

**PSP2.0**

Croskell (Employment)  
Precinct Structure Plan

Bunurong Country

## **Background Report**

September 2024



Acknowledgment of Country

The Victorian Planning Authority proudly acknowledges Victoria’s Aboriginal community and their rich culture and pays respect to their Elders past and present.

We acknowledge Aboriginal people as Australia’s first peoples and as the Traditional Owners and custodians of the land and water on which we rely.

We recognise and value the ongoing contribution of Aboriginal people and communities to Victorian life and how this enriches us.

We embrace the spirit of reconciliation, working towards the equality of outcomes and ensuring an equal voice.

We acknowledge the Bunurong peoples as the Traditional Owners of the land to which this Precinct Structure Plan applies.

The Croskell (Employment) Precinct Structure Plan area is located on Bunurong Country.

The Bunurong Land Council Aboriginal Corporation (BLCAC) is the Registered Aboriginal Party (RAP) for Bunurong peoples. Bunurong peoples are recognised as the Traditional Owners of their lands and waters across metropolitan Melbourne, the Mornington Peninsula, the Bass Coast and West Gippsland. The BLCAC aims to preserve and protect the sacred lands and waterways of their ancestors, their places, traditional cultural practices, and stories.

We thank BLCAC for their engagement throughout this project.

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PUBLIC CONSULTATION DRAFT

# INTRODUCTION

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The Victorian Planning Authority (VPA) in partnership with the City of Casey (council) has prepared a Precinct Structure Plan (PSP) for the Croskell (Employment) precinct. A PSP is a land use and infrastructure plan that guides the development of an area over time. It provides certainty for community members by providing a long-term vision for how an area will develop in the future.

The Croskell (Employment) precinct is included in the *Southeast Growth Corridor Plan (2012)*, which outlines a strategy for the long-term development of the Croskell (Employment) precinct.

In summary, the Croskell (Employment) PSP:

- Sets out plans to guide the delivery of quality urban environments in accordance with the *Precinct Structure Planning Guidelines: New Communities in Victoria*, October 2021 (the PSP Guidelines)
- Enables the transition of non-urban land to urban land.
- Sets the vision for how the land should be developed and outcomes will be achieved
- Outlines the infrastructure projects required to ensure that future residents and visitors within the area can be provided with timely access to the services and transport necessary to support a quality and affordable lifestyle
- Sets out objectives, requirements and guidelines for land use, development and subdivision

Provides government agencies, the council, developers, investors and local communities with certainty about future development.

## 1.1 Purpose of this report

The background report summarises the key planning assessment and outcomes that have informed the preparation of the Croskell (Employment) PSP and Croskell (Employment) Infrastructure Contributions Plan (ICP).

More specifically, this report:

- Summarises the strategic and physical context of the precinct
- Identifies the land use and development needs for the precinct
- Identifies the planning assessment and balanced outcomes to key issues impacting the PSP
- Outlines how the precinct performs against the PSP Guidelines performance targets
- Outlines how the technical studies have helped to inform the preparation of the PSP.

**Note:** The background report does not provide an assessment of each of the PSP Guidelines features, as they may not be applicable to this precinct.

## 1.2 PSP Guidelines & PSP 2.0 process

The [\*PSP Guidelines: New Communities in Victoria \(the PSP Guidelines\)\*](#) is a Victorian Government initiative to ensure the VPA and other planning authorities prepare plans for places that enable best practice, liveable new communities. The PSP Guidelines ensures a consistent, best-practice approach to the PSP process and outlines the intended performance of new 20-minute neighbourhoods to be articulated by PSPs.

In accordance, with Ministerial Direction 12 Urban Growth Zone,

*"In preparing an amendment to incorporate a precinct structure plan in the scheme, or change an incorporated precinct structure plan, a planning authority must demonstrate and show in the explanatory report that the precinct structure plan or any changes to it are in accordance with any applicable Precinct Structure Plan Guidelines approved by the Minister for Planning".*

The PSP 2.0 process is established under the PSP Guidelines and sets aspirational targets including co-design of the PSP, streamlining PSP preparation, and optimising the PSP product to embrace innovation, delivering government policy.

The PSP 2.0 process aims to:

- Achieve up-front, early resolution of issues
- Gain better and earlier information on infrastructure demands to inform agency planning and budget bids
- Update guidance on PSP content reflecting new government policy and promoting innovation
- Provide stronger guidance in PSPs for development staging

Further information on the PSP 2.0 process can be found on the [VPA website](#).

### 1.3 PSP Guidelines in Croskell (Employment)

Croskell (Employment) is a Metropolitan PSP that seeks to deliver outcomes responsive to the precinct features and the surrounding area. The context of the surrounding area is set out within this report and rationalises the nuanced approach undertaken in this PSP.

The PSP Guidelines have a hierarchy of elements to explain what needs to be considered and delivered in a PSP. Elements are grounded in state policy and strategy or key future directions for greenfield precincts as determined by the VPA through the preparation process.

The framework for delivering PSPs in accordance with the PSP Guidelines includes a purpose and place-based vision, place-based objectives, principles and performance targets which sit within the hierarchy of elements under the 20-minute neighbourhood metric. Successful implementation of both the coordination and innovation pathways will require significant stakeholder buy-in, and a greater effort and commitment from stakeholders will be required to pursue the innovation pathway for desired outcomes.

PSPs make use of these (and other tools) to give expression to the vision and objectives, including plans, diagrams, tables, and requirements. Furthermore, PSPs provide a mechanism for implementation through guiding the preparation and assessment of planning permit applications for subdivision, use and development.

## 2 STRATEGIC CONTEXT

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### 2.1 Policy and legislation context

#### 2.1.1 Federal policy & strategies

##### *Environment Protection and Biodiversity Conservation Act 1999*

[The Environment Protection and Biodiversity Conservation Act 1999 \(EPBC Act\)](#) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, and heritage places defined in the EPBC Act as matters of national environmental significance.

There are no flora, fauna, ecological communities or heritage places of federal significance within the Croskell (Employment) precinct.

##### *Telecommunications in New Developments (TIND) policy, 2024*

The [Telecommunications in New Developments \(TIND\) policy](#) provides guidance for developers, property buyers, occupants and telecommunications carriers, with two policy objectives for the provision of telecommunications in new developments:

- to provide people moving into new developments with ready access to modern fixed and mobile telecommunications services, including broadband and voice
- to support a competitive and sustainable market for the provision of such infrastructure by fostering efficiency, innovation and choice.

#### 2.1.2 State policy & strategies

##### *Victoria's Housing Statement – The decade ahead / 2024-2034*

[Victoria's Housing Statement – The decade ahead / 2024-2034](#) sets out the State of Victoria's target to build 800,000 homes in Victoria over the next decade. The Croskell (Employment) PSP is identified as one of twenty-one priority planning projects (industrial) to contribute towards the sustainable supply of greenfield land.

##### *Plan Melbourne 2017-2050, March 2017*

[Plan Melbourne 2017-2050](#) provides a high-level strategic guidance for land use and development across the metropolitan area. It was released in March 2017. Within *Plan Melbourne 2017-2050*, the PSP area is identified as a 'growth area' adjacent to the potential transport infrastructure projects (see Figure 1).

Figure 1: Growth Corridor Plan – growth directions (Melbourne 2050 plan, 2017, p.22)



## Map 2

### Melbourne 2050 Plan

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>Central city</li> <li>National employment and innovation cluster (NEIC)</li> <li>Metropolitan activity centre</li> <li>State-significant industrial precinct</li> <li>State-significant road corridor</li> <li>Rail network</li> <li>Rail improvements Sunbury to Cranbourne / Pakenham (including Metro Tunnel)</li> <li>Western Distributor</li> <li>Transport gateway – major airport</li> <li>Transport gateway – airport</li> <li>Transport gateway – seaport</li> </ul> | <ul style="list-style-type: none"> <li>Potential transport infrastructure project</li> <li>Outer Metropolitan Ring / E6 reservation</li> <li>North East Link (alignment subject to investigation)</li> <li>Airport Rail Link</li> <li>Avalon Rail Link</li> <li>Western Port highway upgrade / Rail Link to Hastings</li> <li>Interstate freight terminal (indicative)</li> <li>Transport gateway – possible airport (indicative)</li> <li>Transport gateway – possible seaport (indicative)</li> <li>Water's edge parklands</li> <li>Green wedge land</li> <li>Urban growth boundary</li> <li>Urban area</li> <li>Waterway</li> <li>Waterbody</li> <li>Metropolitan Melbourne region</li> </ul> |
|--|--|

