



## 5. LAND USE TYPOLOGIES AND PRECINCTS

### 5.1 ACTIVITY PURPOSE

To validate proposed land use / precincts plan and receive feedback.

To explore alternative land use arrangements and locations.

### 5.2 KEY LEADING QUESTIONS



DO YOU AGREE WITH THE PROPOSED BREAKDOWN OF EMPLOYMENT vs RESIDENTIAL LAND? DO YOU PROPOSE ALTERNATIVE LOCATIONS FOR EMPLOYMENT AND RESIDENTIAL LAND USES?



WHAT ARE THE OPPORTUNITIES OR BENEFITS EACH LAND USE COULD DELIVER? HOW CAN THESE LAND USES LEVERAGE OFF THE PFN?



WHERE ARE THERE OPPORTUNITIES FOR GATEWAY LOCATIONS? WHAT USES COULD BE INCLUDED IN THESE LOCATIONS?



WHERE COULD AN ACTIVITY CENTRE BE LOCATED?



WHERE SHOULD MORE INTENSIVE EMPLOYMENT LAND BE LOCATED? (SUCH AS WAREHOUSE, LOGISTICS)



WHERE SHOULD LESS INTENSIVE EMPLOYMENT BE LOCATED (SUCH AS LIGHT INDUSTRY, OFFICES/ BULKY GOODS)



WHERE ARE THERE OPPORTUNITIES TO APPLY A MIXED USE ZONE? WHAT COULD THESE MIX OF USES BE?

HOW COULD EMPLOYMENT USES RESPOND TO TOPOGRAPHY AND EXISTING VEGETATION?

WHAT ARE SOME REAL PROJECTS TO CONSIDER IN CROSKELL?

*Land use example*



### 5.3 SUMMARY OF DISCUSSIONS

Participants raised a strong preference for residential development to be **integrated** with open space, schools and existing southern residential areas to reduce neighbourhood fragmentation and increase walkability.

There was **general agreement** for less intensive employment uses adjoining and near the high voltage powerline easement to provide a transition to sensitive land uses.

Attendees generally supported **gateway identification** along primary roads throughout the PSP. There was a further preference for height and design considerations to be

objective based rather than prescriptive to allow for a diversity of development types and outcomes within the employment areas while still ensuring future built form creates a strong presence and entrance into the PSP.

Medium and high density residential outcomes were frequently suggested along key roads and adjoining open space to increase **passive surveillance opportunities**.

Participants discussed the opportunity to **extend the PSP boundary** to Narre Warren – Cranbourne Road as an opportunity to extend employment based land uses and reduce

potential sensitive land use conflicts to the west.

Clarification on the ability for **employment based land uses and car parking** within the easement was raised across various break out groups, with these groups acknowledging that future direction was required from the relevant responsible authority.

**Employment exposure** and accessibility from Thompsons Road was explored by participants with various changes such as reducing irregular lots, allowing for more intensive land uses and retention of existing vegetation discussed.



***"How has supply and demand determined the extent of industrial land vs residential land?"***



***"Flexibility in Zoning could allow for retail opportunities."***



***"High or medium density or mixed land use could be more appropriate along the arterial road."***



***"Concerned about road alignment affecting developability."***



***"There is an opportunity for a north-south spine connecting Cr North and Cr East PSP communities."***



***"Ensure future residents can cross the arterial road network to access schools and open space."***



***"Designation of employment land is consistent with the purpose of the PSP. "***



***"Encourage use of land under HV easement for employment land uses per other PSPs - e.g. Thomsons Rd /Mt Aitkinson."***



***"Minimise irregular superlots to maximise employment land development."***



***"Provide flexible zoning controls to enable a variety of employment uses."***



***"Have flexibility in land uses to accommodate what specific employment sectors need!"***



***"Along Thompons Road should be only commercial/employment and not residential."***



***"There is opportunity for a community hub with employment incubator space and/or outside play space into easement."***



