PSP, e.g., passive irrigation.

Integration of tanks and low impervious places.

Opportunity to review flood prone land to consider whether it can be developed.

Consider recreation benefits of drainage corridors and future proof them so they cannot be piped.

2 Written Requirements

Ensure combination of design of water assets and integration with broader subdivision.

Stormwater assets to play a dual role with native habitat.

Ensure housing and employment product oversees drainage reserves for good CPTED design/surveillance.

Incorporate Environmentally Sustainable Design features into both residential and employment built form.

Consider waterway/ liveability outcomes.

Wetland features to filter water and improve quality. Consider more frequent events, not just 1:100 year.

Explore nature strips and public spaces to be fed by recycled water.

Ensure water and drainage assets support biodiversity linkages.

2
+
3
Stormwater access for street trees. Need to consider the limits and opportunities.

Passive design principles considered in the urban structure/ subdivision stages

All open spaces to be irrigated with stormwater harvesting to reduce the impact of stormwater runoff on waterways

Storm water asset dual role as destination and amenity (e.g. broad oak drive).

Explore opportunities for retention of high value vegetation (biodiversity study recommendations).

Opportunity for co-location of water assets and drainage connectivity with other open spaces.

Ensure high density lots do not minimise recycled water usage i.e., minimum outside space for recycled water use.

Opportunity for stormwater harvesting through the redeveloped floodplain.

Opportunity to transition the large floodplain from a rural design to an integrated urban format with residential either side.

3 Plans/Diagrams

Appropriate interfaces with Melbourne Water pipe track and any future drainage reserves/waterway corridors.

Future subdivision layout to support biodiversity.

Strong links to sports ovals in the PSP and adjoining PSP areas.

4 Examples/Resources

MAB Elements have car parking on the electricity easement.

Look into Integrated Water Management in Dandenong.

Casey ESD Policy and Casey's Urban Forrest Strategy.

Lilydale Lake and Logis Estate.

Aquarevo - joint venture between South East Water and Villawood.

CASBE + VPA + City of Casey.

Refer to Moremac Engeny report.



PSP THEME Housing Diversity, Housing Density, Built Form and Housing Affordability

AMBITIONS

Vertical mixed use.
Density done well.

Evidenced based affordable housing.

Minimum average density of 25 dwellings/ NDA outside of the walkable catchment area.

1 Partnerships & Commitment

Council and Developers to work in partnership to deliver affordable housing outcomes.

Provide sustainable renewable energy.

Sunshine Harvester - housing provision for employees.

Employee housing program opportunities.

Ti Tree Creek is an opportunity for creative housing products.

1 + 2

Consider how remote working could be accommodated in new housing, e.g., a small study

More detailed guidance regarding the density expectations of the new PSP guidelines will be required.

Minimum targets for provision of affordable housing.

Understand need for key worker housing and potential to accommodate this in PSP.

Challenge to innovation in due to surrounding land uses. Potential need to consider innovation in clusters or certain areas, not across whole precinct.

Potential conflict with ideas, e.g., affordable housing is in conflict with higher density that expect min garden area.

Housing density to be balanced with affordability.

2 Written Requirements

PSP TOOLS

SOHOs interfacing the activity centres and residential interfaces.

Future proofing in building design.

Residential outcomes to leverage off existing amenity and retail.

Potential for 30 dwellings per NDA.

Need to be clear about where standard and higher density areas are to be located.

Facilitate working from home provision.

Topography responsive built form through subdivision layout and building heights.

Minimum garden areas within medium density development to enable canopy trees.

Guidance on the design of housing and employment precincts which inclusion of more permeable areas.

Ensure housing and industrial design product oversees public open space for good CPTED design/surveillance (Crime Prevention Through Environmental Design) .

2 + 3

Multi-level residential overlooking Ti Tree creek.

Detailed consideration for interfaces to sensitive uses (heavy industrial interface to residential).

At least three different housing typologies to be provided in higher density areas. Including small lot housing typography.

Consideration on how to strategically blend housing into the employment areas.

Consideration for built form along main waterways if higher density is considered.