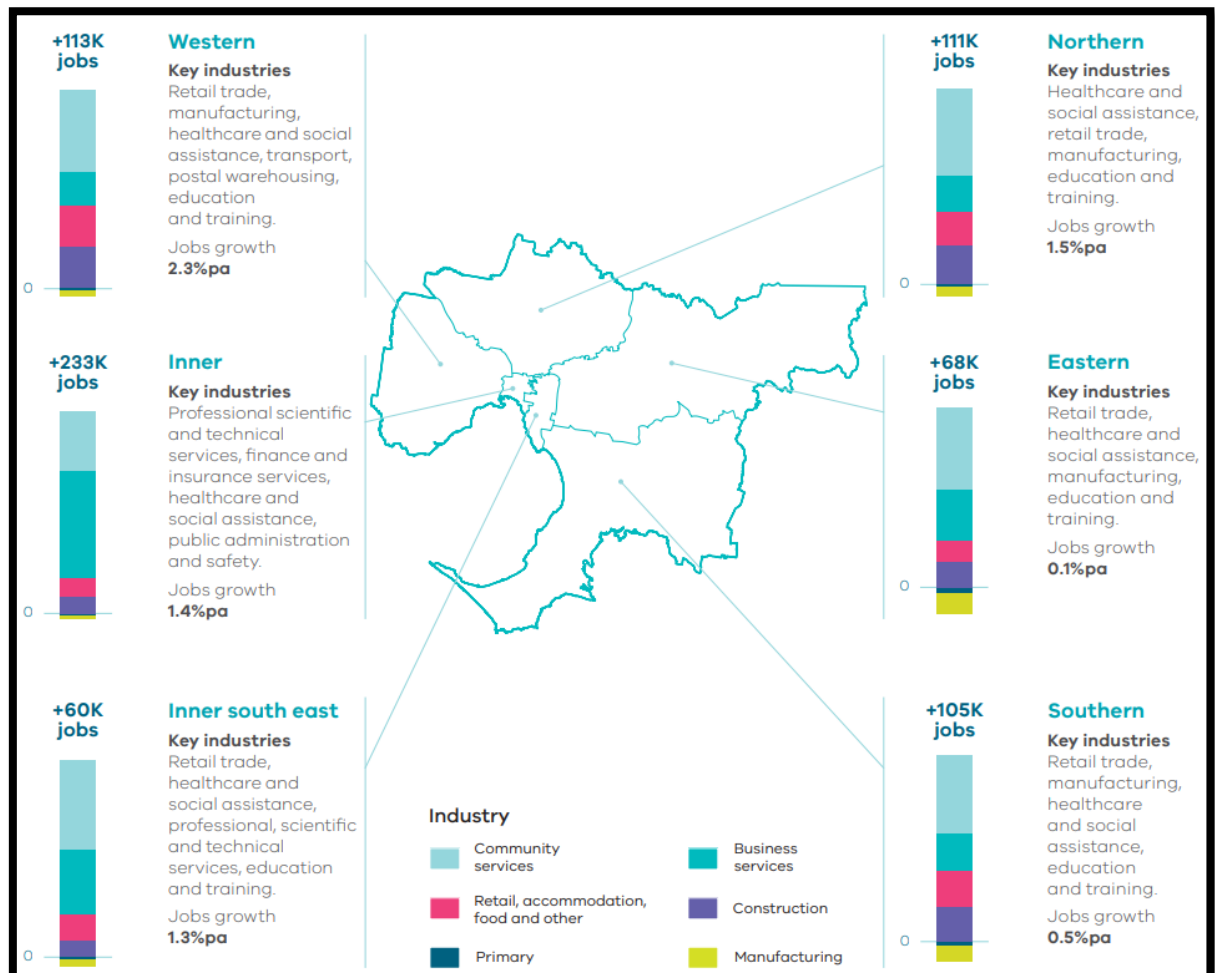
Source:  
Department of  
Environment, Land,  
Water and Planning

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**NOTE: POTENTIAL INFRASTRUCTURE PROJECTS AND GATEWAYS ARE SUBJECT TO INFRASTRUCTURE VICTORIA ADVICE AND VICTORIAN GOVERNMENT APPROVAL. THIS FRAMEWORK WILL BE UPDATED AT THE END OF 2017, FOLLOWING THE GOVERNMENT RESPONSE TO INFRASTRUCTURE VICTORIA'S 30 YEAR PLAN.**

With regards to employment, Figure 2 indicates Melbourne's estimated employment growth from 2015 to 2031 by region. Of the six metropolitan regions, the Southern region is expected to have the fourth highest growth in jobs by 2031 (0.5 per cent per annum), which would generate an additional 105,000 jobs. Key industries in the south are predicted to be retail trade, manufacturing, healthcare and social assistance, education and training, with community services envisaged to be the most dominant sector.

Figure 2: Estimated Employment Growth, 2015-2031 (Plan Melbourne, 2017, p.27)



## Melbourne Industrial and Commercial Land Use Plan (MICLUP), 2020

The [Melbourne Industrial and Commercial Land Use Plan \(MICLUP\)](#) provides an overview of current and future needs for industrial and commercial land across metropolitan Melbourne and puts in place a planning framework to support state and local government to plan for future employment and industry needs more effectively, and better inform future strategic directions.

The MICLUP outlines that growth area “business and residential” precincts identified in the Growth Corridor Plans are considered to have regional significance and have the capacity to provide for a range of employment opportunities. As a Regionally Significant Commercial Area – the Croskell (Employment) precinct is well-placed to deliver more intensive forms of employment uses including service industries, office and commercial activity, research and development and some large format retailing. With a strong population growth forecast, MICLUP identified that there is about 0.55 million square metres estimated additional commercial floor space required in the Southern region from 2016 to 2031 to support population and jobs growth in this growth area.

Croskell (Employment) will provide approximately 142ha of employment zoned land, providing a regionally significant commercial area.

Southeast Growth Corridor Plan, June 2012



The Growth Corridor Plans were released by the Minister for Planning in June 2012. The plans seek to accommodate a substantial amount of Melbourne's future housing and employment land supply over the next 30 to 40 years by providing a framework to guide the planning of new communities in each corridor.

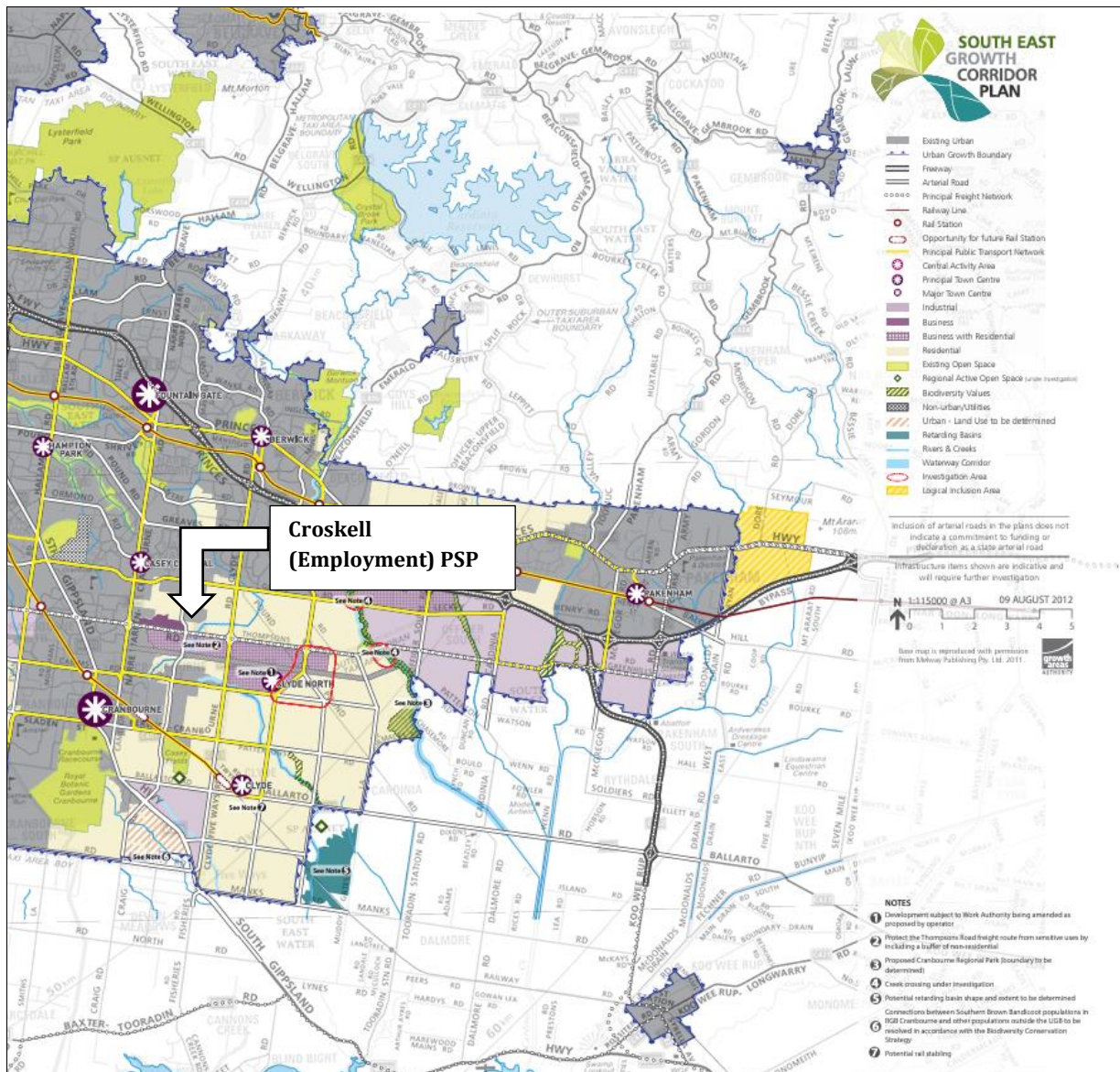
The Croskell (Employment) PSP area is located in the [Southeast Growth Corridor \(SEGC\) Plan](#), which includes land in the municipalities of Casey and Cardinia. At the time the plans were drafted, the SEGC area was projected to accommodate a population of approximately 230,000 people and has the capacity to provide between 86,000 jobs.

The SEGC Plan provides broad direction for directing Melbourne's Southeastern metropolitan region's growth through land use and development. The SEGP identifies the Croskell (Employment) PSP area as predominantly 'business with residential'. A non-urban/utilities area bisects the precinct area, as well as a waterway. Figure 3 shows Croskell (Employment) bordered by Thompsons Road to the north, an important east-west primary arterial road that is part of the Principal Freight Network. The SEGC includes a note stating: "Protect the Thompson Road freight route from sensitive uses by including a buffer of non-residential" over the precinct area.

The SEGP identifies the following broad features within and immediately surrounding the Croskell (Employment) PSP area:

- The area directly adjacent to the west is an existing urban area
- Directly adjacent to the north are growth areas identified as 'Residential' and 'Business'. The planning for Cranbourne North PSP Stages 1 & 2 have been completed for this area.
- The area to the northeast of the precinct is a growth area identified as 'Residential'. The planning for the Clyde North PSP has been completed for this area.
- Directly adjacent to the east is a growth area identified as 'Business with Residential'. The planning for the Thompson Road PSP has been completed for this area.
- The area to the southeast of the precinct is a growth area identified as 'Residential'. The planning for the Clyde Creek PSP has been completed for this area.
- The area directly adjacent to the south is identified as existing urban area and 'Residential'. The Cranbourne East PSP has been completed for this area and the Collison Estate Development Plan is under active planning at the time of writing.

