

## 7. REVISED PLACE BASED PLAN

### WHAT WE HEARD – DAY 2

**Discussions, ideas and additional comments provided as part of the Day 1 workshop were consolidated and analysed to inform a revised draft Place Based Plan that highlighted potential changes to the plan.**

Areas flagged for further investigation included:

- » Reorientation of employment land uses and residential land uses
- » Relocation of the secondary school site to above the easement.
- » Reduction in open space provision within the western portion of the PSP.
- » Straightening of the north-south boulevard connector road and east-west connector road.
- » Reconfiguration of the drainage network

The VPA presented the revised draft Place Based Plan on day 2 of the workshop along with a summary of key points heard on day 1 and the main areas identified for further investigation.

Attendees were then split into small groups to confirm that the high-level feedback and key strategic directions from day 1 were captured accurately on Plan Figure 14: Revised Place Based Plan.

Additionally, these small groups were asked to provide feedback on the proposed investigation areas and revisions and to note any further comments or clarifications from day 1 these comments can be found in Figure 14: Revised Place Based Plan.

Participants also provided additional comments and example photos for consideration by the VPA as references for various elements of the PSP. These photos can be found in Figure 15.

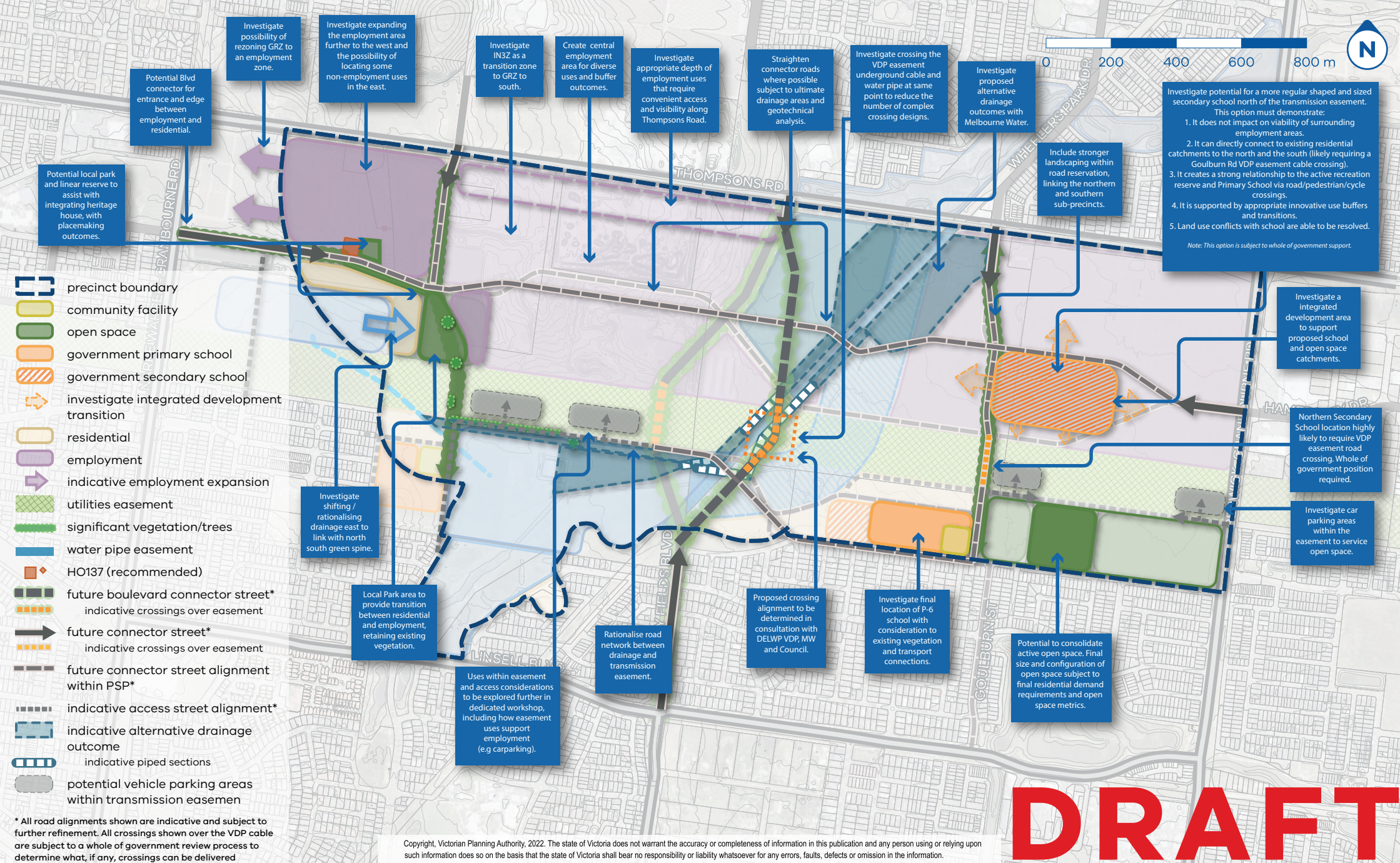


FIGURE 12: ORIGINAL PLACE BASED CONCEPT PLAN



## The comments reel represents key comments raised by participants:

*"Combining the wetland with reserve means the drainage outlet can be located within the linear reserve traverse across the easement."*