Higher densities located within Public Transport Network.

Consider ageing in place outcomes in high amenity areas and walkable catchments.

Locate affordable housing and medium density housing with good access to public open space.

Inclusion of WSUD outcomes.

Consider residential above or co-located with retail & commercial land uses.

3 Plans/Diagrams

Need example of a range of housing typologies.

Opportunity for higher density residential co-located with local level mixed used precinct proposed immediately west of Berwick-Cranbourne Road.

Medium density/ mixed use proximate to existing activity centres to north and east.

Clear mapping of where standard and higher density areas are to be located.

Distributing density not only at activity centres. Leverage density off key features (amenity model).

Utilise key roads for medium density opportunities.

Balance between on street parking and off-street parking.

4 Examples/Resources

Doncaster and Box Hill redevelopments



PSP THEME Road Network, Public Transport, Access and Movement, Pedestrian and Cyclist Connectivity

AMBITIONS

Placemaking opportunities of streets.

Pedestrian priority & safety.

Regional trails & green link connectivity.

Bicycle and bus transport focus.

1 Partnerships & Commitment

Partnership with Victoria Walks to leverage off shared paths.

Determine future bus route networks early. Opportunity for N-S arterial road connections?

Crossings of easements require formal agreement and need to consider net Benefit vs risk assessment to require for crossings to proceed.

Offer new modes of transport, consider Ebike and scooter facilities and charging points opportunities.

Trackless tram possibilities within the easement.

Consider opportunities for Thompsons Road service lanes.

1
+
2

Leverage Strategic Cycling Corridor works, including active travel paths being built as part of Cranbourne East railway station.

Partnership with Department of Transport and Council to facilitate Casey Fields Boulevard as a critical north / south link.

Consider opportunities to implement east-west connections that take pedestrians/cyclists off Thompsons Road (busy, industrial access road) or provides paths offset from the road.

Funding boardwalks/ bridges across waterways through the ICP.

Work with Melbourne Water to encourage connections to main waterways for active transport (cycling, walking, etc.); therefore, allow for wider corridors.

95% of dwellings located within 400m of a future bus route or bus capable road.

Roads within easement to maximise net developable area (refer examples to the east).

2 Written Requirements

Attractive built form - place making opportunity.

Adaptive and versatile built form. That includes flexible spaces that can be rented out to community.

Needs assessment should drive school provision outcome.

2
+
3

Ensure education infrastructure seamlessly integrates with adjoining sports reserves i.e. paths, car parking etc.

80% of dwellings located within 800m of a community facility.

Location of schools and community facilities to consider barriers to connectivity to external catchments.

Located within residential areas.

Expectation for ICP funding of community centres and kindergartens.

ESD commitments in community buildings in design & delivery.

3 Plans/Diagrams

Link education provision with high amenity open space.

Strong road network linking education and community facilities to residential catchments.

Cycling paths connections to education and community facilities.

4 Examples/Resources

Botanic Ridge integrated Primary School and Kinder

OUTPUT OF 2ND WORKSHOP ACTIVITY

UPDATED SPATIAL ISSUES AND OPPORTUNITIES

In addition to building upon ambitions, opportunities and challenges presented as part of the Pitching Sessions, participants were asked to review and validate the previously prepared Issues and Challenges Plan and Opportunities and Innovations Plan and add any additional elements affecting the Croskell PSP under each PSP theme.

These updated plans can be found at Appendix 2.

KEY CHALLENGES/OPPORTUNITIES FOR THE PRECINCT STRUCTURE PLAN

The Pitching Sessions and Vision and Purpose Workshop raised the following key challenges and opportunities for the PSP that will need to be addressed, noting that this is not an exhaustive list and other issues and challenges will likely arise during the course of the PSP preparation. Please refer to the maps in Appendix 2 for further detail.