Figure 3: Croskell (Employment) in context of the Southeast Growth Corridor Plan ( 2012, p. 4)

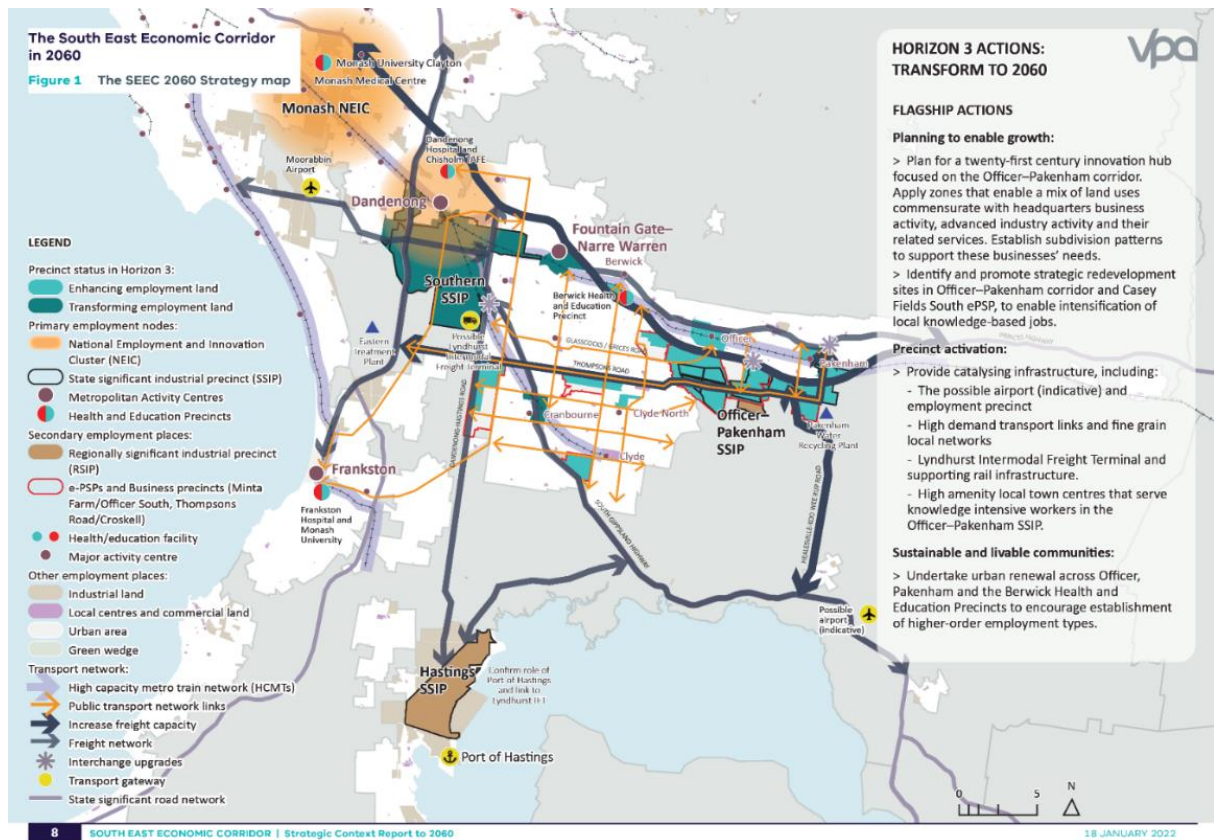


## Southeast Economic Corridor (SEEC) Report 2022

The [South East Economic Corridor Strategic Context Report to 2060](#) (SEEC Report) provides an updated economic context and strategic basis for the future planning associated with employment PSPs in the South East Growth Corridor, including the Croskell (Employment) precinct. It provides an evidence base that informs development and policy development by Councils and Government agencies.

- The strategic role of the Croskell (Employment) precinct is identified in the SEEC as a Regionally Significant Commercial Area (Business precinct) delivering intensive employment via uses such as service industries, offices, and research.
- Croskell (Employment) is located on the Principal Freight Network (PFN) via Thompsons Road, which provides a key connection to Cranbourne West and the other parts of the Thompsons Road Business Corridor.
- The Thompsons Road interface is to be preserved for industrial, freight/logistics and urban services linked to the PFN.
- Connected to the Principal Public Transport Network (PPTN) and large established residential catchment, with potential to expand its role to become a business centre serving a larger catchment in future, leveraging high quality public transport links to the broader region.

Figure 4: South East Economic Corridor in 2060 (SEEC Strategic Context Report to 2060, 2022, p. 8)



## Melbourne Strategic Assessment

The *Melbourne Strategic Assessment (MSA)* focusses on the protection and conservation of environmentally significant species and ecosystems. It is underpinned by the [Melbourne Strategic Assessment \(Environment Mitigation Levy\) Act 2000](#) that sets a legislative framework for developers within the growth corridors.

The Croskell (Employment) PSP is included in the Biodiversity Conservation Strategy area however, no conservation area is identified in the BCS within or proximate to the precinct.

The Croskell (Employment) precinct covers approximately 317 hectares and the majority of this land is inside the Melbourne Strategic Assessment (MSA) area and does not require additional biodiversity assessments. However, approximately 45.6ha of land (Figure 5) within the Croskell (Employment) area is outside the MSA area and a Native Vegetation Precinct Plan was prepared to assess biodiversity in this area. The NVPP forms part of the C296case draft amendment package.



Figure 5: Area Covered by the Biodiversity Conservation Strategy – SEGP

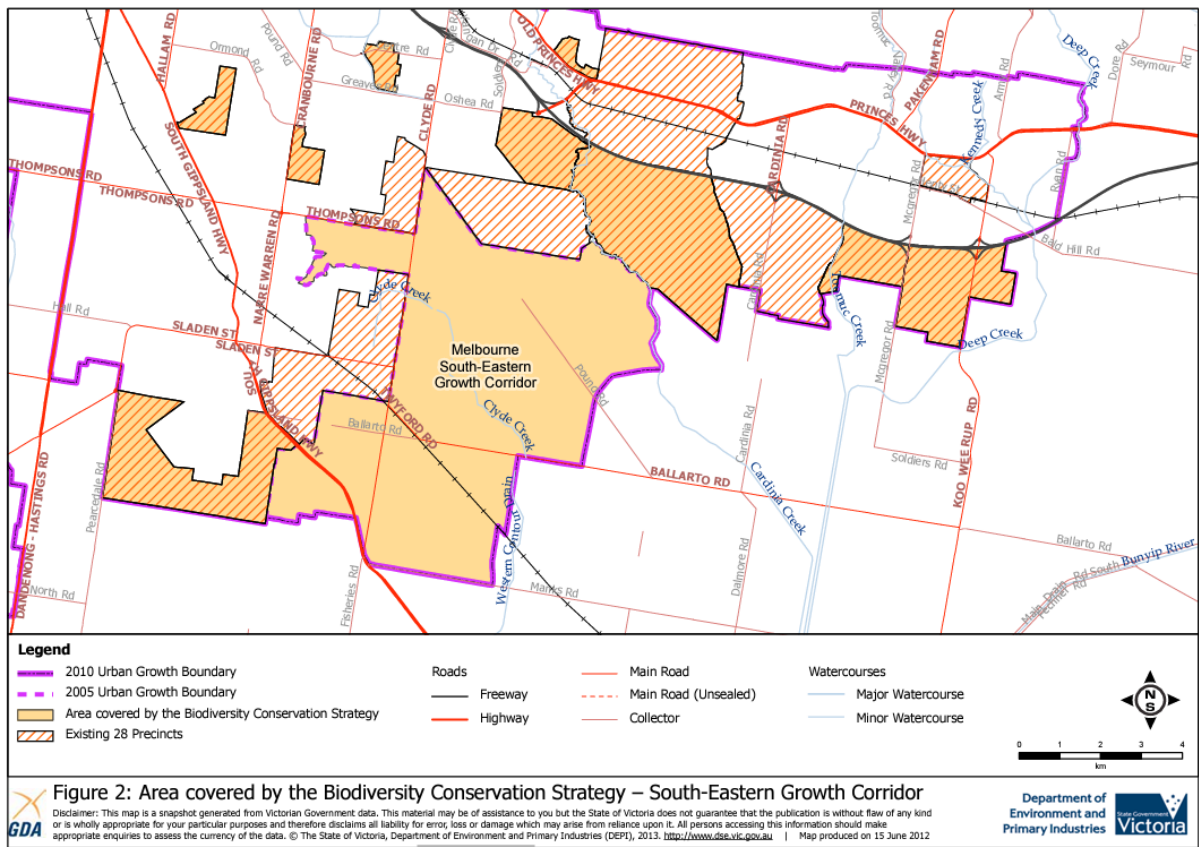
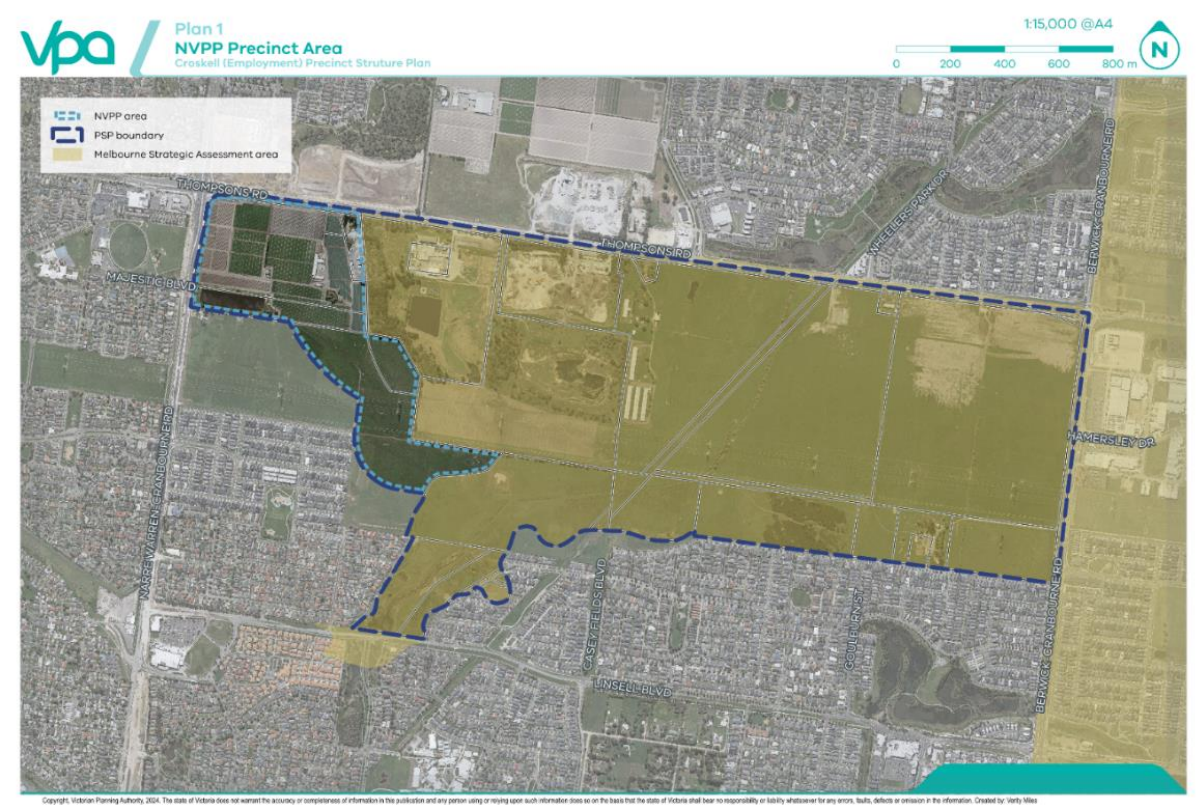