*"Parcel 16 does not support potential school extension in the west of the site. The entire parcel 16 must be set aside as residential. All Schools to be north of the utilities easement."*

*"Opportunity for passive irrigation along Casey Boulevard using the wetland network."*

*"Passive irrigation of street trees for all connector/ major roads to promote tree growth to meet tree coverage target (Shade way)"*

*"Straighten out kink in Casey Fields Blvd to maximise efficient superlot outcomes"*

*"Need to show mixed-use/residential surrounding the newly located secondary school site."*

*"Major concerns about service clashes with existing water mains, and proposed recycled water main."*

*"Do not support relocation of the Active Open Space from Parcel 19 to 16. This is inequitable and needs to be adjusted."*

*"The existence of each and every crossing over the easement needs to be justified and approved."*

*"Opportunities for affordable housing haven't been considered."*

*"This is a business with residential PSP that has missed a vital opportunity to provide higher density residential. Having a school in an employment area isn't appropriate."*

*"Would like to look at commercial use options for the retention of the heritage building."*

*"Moving the school also depends on the density of the proposed residential area to the north of the site i.e. a balance between the student demand based on residential delivery and the capacity of the school."*

*"Convenience shopping is needed with good landscape views and environment outcomes."*

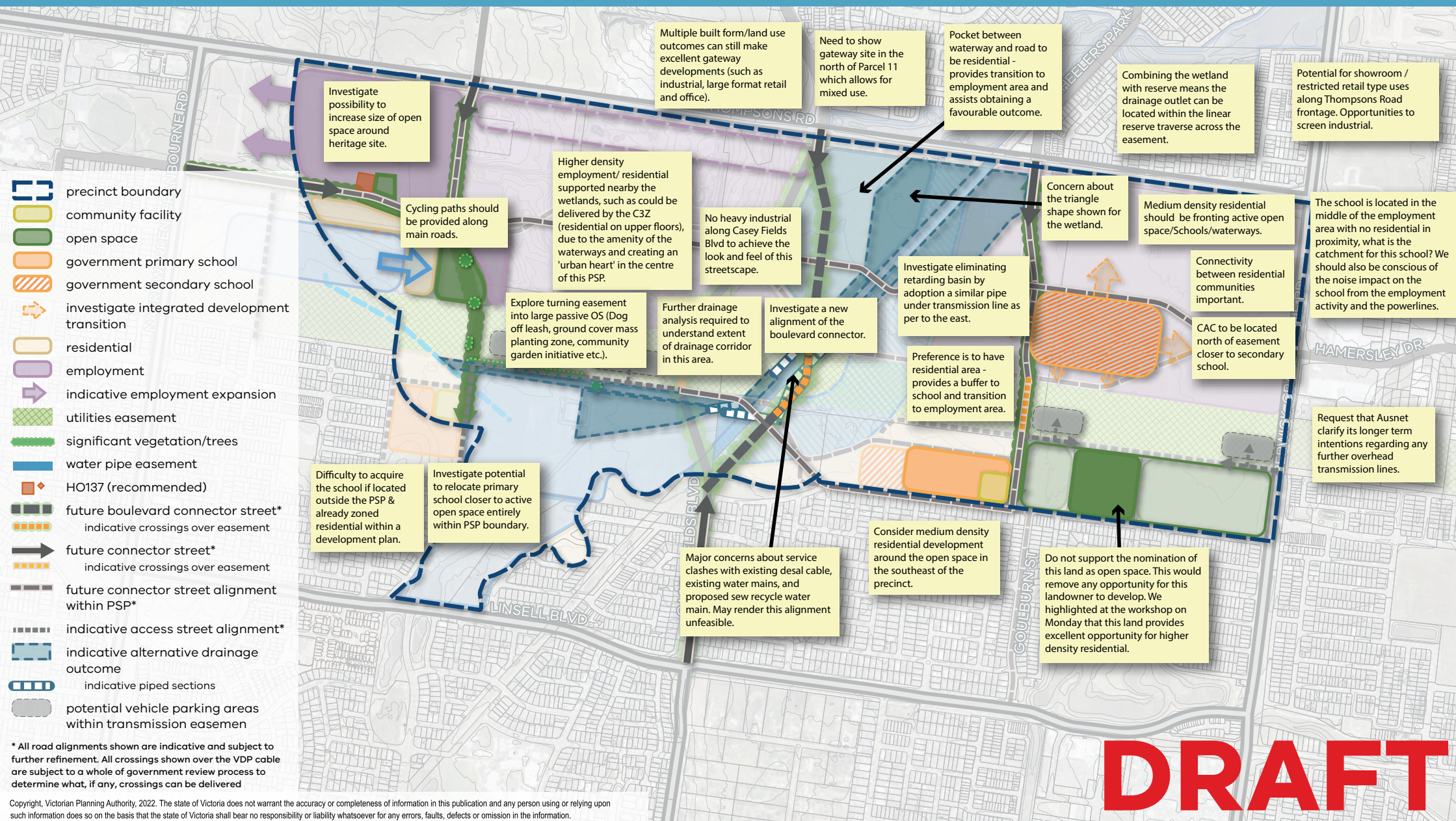
*"Medium density residential (townhouse, low apartments) are encouraged to face school and waterway."*