***"The boulevard treatment along the entire length of the north/south road is strongly encouraged."***



***"Residential development should occur between the water corridor and the connector road."***



***"Open space of some form should be provided to increase the amenity needs of the employment area."***





## PSP THEME Land Use Typologies and Precincts

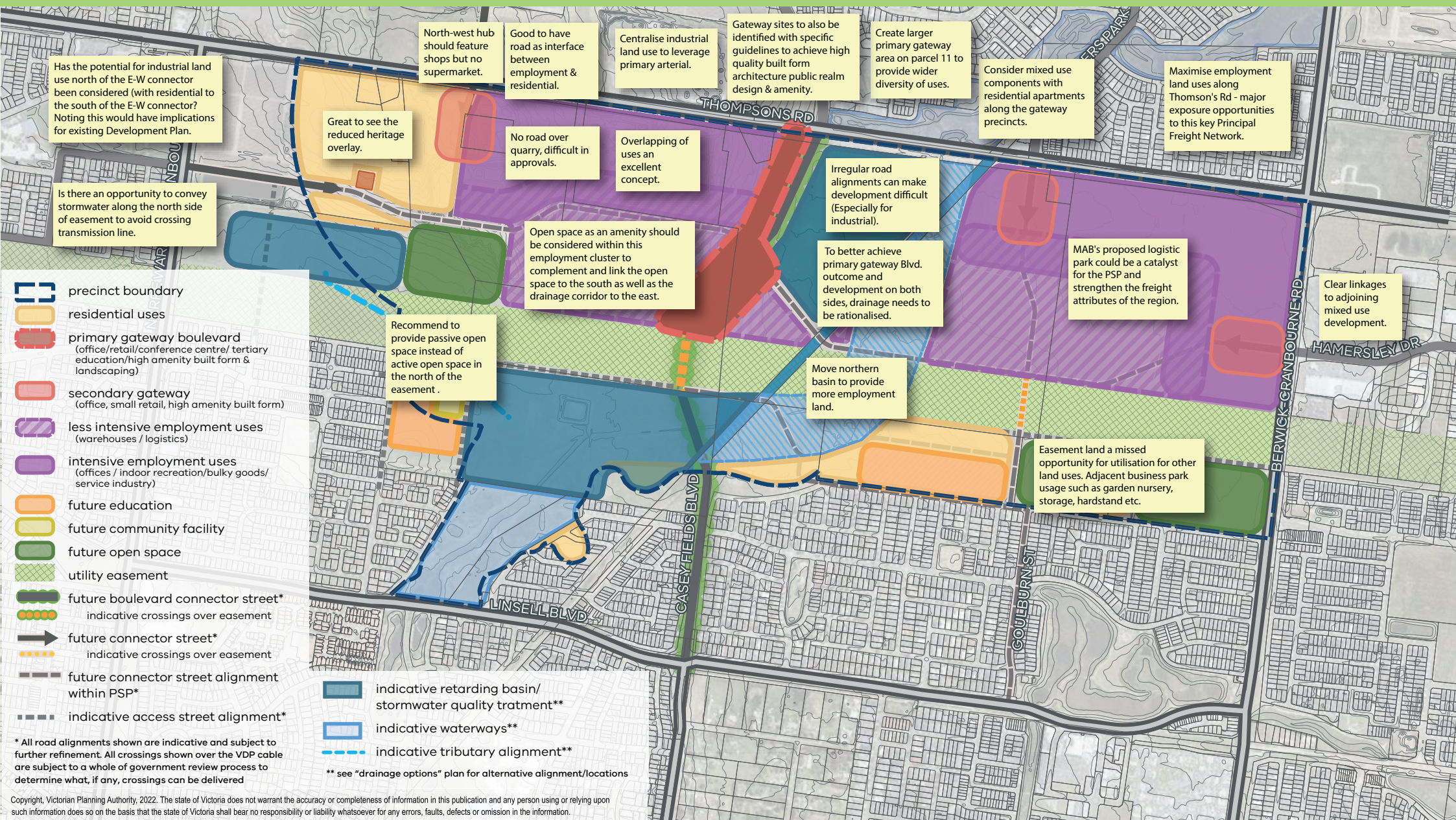


FIGURE 9: LAND USE TYPOLOGIES AND PRECINCTS PLAN KEY WORKSHOP COMMENTS



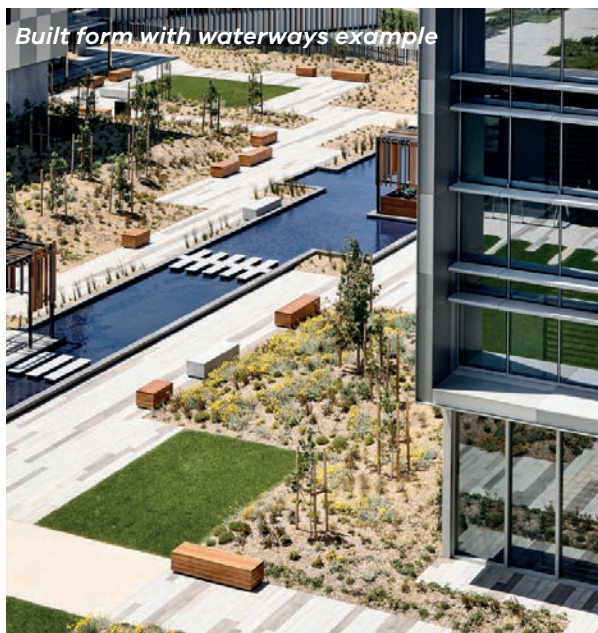


## 6. BUILT FORM AND INTERFACES

### 6.1 ACTIVITY PURPOSE

To validate the proposed built form outcomes plan and receive feedback.

To explore alternative built form outcomes and interface areas as suggested by attendees.



### 6.2 KEY LEADING QUESTIONS



THE PLAN HAS NOMINATED AREAS WHERE THERE IS PROPOSED BUILT FORM CONTROLS, DO YOU AGREE? WHERE COULD OTHERS BE LOCATED?



HOW SHOULD BUILT FORM PRESENT TO THE EMPLOYMENT EDGES?



HOW SHOULD HOUSING AREAS PRESENT TO ADJOINING LAND USES? WHERE ARE AREAS OF POTENTIAL SENSITIVITY OR OPPORTUNITY?



SHOULD THERE BE A DESIGN INTERFACE TO LOCAL PARKS OR WATERWAYS ASSETS? WHAT COULD THIS LOOK LIKE?



ARE THE DIRECTIONS ON THIS PLAN APPROPRIATE, WHAT SHOULD BE CHANGED?



HOW CAN BUILT FORM AND LAND USE LEVERAGE OFF THE WATERWAY CORRIDOR?



WHAT ARE SOME REAL PROJECTS TO CONSIDER IN CROSKELL IN MANAGING THE INTERFACE BETWEEN EMPLOYMENT AND RESIDENTIAL LAND USES?

### 6.3 SUMMARY OF DISCUSSIONS

The interface with **Thompsons Road and Narre Warren – Cranbourne Road** was noted by participants as a good location for industry and commercial land uses where employment land uses would benefit from high visibility from the arterial road network.

Participants raised a **preference** for the PSP to not be prescriptive on lot sizes or built form height controls.

There was expressed desire for built form and siting outcomes to dictate the interface with **open space and waterways** rather than facilitating road interfaces throughout the PSP.