Figure 6: Native Vegetation Precinct Plan Area (Draft NVPP, Sept 2024)



## Ministerial Direction 11 – Strategic Assessment of Amendments

The Crookell (Employment) PSP will be implemented through an amendment to the *Casey Planning Scheme* (C296case) (the draft amendment). The draft amendment has been assessed in accordance with the criteria set out in Ministerial Direction 11 and its implementation of the objectives of planning in Victoria by providing for the fair, orderly, economic, and sustainable use of land identified for urban purposes.

The draft amendment has addressed environmental impacts as the pattern of land use and development was guided by technical studies for the area relating to flora and fauna, flooding, and drainage. The draft amendment has addressed the relevant social and economic effects and is expected to have a positive social and economic effect through the provision of additional housing and community facilities, as well as the creation of local employment opportunities. The draft amendment has considered the relevant social, environmental, and economic effects, and the draft amendment will result in a net community benefit.

## Ministerial Direction 12 – Urban Growth Areas

Ministerial Direction 12 applies to the preparation of any planning scheme amendment that provides for the incorporation of a PSP in the scheme or the introduction of, or changes to, provisions in a schedule to the Urban Growth Zone (UGZ). Therefore, the Ministerial Direction applies to the draft amendment. The amendment will rezone the UGZ within the Crookell (Employment) precinct and aligns with the application of the Ministerial Direction.

### 2.1.3 Metropolitan, regional & local policies

- [City of Casey Council Plan 2021-2025 \(2021\)](#)

This plan outlines the long-term vision for the community, aiming to create a more connected, bold, and resilient community. It focuses on collaboration with the community, stakeholders, and other levels of government.

- [Casey Council Economic Development Strategy 2021-25 \(2021\)](#)

This strategy provides an insight into the current and emerging conditions of economic development in Casey, strategic opportunities, and risks. Casey's current economy is reliant on a few dominant sectors, mainly driven by population serving industries, such as Health and Social Assistance, Retail Trade, Construction, and Education and Training.

- [Casey Council Affordable housing strategy \(2020\)](#)

The Affordable Housing Strategy Outlines Council's policy position and role in advocating, partnering and facilitating affordable housing in Casey.

The purpose of the Strategy is to:

- establish and detail Council's roles in increasing the supply of affordable housing,
- guide the planning of future affordable housing, and,
- inform an action plan that guides and monitors Council's implementation of the Strategy.

- [Casey Council Activity Centres Strategy \(2020\)](#)

Casey's Activity Centres Strategy sets forth Council's vision for a strong and vibrant network of activity centres in Casey and provides guidance on how to accomplish this vision through specific policy directions. In this context, the foremost issues facing Casey are how to plan well for continued population growth and how to create more local jobs, so the city can transition from a collection of commuter suburbs into an economically strong collection of vibrant urban centres that complement the rest of metropolitan Melbourne.

- [Council's Housing Strategy \(2019\)](#)

Casey offers a diversity of housing to meet the needs of its community, now and in the future. The Housing Strategy contains objectives, strategies and actions to assist in achieving the vision through six themes: Housing Diversity, Housing Choice, Affordability, Sustainable Growth, Quality of Design and Amenity and Neighbourhood Character. These objectives build upon the foundation set by the Municipal Strategic Statement and seek to deliver on Council's C21 Strategy, the Council Plan and key State Government strategies, policies and directions, such as Plan Melbourne: 2017-2050.

- [Open Space Strategy \(2023\)](#)

The Open Space Strategy provides a framework to guide the planning, design, development and management of open space in the City of Casey.

#### 2.1.4 Planning Policy Framework

The Planning Policy Framework (PPF) contains statewide, regional and local planning policies, which articulate the land use and development outcomes sought by the Casey Planning Scheme (the Planning Scheme).

Clause 11 Settlement: Croskell (Employment) is recognized within the Metropolitan Melbourne urban area, which aligns with the directive to manage growth in Victoria. The development in Croskell (Employment) is planned to be a regionally significant commercial precinct, which supports the policy's goal of directing growth.

Clause 12 Environmental and Landscape Values: The Precinct Structure Plan (PSP) for Croskell (Employment) includes provisions for environmental conservation and landscape enhancement. This is in line with the clause's emphasis on biodiversity, significant landscapes, and natural resources.

Clause 13 Environmental Risks and Amenity: The planning for Croskell (Employment) takes into account environmental risks such as climate change, flooding, and bushfires. The development aims to maintain and improve the amenity of the area, ensuring that the well-being of residents, workers and visitors is a priority.

Clause 14 Natural Resource Management: The sustainable use and management of natural resources are key considerations in Croskell (Employment)'s development. This supports the clause's encouragement of practices that protect the quality and availability of resources like water and soil.

Clause 15 Built Environment and Heritage: Croskell (Employment) includes high-quality urban design and conservation of Aboriginal and post-contact heritage places, contributing positively to the built environment and respecting the character and significance of heritage assets.

Clause 16 Housing: Croskell (Employment) includes a mix of housing types, which aligns with the clause's direction on housing development and supports a diverse range of housing types and levels of affordability.

Clause 17 Economic Development: Croskell (Employment)'s development as a Regionally Significant Commercial Area is expected to support economic growth and provide employment opportunities, in line with the clause's objectives.

Clause 18 Transport: The plans for Croskell (Employment) include an integrated and sustainable transport network that aims to improve connectivity and accessibility within the municipality and reduce reliance on private vehicles.

Clause 19 Infrastructure: The infrastructure development in Croskell (Employment) is designed to meet the current and future needs of the community, supporting the provision of essential services and facilities.

## 2.2 Croskell (Employment) precinct context

### 2.2.1 Lot size and ownership pattern

The Croskell (Employment) PSP applies to approximately 317 hectares of land. The precinct consists of 26 parcels in total, with lot sizes ranging from 0.5 hectares to approximately 54 hectares. In some areas, the land ownership pattern is fragmented. Most of these parcels are currently vacant. A concrete batching plant and abattoir are currently in operation, but these uses are anticipated to cease operations at some point in the future following gazettal of the PSP.

### 2.2.2 Cultural heritage values

Through the preparation of a Cultural Values Interpretation Strategy (CVIS), the BLCAC identified three broad cultural values themes that are associated with the Croskell (Employment) PSP area:

- Place
- People
- Time

These three broad cultural values themes incorporate various sub-themes that are identified as being relevant to Croskell (Employment) PSP area, including the values of *places between places*, *moving through Country*, and connection and *connectivity (between people, time, nature, culture, Country, etc)*.

The BLCAC also acknowledge that the landscape of the Croskell (Employment) PSP area — both natural and cultural — is dynamic and has undergone many significant changes over millennia. The myriad natural and cultural processes that have and continue to inform the current configuration of the Croskell (Employment) PSP area also shape the many complex and layered place meanings that the Croskell (Employment) PSP area holds for Bunurong peoples and the

broader community. Many of these place-making processes, as well as destructive processes such as climate change, erosion, urbanisation, private ownership, and land clearing and conversion, continue today.

### 2.2.3 Post-contact heritage

It is likely that European contact with the Cranbourne region first occurred during William Hovell's 1827 expedition around the Port Phillip district however it was not settled during this voyage (Burch et al. 2011). In 1836, Joseph Hawdon joined John Hepburn and John Gardiner in moving to Port Philip district (Gross 1966). These men were known as 'overlanders.' Overlander is an Australian word for a drover who travels long distances to open up new grazing land. Their expedition was deemed successful, resulting in Hawdon squatting on land near Dandenong. This land was considered attractive due to its natural resources: a rich black loam soil covered with ribgrass (Gross 1966). Other overlanders also began to travel to the east of Melbourne with their livestock, aiming to take advantage of the rich soils of the area.

The most notable early squatters of the Cranbourne area were the five Ruffy brothers who settled the area in the 1840s (Spreadborough and Anderson 1983). The Ruffy brother's run in the Parish of Cranbourne was known as "Mayune" (Spreadborough and Anderson 1983). During this time the brothers also established an inn at the site of the Cranbourne township (Berwick-Pakenham Historical Society 1982). Barkers Heifer Station (Run 165) and Towbeet (Run 185) were also runs located in the Parish of Cranbourne.

The 1850s saw a shift in the occupation of areas such as Cranbourne, due to various Land Acts which had been passed to dismantle the massive squatting empires that had taken up much of the good pastoral land (Barker 2007). People were allowed to select land which was part of runs. Most selectors decided to occupy small blocks. The Parish of Cranbourne was surveyed and offered up for auction in 1852 with an upset price of £2.00 (The Argus 19 Jun 1852:4). The town of Cranbourne itself was surveyed for lots later in 1856 (Barker 2007).

Prior to 1856, Cranbourne town already consisted of a hotel, a store, some cottages and a Presbyterian Church (Barker 2007). The area was inhabited by Irish, English and Scottish settlers. The development of railways in the region proved to be very important to Cranbourne. Trains allowed perishable products from farms in the area into the Melbourne CBD (Gunson 1968). Cranbourne consisted predominantly of dairy farms, market gardens and orchards (Gunson 1968). The market gardens are still present within the study area, adding unique character to the landscape in the north-western corner.