CHALLENGES

- ▶ Work with the Department of Land, Water, Environment and Planning, the Department of Transport, the City of Casey, AusNet and Aquasure to reach consensus on the number and location of road and pedestrian/bicycle crossings over the desalination power cable, balancing the needs of local connectivity against the risks of damage to key state infrastructure.
- ▶ Investigate options for land uses and infrastructure within the electricity transmission line easement to maximise local amenity while safeguarding the existing infrastructure within the easement.
- ▶ Work with Melbourne Water to develop and finalise the development services scheme (drainage scheme) for Croskell early to inform the spatial layout of the precinct and location of key infrastructure and land uses.
- ▶ Test and investigate potential locations for government primary and secondary schools, including the potential for a specialist school.
- ▶ Determine appropriate locations for employment and residential uses within the Regionally Significant Commercial area.
- ▶ Investigate employment trends to help inform the make up of the employment land, including zoning.
- ▶ Determine buffer requirements around existing uses with adverse amenity impacts and embed appropriate planning mechanisms to guide the transition of land to urban uses.
- ▶ Investigate and plan for active and public transport connections to surrounding amenities, including to the future Cranbourne East Railway Station and activity centres like Avenue Village, Selandra Rise, The Hunt Club and Springhill.

OPPORTUNITIES

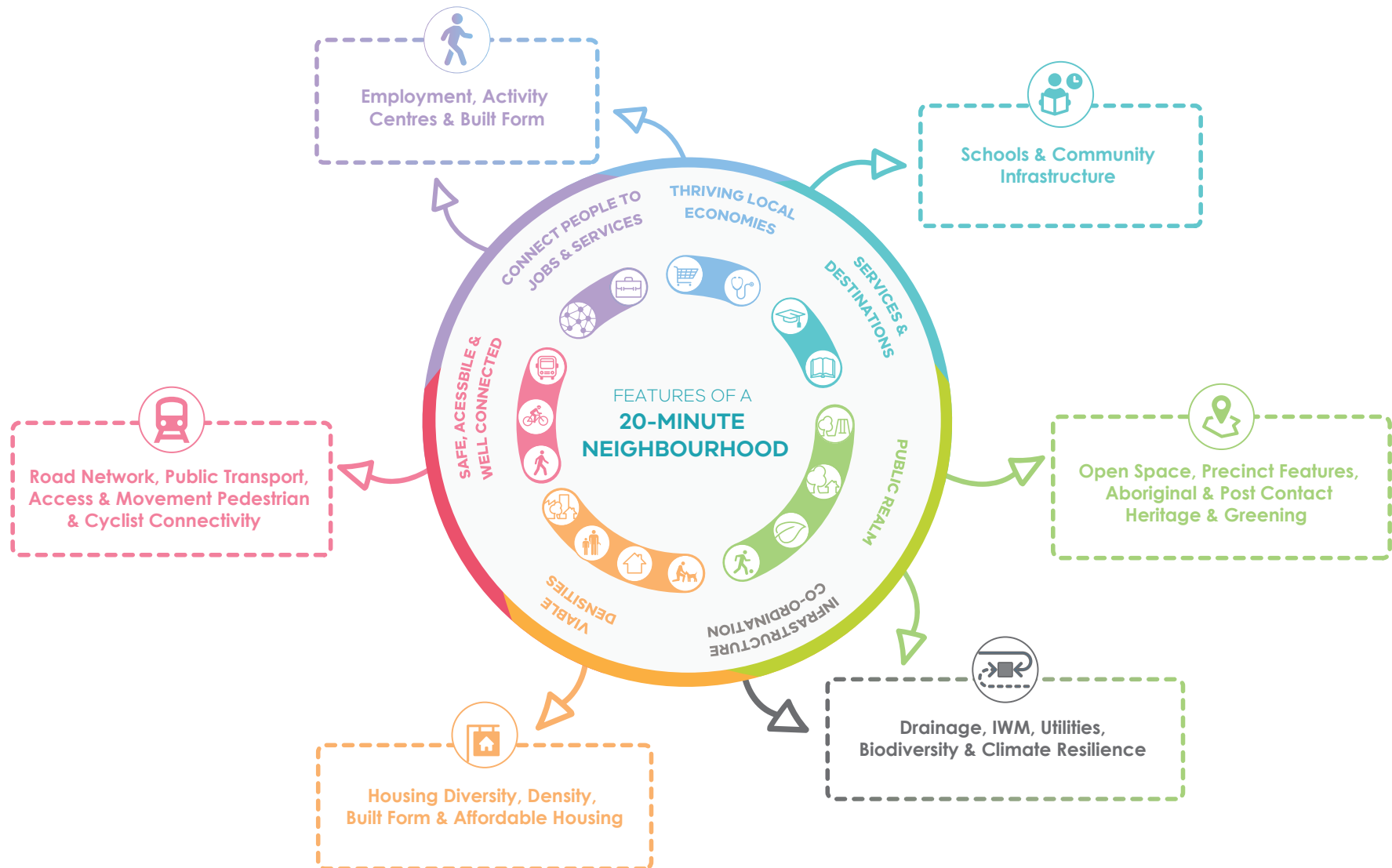
- ▶ Explore the co-location of employment land uses with commercial land north of Thompsons Road.
- ▶ Seek to sight lines and views from higher topography areas.
- ▶ Investigate opportunities for increased dwelling densities and active transport connections along waterway corridor.
- ▶ Create an enhanced natural corridor by linking waterways, biodiversity and utility easements.
- ▶ Explore high quality paths and built form fronting the waterways.
- ▶ Create east – west connectivity through the utility easements and recreational reserves.
- ▶ Determine the opportunity for both government and non-government school provision.
- ▶ Create water sensitive urban design outcomes in car parks.
- ▶ Facilitate strong connections to the future Cranbourne East Railway Station.
- ▶ Leverage proximity to other existing activity centres.
- ▶ Work with the Department of Education and higher education providers to consider the potential of locating a university or TAFE campus in the precinct.
- ▶ Test water re-use opportunities in new schools.