Casey City Council's **Employment Land Design Guidelines** were put forward as a reference document to inform siting and design considerations presented in the PSP. These guidelines were discussed by participants as having strong references for height, scale and street activation outcomes.

Crime Prevention Through Environmental Design (CPTED) and Gender Safety considerations were raised as critical elements to be considered in the **urban structure** of the PSP, especially adjoining waterways and public realm interfaces.

**Environmentally Sustainable Design (ESD)** targets were also discussed across break out groups as important considerations to be reflected in key built form outcomes.





*"The interface with Thompsons Road and Narre Warren Road are a good location for industry and commercial."*



*"Preference for not being prescriptive of lot sizes, leave to market."*



*"Need to understand what can/ can't be done in easement to determine appropriate boundary and interface - should industrial land back onto it? Or a road frontage?"*



*"Is there opportunity to retain existing freezers (part of existing meat processes infrastructure) through consideration of road alignment?"*



*"Preferred heights should be specified in the PSP document."*



*"Will Melbourne Water require a road interface to the waterway reserves or can lots have a direct abuttal with internal access tracks provided on private property?"*



*"Bleed back from high intensity employment to residential from key corner of Berwick Cranbourne Road and Thomson's Road."*



*"Opportunity to include Casey's employment land design guideline as a reference document part of the amendment."*



*"If Casey Fields Blvd doesn't end up crossing the easement, does this change the hierarchy of the road and built form controls?"*



*"CPTED & gender safety considerations are critical in the urban structure and built form design within the water/ public realm interface areas."*