### 2.2.4 Topography & waterways

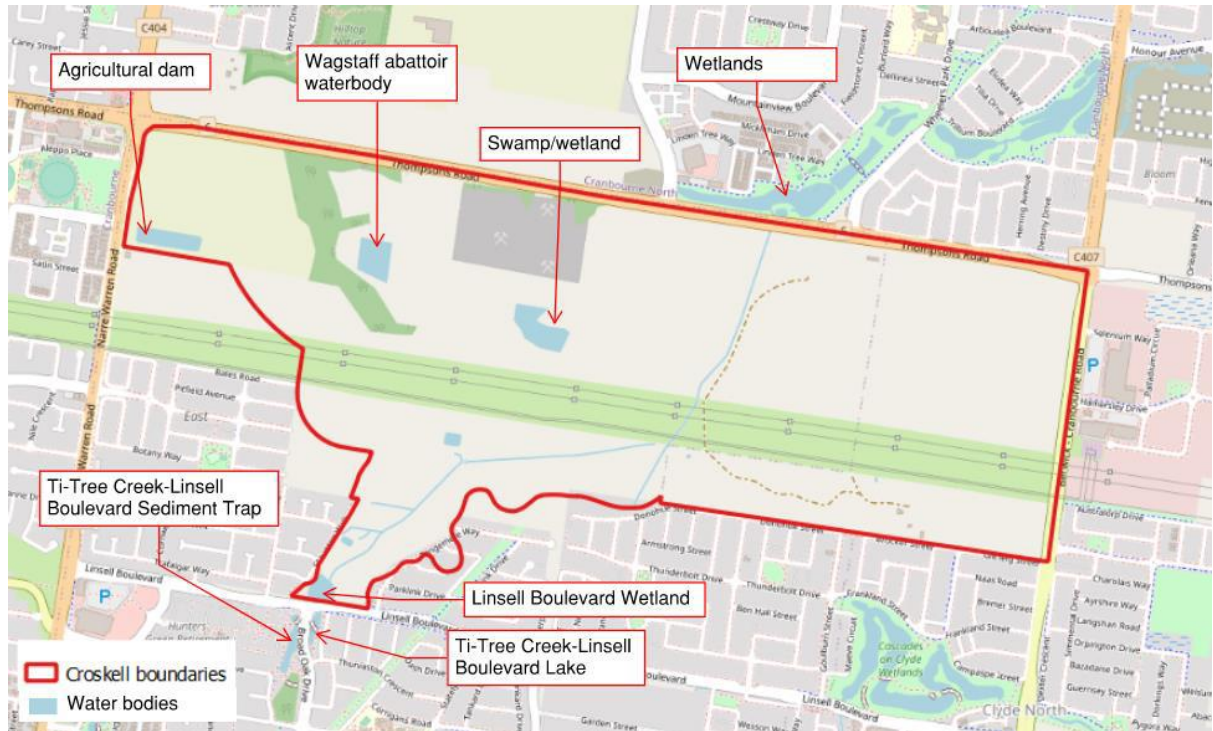
Terrain in Croskell (Employment) is generally flat with gently sloping hills that slope towards the northeast corner of the precinct. There is also limited vegetation within the project area. Croskell (Employment) PSP lies within the Dandenong catchment, within the Eumemmerring sub-catchment. The site is situated at the head of the catchment along the boundary, upstream of Eumemmerring Creek. An unnamed waterway intersects the project area from the southwest at Linsell Boulevard Wetlands to the northeast where it connects to The Avenue Wetlands. The waterway continues to pass through a series of drains before ultimately linking with Eumemmerring Creek further downstream where it exits into Port Phillip Bay.



There are two wetland-swamps (Ti-Tree Creek-Linsell Boulevard Sediment Trap and Ti-Tree Creek-Linsell Boulevard Lake) that are connected to Linsell Boulevard Wetlands, located in the south. The majority of the waterbodies within the site boundary are unnamed.



Figure 8: Water bodies within project area (IWM Plan, ARUP, 2024, p.10)



## 2.3 Croskell (Employment) local context

### 2.3.1 Surrounding land use

The Croskell (Employment) PSP is located approximately 40 kilometres to the south-east of Melbourne's central business district and covers an area of 317 hectares. It applies to mostly undeveloped land to the west of Thompsons Road/Berwick-Cranbourne Road intersection. Croskell (Employment) shares boundaries with several completed PSPs, such as Cranbourne North, Clyde North, Thompsons Road, Clyde Creek and Cranbourne East PSPs. Development of the surrounding PSPs has occurred and the Croskell (Employment) PSP is now considered an 'infill' PSP. The subject PSP area is located centrally within the Southeast Growth Corridor's Urban Growth Boundary (UGB).

Figure 9: Precinct aerial (VPA, 2024)



### 2.3.2 Existing transport network

#### Main arterial roads

The Croskell precinct is bordered by three major arterial roads (Thompsons Road, Narre-Warren Cranbourne Road, and Berwick-Cranbourne Road). These roads are part of a larger grid of arterial roads that provide regional access to major activity centres, such as Fountain Gate-Narre Warren, Berwick and Cranbourne. Key collector roads within proximity to Croskell include Linsell Boulevard, Casey Fields Boulevard and William Thwaites Boulevard. Provision is made to extend Linsell Boulevard west from Narre Warren-Cranbourne Road to the South Gippsland Highway in future.

#### Public transport/bus routes

Public transport in the area is limited to bus services, mostly quite low frequency. There are no railway stations within walking distance; Cranbourne, Merinda Park and the future Cranbourne East stations are 2-3km away, while Narre Warren and Berwick stations are about 6km away to the north.

#### Walking and cycling

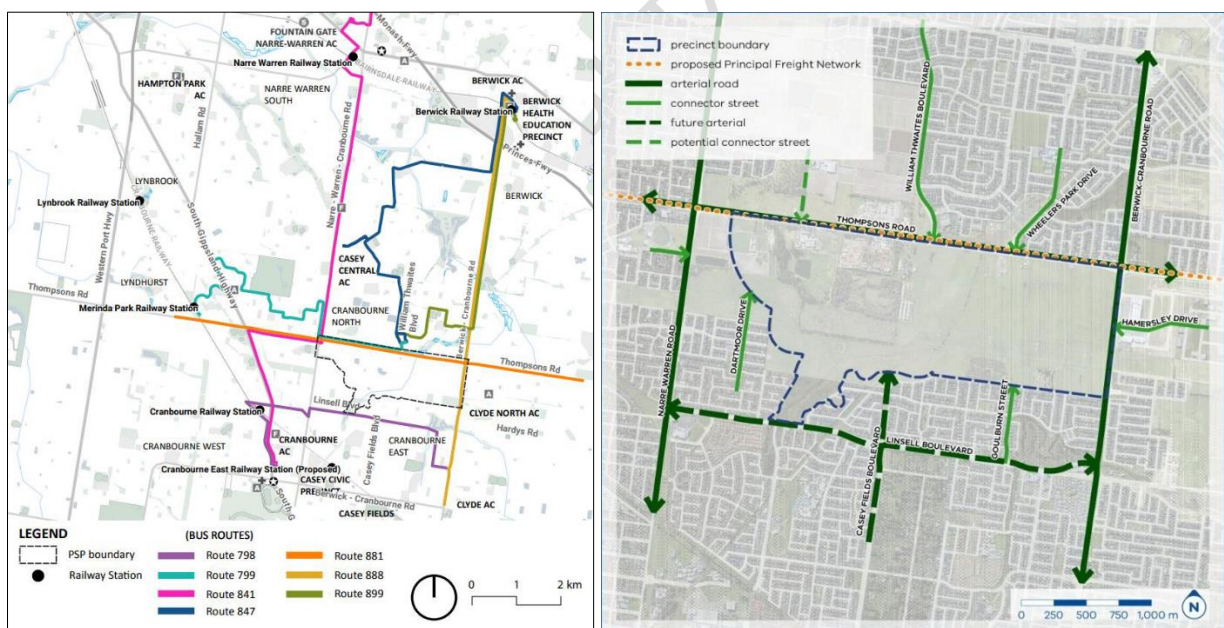
There is a patchy network of walking paths along parts of the arterial road network bordering the PSP – notably along Narre Warren Cranbourne Road and the southern extent of Berwick Cranbourne Road but no integrated network exists within the PSP itself.

#### Freight rail lines

Thompsons Road is an important freight route and forms part of the Principal Freight Network (PFN) but there is not existing freight rail lines in the Croskell PSP area.

Figure 10: Existing public transport regional map (Draft Integrated traffic Report, 2023, p.8) – left image