EMERGING PURPOSE STATEMENTS

Emerging purpose statements build upon the seven PSP Themes of a 20 minute neighbourhood. These PSP Features were the foundation of discussions during the Vision and Purpose Workshop and will form the guiding principles of Croskell PSP development.

These statements draw on key opportunities raised throughout the Pitching Sessions and Vision and Purpose Workshop and are intended to inform the clauses and drafting of the PSP. These Emerging Purpose Statements are not intended to be an exhaustive list of opportunities for the precinct and these statements may be altered, removed, or added to as more information is gathered during the PSP planning process.

CROSKELL PSP THEMES





Employment, Activity Centres & Built Form (Emerging Purpose Statement)

Connect People to Jobs and Services, Thriving Local Economies

The purpose of the Croskell PSP regarding employment and activity centres and built form is:

- ▶ To facilitate the transition of existing adverse amenity uses within the precinct over time to enable Croskell to progressively urbanise and integrate with the surrounding developed neighbourhoods.
- ▶ To deliver a regionally significant commercial area in line with the precinct's designation within the Melbourne Industrial and Commercial Land Use Plan (MICLUP). The PSP will ensure appropriate buffers are implemented to allow residential land in other parts of the precinct to develop in tandem with employment functions.
- ▶ To maintain a mix of lot sizes within the commercial area to facilitate a variety of employment uses over the long term.
- ▶ To attract employers by ensuring the precinct is well serviced by infrastructure, utilities and telecommunications such as a high-speed internet.
- ▶ To ensure that development embraces built form excellence, and sustainable design.
- ▶ To implement the City of Casey's Employment Land Design Guidelines.
- ▶ To provide convenient access to Thompsons Road and public transport networks.
- ▶ To deliver a range of amenities for workers and residents, such as open space, cafes and local shopping.
- ▶ To ensure the precinct provides both road and active transport connections to existing nearby activity centres such as Avenue Village, Selandra Rise, The Hunt Club and Springhill.
- ▶ To ensure the precinct provides for future industrial and commercial uses to serve the regional and local context.