*"A standard interface cross section should be developed to better understand the different approach to the 'waterway interface' for this precinct."*



*"ESD targets for key built form outcomes!"*



*"Consider open space provisions and then site built form edges appropriately."*



*"Let built form outcomes dictate interface with reserves."*



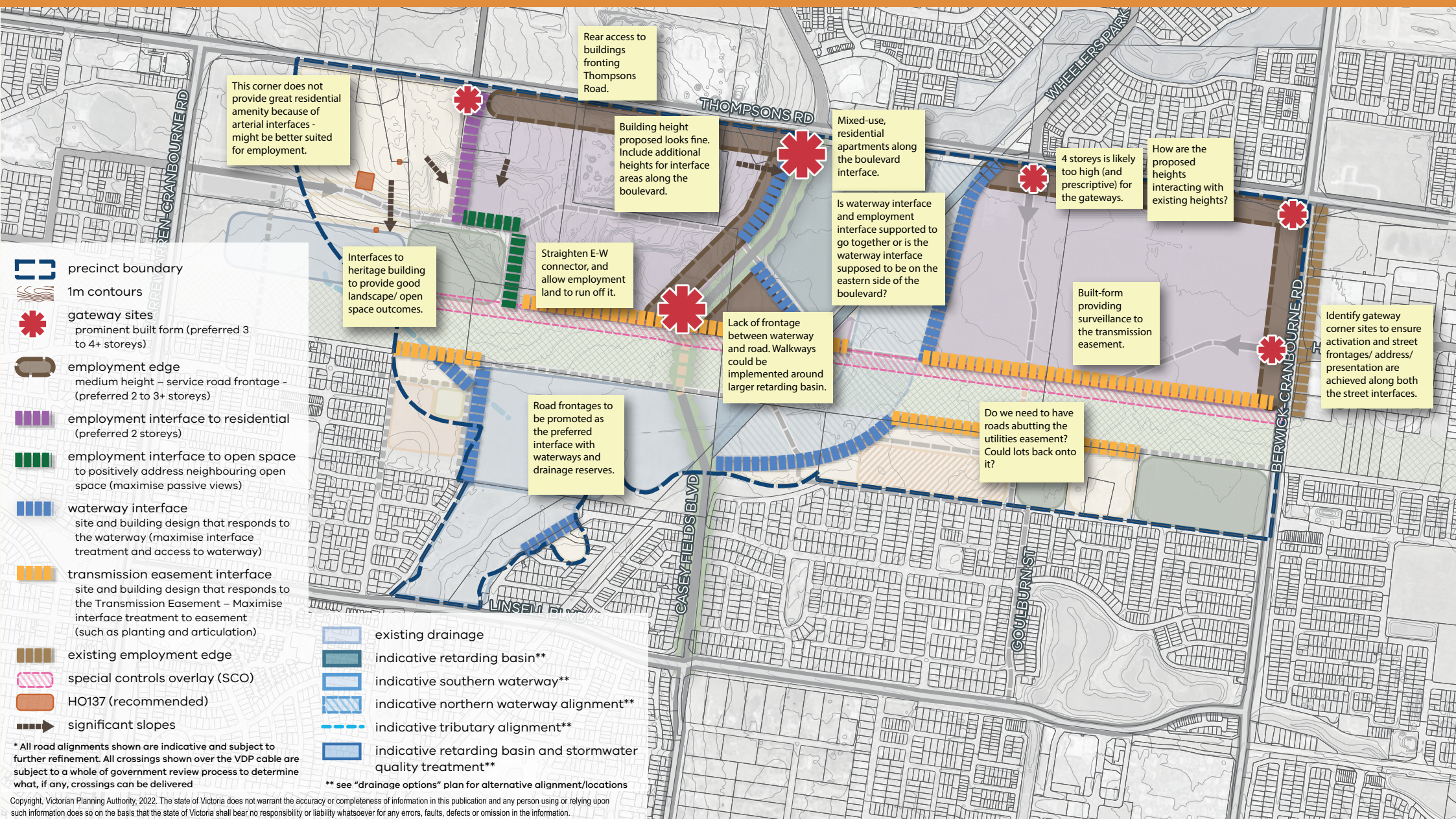


FIGURE 11: BUILT FORM AND INTERFACES PLAN KEY WORKSHOP COMMENTS