Figure 11: Existing Road Network (VPA 2022) – right image

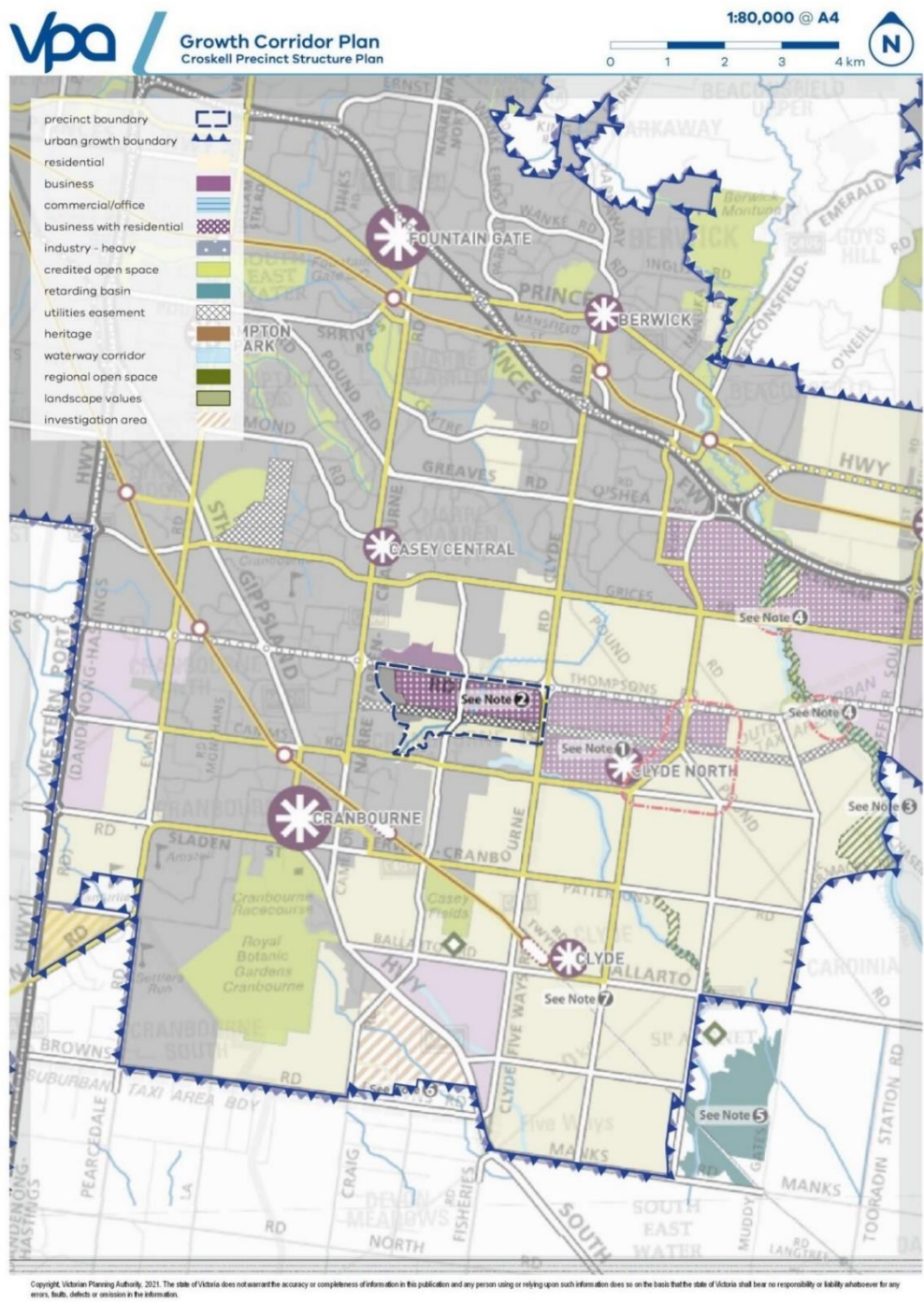


### 2.3.3 Surrounding PSPs and Growth Areas

The Croskell (Employment) PSP is bordered by the Cranbourne East Development Plan (2014) to the west – which provides for additional residential land. To the north is the Cranbourne North (Stage 1) Development Plan (2014), Cranbourne North Service Business Precinct (2014) and the Cranbourne North (Stage 2) Precinct Structure Plan (2011) – which provide for a mix of residential and commercial land. To the west is the Thompsons Road PSP (2014) – which provides for a mix of residential and employment land. South of the precinct are largely established residential areas.



Figure 12: Crookell (Employment) in context of the Southeast Growth Corridor Plan (SEGP, 2012, p. 4)



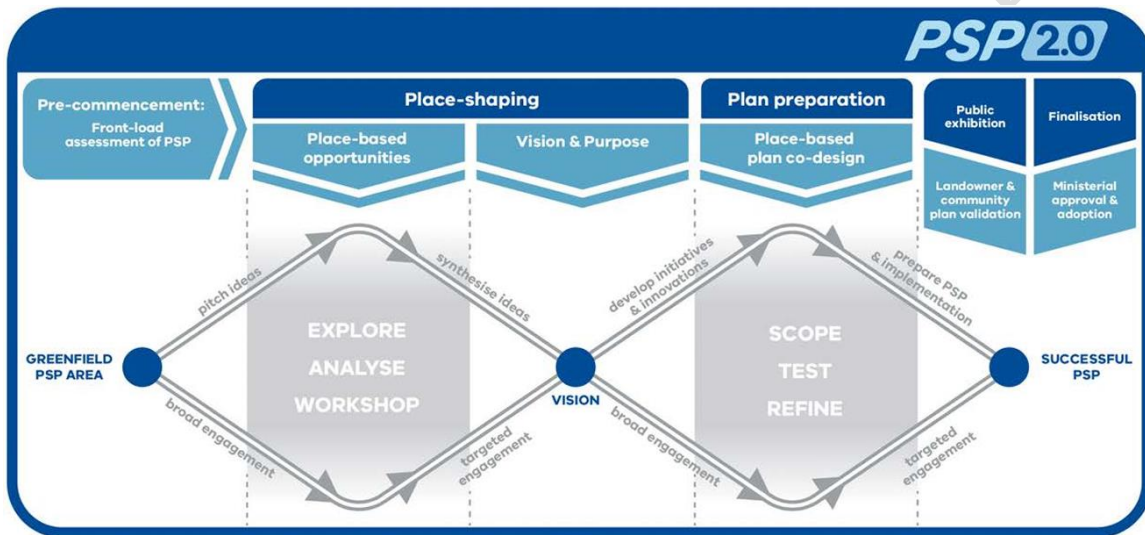
### 3 CROSKELL (EMPLOYMENT) PSP PREPARATION

This section provides an overview of the PSP process for preparation of the Croskell (Employment) PSP, including details of the background reports undertaken to inform the PSP.

The Croskell (Employment) PSP commenced planning in November 2021 and the development of the current draft plan has been underpinned by the principles outlined within the PSP 2.0 process, which sets out aspirational targets to improve the planning of growth areas in Victoria. The PSP 2.0 process seeks to:

- Achieve up-front, early resolution of issues
- Develop the Place-Based Plan through a collaborative Co-Design process with key stakeholders
- Gain better and earlier information on infrastructure demands to inform agency planning and budget bids
- Update guidance on PSP content reflecting new government policy and promoting innovation
- Provide stronger guidance in PSPs for staging of development.

Figure 13: PSP 2.0 Planning Process (PSP Guidelines: New Communities in Victoria 2021)



#### 3.1 Pitching Sessions

From 29 November to 1 December 2021, the VPA held a series of [Pitching Sessions](#) with key stakeholders, marking the beginning of the PSP preparation process. The purpose of the Pitching Sessions was to:

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



Figure 14: Issues and Challenges Plan (Pitching Sessions Summary, 2021, p. 4)

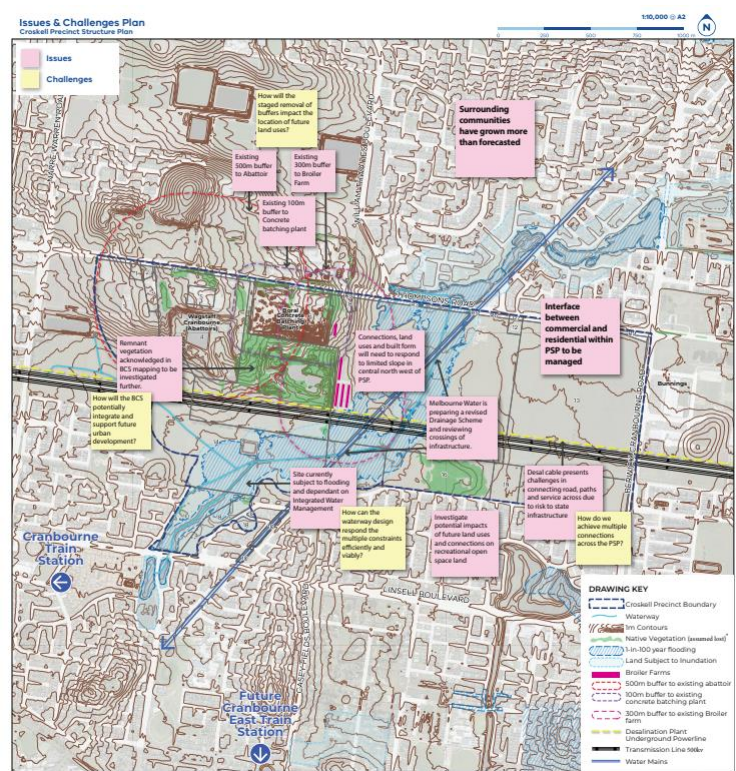
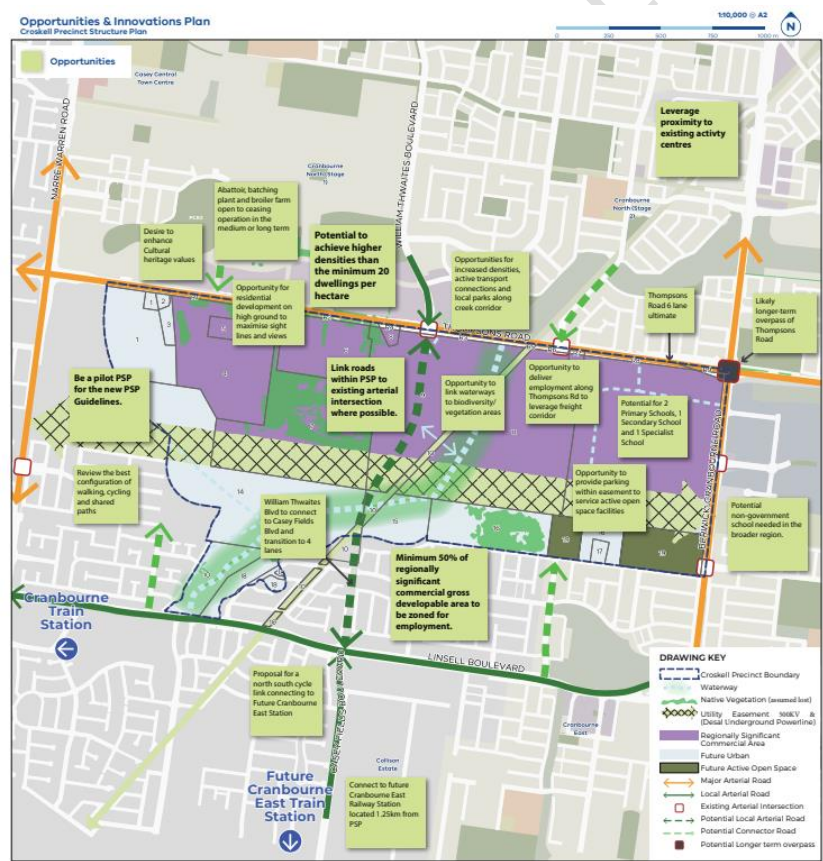


Figure 15: Opportunities and Innovations Plan (Pitching Sessions Summary, 2021, p. 5)



### 3.2 Vision and Purpose for Croskell (Employment) PSP

On 8 December 2021, the VPA hosted a [Vision and Purpose workshop](#) with approximately 70 participants from state government agencies, NGOs, the City of Casey and landowners. 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.