Schools & Community Infrastructure (Emerging Purpose Statement)

Services and Destinations

The purpose of the Croskell PSP regarding Schools and Community Infrastructure is:

- ▶ To provide safe and convenient access to education facilities that serve the needs of the local community.
- ▶ To deliver up to four government schools, that serve the needs of the local and surrounding communities including two primary schools, a secondary and a specialist school.
- ▶ To ensure that schools and community facilities make effective use of integrated water management opportunities.
- ▶ To co-locate activities around schools such as cafes and community facilities and link schools and community infrastructure with high amenity open space and active transport corridors.
- ▶ To co-locate government primary schools and kindergartens and plan and provide for the early delivery of schools with kindergartens and the creation of education-based employment opportunities.



Open Space, Precinct Features, Aboriginal & Post Contact Heritage & Greening (Emerging Purpose Statement)

Public Realm

The purpose of the Croskell PSP regarding Open Space, Precinct Features, Aboriginal and Post Contact Heritage & Greening is:

- ▶ To provide policy guidance that leads to inclusive planning and design outcomes in relation to gender equity.
- ▶ To create a gender safe public realm (VPA note – this could be absorbed within a Universal Design approach to precinct planning).
- ▶ To involve Traditional Owners in planning and policy guidance and incorporate Aboriginal cultural values in the design and location of open space.
- ▶ To work with natural attributes of the precinct including waterways, hilltops and biodiversity values to leverage opportunities for place-making, education and increased canopy tree cover.
- ▶ To retain vegetation and provide for substantial canopy tree coverage in the public and private realm.
- ▶ To create public open space that is accessible from employment and residential areas.
- ▶ To deliver a shared path network along the Melbourne Water Pipe Track that links future residents and workers with the future Cranbourne East train station as part of the Royal Botanic Gardens to Cardinia Creek trail.



Drainage, Integrated Water Management (IWM) Utilities, Biodiversity & Climate Resilience (Emerging Purpose Statement)

Public Realm and Infrastructure Coordination

The purpose of the Croskell PSP regarding Drainage, IWM, Utilities, Biodiversity and Climate Resilience is:

- ▶ To integrate site constraints such as the transmission easement, undulating topography and waterways within the design of the precinct to maximise amenity and ensure sufficient inter-precinct connectivity.
- ▶ To clarify IWM initiatives to meaningfully contribute towards actions/targets within State Government Policy and to provide confidence for development.
- ▶ To embed water re-reuse in the design of sports fields and schools such as via irrigation with stormwater harvesting to reduce the impact of stormwater runoff on waterways.
- ▶ To maximise water re-use in the public and private realm.
- ▶ To design and use water features as a source of amenity for workers and residents.
- ▶ To implement the City of Casey's Urban Forest strategy.



Housing Diversity, Density, Built Form & Affordable Housing (Emerging Purpose Statement) *Viable Densities*

The purpose of the Croskell PSP with regard to Housing Diversity Housing Density, Built Form & Affordable Housing is:

- ▶ To provide 2 - 4 storey housing, mixed-use typologies and a range of dwelling sizes that consider the landscape to maximise views and access to waterways for amenity.
- ▶ To deliver higher density housing in areas of high amenity.
- ▶ To deliver integrated housing with employment functions in defined mixed-use areas.
- ▶ To deliver viable density targets at higher density locations that support the broader objectives of the PSP in relation to community infrastructure and employment.
- ▶ To provide development guidelines to facilitate greater tree canopy coverage within the private realm.
- ▶ To provide for affordable housing within residential areas to achieve population diversity.



Road Network, Public Transport, Access & Movement, Pedestrian & Cyclist Connectivity (Emerging Purpose Statement) *Safe Accessible and Well Connected*

The purpose of the Croskell PSP regarding Road Network, Public Transport, Access and Movement, Pedestrian & Cyclist Connectivity is:

- ▶ To ensure that the high-voltage transmission line easement will serve as a source of local amenity through an abundance of vegetation (including shrubs and small and medium trees where possible), wetlands, and the delivery of community uses and recreational trails, supporting east-west and north-south connectivity through the precinct and beyond.
- ▶ To deliver an attractive precinct path and street network that provides desirable pedestrian and cyclist connections.
- ▶ To deliver streets and paths that support existing and emerging modes of transport, such as e-bikes and e-scooters
- ▶ To provide safe and convenient connections to key destinations within and outside the precinct such as to the Cranbourne Station and future Cranbourne East Station.