*"The PSP should address arterial road landscape/urban design treatments consistently."*

*"Ensure industrial land use outcomes are shown as exemplary and aspirational imagery in the PSP, not just office."*

FIGURE 13: DAY 2 COMMENT REEL

# Revised Place Based Plan



**DRAFT**

FIGURE 14: REVISED PLACE BASED PLAN - DAY 2 WORKSHOP COMMENTS



## 7.2 SUMMARY OF DISCUSSIONS

Overall, there was **general acceptance** from participants of the revised Place Based Plan, with many participants dropping 'thumbs up' on key changes from day 1.

Additional consideration was given to **buffer and interface** treatments for the proposed employment land adjoining Thompsons Road to reduce any impacts on existing residential areas to the north.

Opportunities to investigate further consolidation of waterway and drainage assets continued to be a primary topic of discussion. There was a **strong preference** to reduce the size of retention basins to optimise employment land provision.

Investigating other potential uses for land within the easement (in addition to car parking) was further expressed as a key next step to ensure **best practice** in the use of easements is achieved.

Participants considered how non-sensitive uses surrounding the revised school site could interface with school-based vehicle and pedestrian traffic acknowledging the ongoing need to **separate employment and residential traffic**.

Participants expressed a **strong preference** for industrial, large format retail and office outcomes within gateway entries to the PSP.

## 7.3 DAY 2 WORKSHOP PHOTO REFERENCES

### *Education and Community Facilities*



### *Employment Interface*



### *Employment Land Use*



### *Gateways*



### *Open Space and Waterways*



### *Transport Network*



### *Residential Land Use*



### *Pedestrian Accessibility*



FIGURE 15: DAY 2 WORKSHOP PHOTO REFERENCES (ALSO DEPICTED THROUGHOUT THE RELEVANT SECTIONS OF THE DOCUMENT)



## 7.4 NEXT STEPS

**Since the completion of the Co-Design workshop, the VPA has been using the information collected to inform further plan testing and design.**

In particular, the day 2 Co-Design plan outlined a number of opportunities to be investigated prior to public exhibition.

The completion of additional background and technical studies will provide additional inputs into refining the plan further.

The completion of studies such as the Drainage Scheme by Melbourne Water will help finalise elements of the plan such as the land take required for drainage assets and waterways.

Further targeted stakeholder workshops may be useful, looking at specific elements of the plan such as the High-Voltage Transmission Lines Easement, Drainage Scheme and the types of Planning Controls that will be required.

The VPA will update stakeholders on whether these or any other workshops will be conducted as the PSP work program is reviewed.

The VPA will also undertake further testing with the Bunurong Land Council Aboriginal Corporation and State Government agencies prior to public release of the plan to ensure a whole of government consensus is achieved.

After whole of government support for the refined plan is achieved, the new draft plan will be publicly exhibited for comment.







# CROSKELL Precinct Structure Plan

Co-Design Workshop Summary Report

October 2022 *Version 2*

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