Based on the feedback from this workshop, the VPA and the City of Casey drafted the following Emerging Vision Statement:

*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 southeast, 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.*

### 3.3 Pre-Co-Design and Co-design workshop

#### Pre-Co-Design Workshop

Following the completion of the Vision and Purpose Workshop with Landowners and State Government Agencies in December 2021, the VPA and CCC circulated a Vision and Purpose Workshop Summary report in March 2022. On 7 April 2022, a [Pre-Co-Design landowner workshop](#) was held at the VPA office with the following objectives:

To update stakeholders on PSP status & next steps

To present the draft Emerging Vision Statement and receive feedback

To present the draft Transport Concept Plan and receive feedback

To discuss the key existing factors and features that influence the spatial locations for different land uses and receive feedback

To workshop the spatial locations for residential and employment land uses based on known constraints, opportunities and policy considerations

**Out of scope** – workshoping locations for schools, community and sports fields and local parks (for co-design workshop)

During the workshop, the VPA highlighted several key issues that will need to be addressed as part of the planning for the precinct, including testing and refining the transport network and Infrastructure Contributions Plan and Testing business and residential uses and locations.

#### Co-Design Workshop



The VPA in partnership with Casey City Council held the hybrid [co-design workshop](#) on Monday 11 July and Thursday 14 July to inform preparation of the Croskell (Employment) PSP, as part of the PSP 2.0 process.

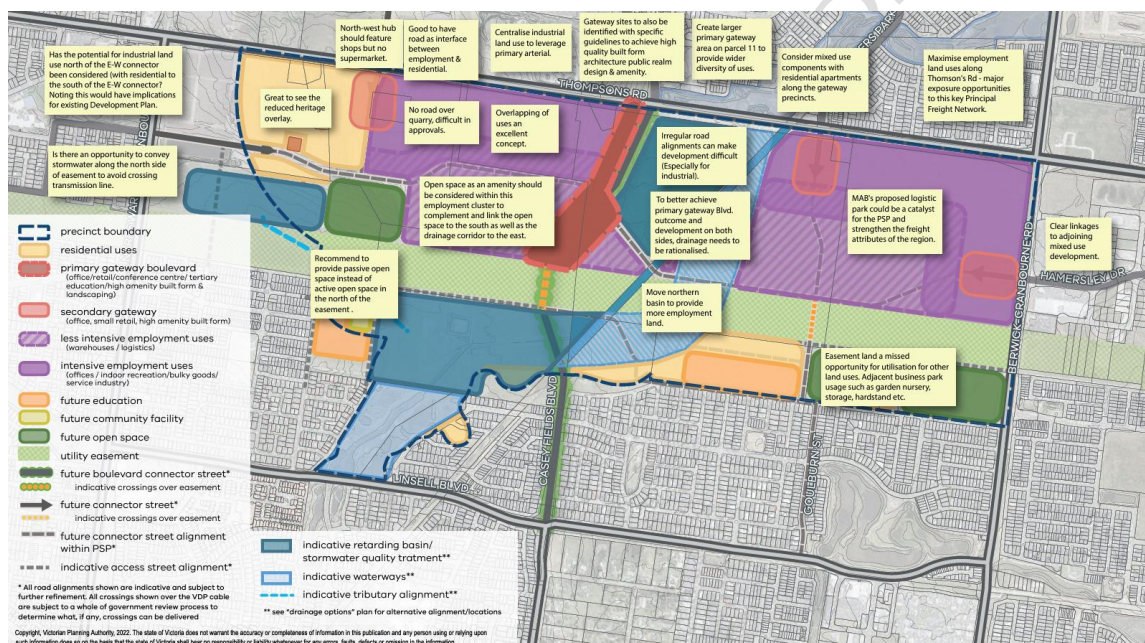
These workshops involved collaboration and input from various stakeholders including landowners, State Government agencies, Casey City Council, and the VPA, and provided a clear direction for the development of the PSP, highlighting alignments and key issues and opportunities to be addressed for the precinct.

The purpose of the co-design workshop was to:

- Highlight what was previously heard during the vision and purpose workshop
- Provide an update on the current status of the project and summarise the background technical studies
- Provide an opportunity for key stakeholders and landowners to visually map out key constraints, opportunities, features, transport connections and land uses
- Encourage innovative ideas in determining the urban structure for Croskell (Employment)
- Provide strong, transparent, and inclusive consultation opportunities.
- Collaboratively develop and inform preparation of a conceptual place-based plan for the Croskell (Employment) PSP
- Outline the next steps for the Croskell (Employment) PSP.

The indicative Co-Design Summary Plan (see Figure 16) provides a summary of the potential opportunities and outcomes participants raised at the co-design workshops during the land use structure exercises.

Figure 16: Key Workshop Comments (Co-Design Workshop Summary Report, 2022, p.21)



### 3.4 Early community engagement

In October 2022, the VPA mailed out a postcard to nearby residents, businesses and property owners informing them of the commencement of the PSP planning process. Several in-person and online community engagement meetings were held over the course of the month – with VPA and City of Casey staff available to answer questions relating to the PSP planning process.

### 3.5 Other workshops

The VPA held numerous additional workshops with landowners, the City of Casey and state government agencies, including:

- A Melbourne Water Development Services Scheme workshop in October 2022
- A High-Voltage Transmission Easement workshop in April 2023
- An Employment Planning Controls workshop in May 2023

### 3.6 Plan preparation and agency validation

Following the co-design workshop, a working draft Place-based Plan, Precinct Structure Plan, and planning ordinances were prepared by the VPA for consultation with key agencies and stakeholders. The VPA commenced the agency validation process in August 2023.

Table 1: Summary of Agency feedback

Agency/Stakeholder	Change to draft amendment package at Agency Validation
Bunurong Land Council Aboriginal Corporation	Minor text changes throughout PSP to ensure the document is consistent with BLCAC rules on language
City of Casey	<p>Updates to the draft amendment package in relation to:</p> <ul style="list-style-type: none"> <li>Plan colours and visual clarity</li> <li>PSP Vision and Regional Context</li> <li>Glossary definitions</li> <li>Open space</li> <li>Transport network</li> <li>Stormwater</li> <li>Cross sections</li> <li>Urban design</li> <li>Protection of VDP assets</li> <li>Heritage Overlay 137</li> </ul> <p>Minor text corrections and wording adjustments to proposed objectives, requirements and guidelines.</p>
Department of Education	No document changes requested
Department of Energy, Environment and Climate Action (Victorian Desalination Project)	<p>Minor text changes throughout PSP in relation to the identification of the Victorian Desalination Project assets and related planning controls</p> <p>Changes to the zoning controls relating to the Victorian Desalination Project assets.</p>
Department of Energy, Environment and Climate Action (Metropolitan Strategic Assessment)	Preparation of a Native Vegetation Retain and Removal Plan and minor updates to legislation identified within the PSP.
Department of Energy, Environment and Climate Action (Port Phillip Region)	Preparation of a Native Vegetation Precinct Plan for the area of the PSP outside the Metropolitan Strategic Assessment area.
Department of Jobs, Skills Industry and Regions	No document changes requested
Department of Transport and Planning (Planning)	<p>Updates to the draft amendment package in relation to:</p> <ul style="list-style-type: none"> <li>Clarifying and defining terminology used throughout the report such as 'vicinity' and 'neighbourhood character'</li> <li>Specifying requirements more clearly defining terms consistently throughout (e.g., 'light industry'), and ensuring alignment with other planning documents.</li> <li>Document formatting</li> <li>Clarifying wording of ordinance controls</li> </ul>
Department of Transport and Planning (Transport)	<p>Updates to the draft amendment package in relation to:</p> <ul style="list-style-type: none"> <li>Road network and alignments</li> <li>Pedestrian paths</li> <li>Explanatory report clarifications</li> </ul>
Environment Protection Authority	<p>Updates to the draft amendment package in relation to:</p> <ul style="list-style-type: none"> <li>Designation of potentially contaminated land</li> <li>Explanatory report clarifications</li> </ul>
First Peoples – State Relations	Updates to the draft amendment package in relation to:



	<ul style="list-style-type: none"> <li>• Minor document wording changes</li> <li>• Inclusion of Areas of Cultural Heritage Sensitivity mapping within the PSP document (Plan 1)</li> <li>• PSP mapping</li> </ul>
Department of Health	No document changes requested
Homes Victoria	Updates to the draft amendment package in relation to: <ul style="list-style-type: none"> <li>• Minor text changes in relation to social and affordable housing</li> </ul>
Invest Victoria	No document changes requested
Major Road Projects Victoria	No document changes requested
Melbourne Water	Updates to the draft amendment package in relation to: <ul style="list-style-type: none"> <li>• Showing additional drainage assets</li> <li>• Groundwater licensing requirements</li> <li>• Infrastructure development and staging</li> <li>• Urban Floodway Zone and Land Subject to Inundation extent</li> <li>• Minor plan changes</li> <li>• Development Services Scheme (DSS) requirements</li> <li>• Assessing the risk of bushfire from future vegetated state of DSS assets rather than current conditions</li> </ul>
Southeast Water	No document changes requested
Suburban Parks	No document changes requested

### 3.7 Background reports and technical studies

The background reports and technical studies listed below provide specific detail on the key elements outlined in this background report and identifies key site and context issues that the precinct design must response to. A summary of the reports is at Appendix 1 and the full reports are available on the [VPA website](#).