EMERGING VISION STATEMENT

The VPA and the City of Casey have drafted the following Emerging Vision Statement. The Emerging Vision Statement synthesizes the ambitions we heard during the pitching sessions and workshop with local and state policy objectives. The VPA welcomes feedback from stakeholders on the Emerging Vision Statement over the coming weeks.

The Croskell PSP is an “infill” precinct that will build on the character of the surrounding Cranbourne and Clyde community. A central green spine following the course of the future wetlands will provide amenity to residents and workers and create water reuse opportunities for the precinct. The retention of the undulating topography and existing vegetation will establish a strong sense of precinct character.

Croskell will deliver a regionally significant commercial precinct with over 3000 jobs, along with a mix of housing typologies and densities. The precinct will extend the Thompsons Road business corridor, to attract employers by leveraging the precinct’s strong connections to other employment areas in the south east, including the Dandenong National Employment and Innovation Cluster.

Croskell will emphasise local and regional connections, delivering a road and pathway network that encourages walking and active modes of transport and supports the use of emerging transport technologies. The precinct will connect workers and residents to internal destinations and surrounding activity centres, as well as link with connections to the Cranbourne Railway Station and the future Cranbourne East Railway station. The precinct will be well serviced by public transport along the arterial roads and the internal connector road network.

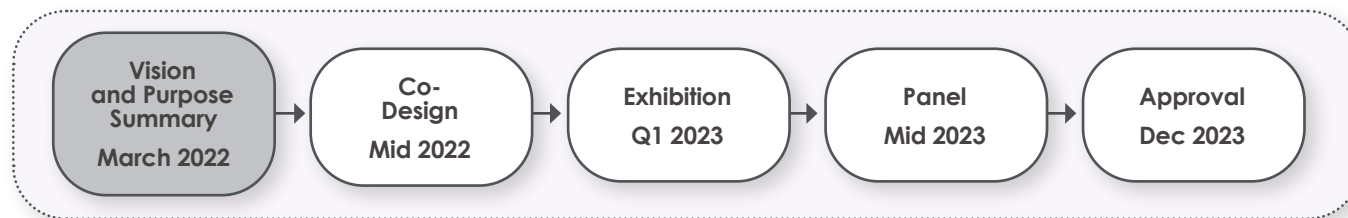
NEXT STEPS

The VPA is currently responding to the key issues and opportunities identified through the Pitching Sessions and Vision and Purpose workshop via direct engagement, including working groups with relevant stakeholders and the commissioning of technical work.

After the technical studies have been further advanced, the VPA will hold a Co-design workshop to test the land use and infrastructure outcomes of the draft place-based plan with stakeholders.

Some of the technical studies to be undertaken prior to exhibition include:

- ▶ Aboriginal cultural heritage impact and cultural values assessments
- ▶ Arboriculture assessment
- ▶ Biodiversity/ecological assessment
- ▶ Bushfire management study
- ▶ Community infrastructure assessment
- ▶ Drainage assessment
- ▶ Economic/retail assessment
- ▶ Historic post-contact heritage assessment
- ▶ Integrated Water Management study
- ▶ Land contamination and buffer assessment
- ▶ Landscape and Visual Assessment
- ▶ Traffic and transport modelling assessment and infrastructure designs
- ▶ Utility servicing assessment



APPENDIX 1

VISION AND PURPOSE WORKSHOP MURAL BOARDS

APPENDIX 2

**ISSUES AND CHALLENGES PLAN AND OPPORTUNITIES AND INNOVATIONS PLAN
(VALIDATED AND REFINED FROM VISION AND PURPOSE WORKSHOPS)**

CROSKELL

PRECINCT STRUCTURE PLAN

VISION AND PURPOSE WORKSHOP SUMMARY

MARCH 2022

mesh

vpa
Victorian Planning Authority