Table 2: Technical Report status

Technical Report	Consultant	Status
Arbiculture assessment	ENSPEC	Completed 2023
Aboriginal cultural heritage impact assessment	Unearthed Heritage	ETA – mid 2024
Aboriginal cultural values interpretation strategy	Bunurong Land Council Aboriginal Corporation	Completed 2024
Biodiversity assessment	WSP	Completed 2024
Bushfire Development Report	Terramatrix	Completed 2024
Community infrastructure and open space demand assessment	SGS Economics and Planning	Completed 2023
Commercial and Industrial Land Needs Assessment and Implementation Plan	Geografia and Echelon	Completed 2023 and Addendum completed in 2024
Integrated water management (IWM) Plan	ARUP	Completed 2024
Land capability assessment	Kleinfelder	Completed 2024
Landscape character assessment	Spiire	Completed 2022
Post contact heritage assessment	Ecology and Heritage Partners	Completed 2023
Integrated transport assessment	Movement & Place	Completed 2024
Utility servicing assessment	Kleinfelder	Completed 2024

## 4 PSP OUTCOMES AND VPA POSITION

This section describes how the VPA has provided a place-based response to the features and performance targets within the Croskell (Employment) PSP and therefore follows the PSP Guidelines structure. Some of the PSP Guideline targets have been re-ordered within the PSP for simplicity.

### PSP Boundary

Upon project commencement in November 2021, the PSP boundary was expanded westwards to encompass the entirety of Farm Zoned Land serving as a buffer zone around the sensitive uses in operation within the precinct.

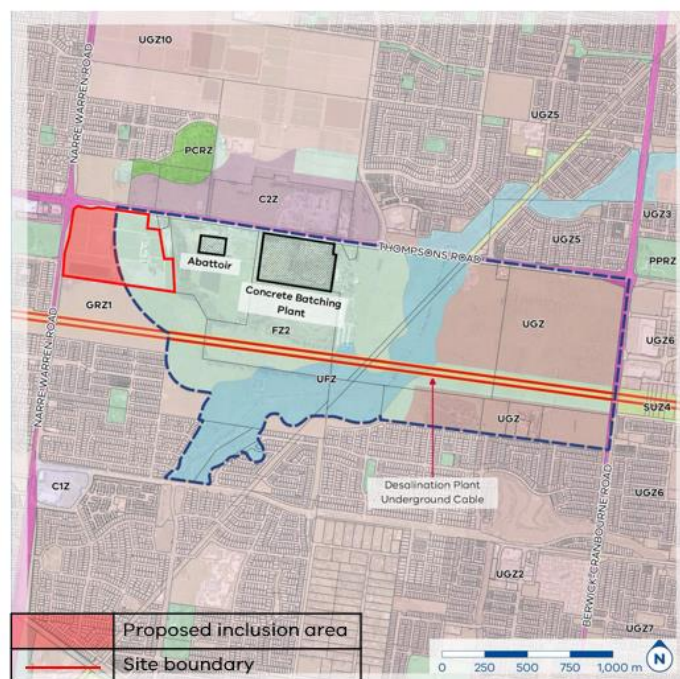
In July 2022 – at the request of the landowner – the PSP boundary was amended to bring the remainder of 1450 Thompsons Road into the PSP. Previously this parcel was split – with the eastern portion of the site located within the PSP, while the western portion of the site was located within the *Cranbourne East Development Plan*. The remainder of the parcel was brought into the PSP to facilitate its rezoning for employment purposes – this represented a shift in strategic intent for the western portion of the parcel – which is currently zoned as General Residential Zone.

Employment land was considered an appropriate use of the corner site between two primary arterials – particularly as Thompsons Road is part of the Principal Freight Network. Including the land within the PSP and zoning it for employment purposes also avoided any buffer issues with the Regionally Significant Commercial Area to the east and better facilitated the orderly provision of the east west industrial connector road from Majestic Boulevard.

All relevant background reports that had been completed to date were updated to include an assessment of the additional land to determine that previous conclusions were still valid.

The existing DPO & DCPO are being removed from the property as part of the C296case amendment and the land is proposed to be rezoned as Urban Growth Zone.

Figure 17: Expansion of PSP boundary – 1450 Thompsons Road, Cranbourne East



## 4.1 Target summary and adaptation

The PSP Guidelines identifies 20 performance targets to deliver improved outcomes and achieve the hallmarks. The Guidelines acknowledge the diversity of new communities, and the performance targets allow for place-based achievement.

The Guidelines have set out that all performance targets must be met for metropolitan PSPs, and those which can be varied depending on the status of the target in the context of the Crookell (Employment) precinct. There are several targets that are proposed to be varied for the precinct. Reasons for why these have been varied are noted in relevant sections of the report.

## 4.2 Viable densities

*To deliver housing/population at densities that make local services and transport viable.*

### 4.2.1 Housing density

---

**T1 The PSP should facilitate increased densities with an average of 30 dwellings or more per Net Developable Hectare (NDHA) within:**

- 400m walkable catchment of an activity centre or train station
- 50m of open space (both credited and encumbered open space), boulevards and major public transport routes, including but not limited to the Principal Public Transport Network (PPTN) or similar.

**Performance:**

Achieved

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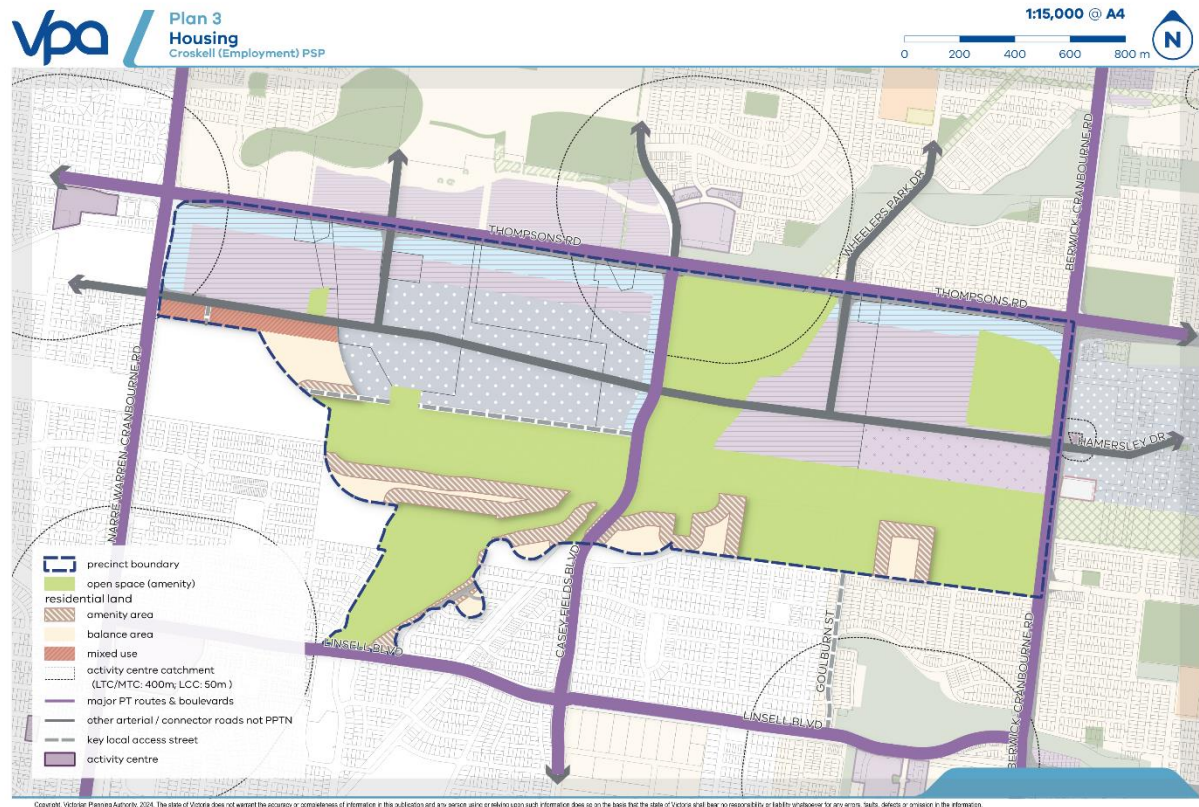
**T2 The PSP should facilitate increased densities with an average of 20 dwellings or more per NDHA across the entire PSP area.**

### Planning assessment

The Crookell (Employment) PSP as a whole is identified as “Business with residential” within the South East Growth Corridor Plan (2012) and the majority of land north of the high-voltage transmission easement is located within a Regionally Significant Commercial Area (RSCA) as identified within the *Melbourne Industrial and Commercial Land Use Plan 2020*. There is existing residential land located to the south of the PSP and planned residential development immediately to the west within the *Cranbourne East Development Plan (2014)*.

The VPA estimated that 702 dwellings would need to be delivered on site to achieve the minimum target density of 20 dwellings per NDHA across the entire PSP. There are no train stations located within 400m, no planned activity centre within the PSP and the neighbouring activity centres are all located more than 400m from the precinct. Thus – the amenity areas identified within the precinct are all located within 50m of future or existing major public transport routes or open space.

Figure 18: Housing Plan from draft PSP, 2024



## Balanced outcome

Through consultation with the City of Casey, government agencies and landowners and a technical assessment of employment demand (Geografia and Echelon 2023) – it was determined that while residential uses are allowable within a Regionally Significant Commercial Area – the delivery of residential uses in this area would unnecessarily prejudice the delivery of employment land through the need for additional buffers. Furthermore – the strong demand for employment land identified by stakeholders and the technical assessment supported the delivery of additional employment land.

Residential uses within the precinct are therefore limited to south of the high-voltage transmission easement and a small area of mixed use and residential land in the North West of the precinct that provides a buffer between the Cranbourne East Development Plan (2014)’s planned residential land to the south and west of the PSP and the precinct’s east-west industrial connector road and the light industrial land.

The remaining residential land provided south of the high-voltage transmission easement will provide a logical extension of existing residential development to the south and will complete the build out of the existing residential neighbourhood in this area.

Crookell (Employment) facilitates a minimum density of 30 dwellings per NDHA in both the Mixed Use and Amenity areas, as defined by **T1** and a minimum density of 20 dwellings per NDHA for the balance area as defined by **T2**. The total precinct achieves an overall density of 27 dwellings per NDHA – for an estimated total of 937 dwellings.

The table below illustrates how the total of 937 dwellings was calculated across the PSP area. Each area is illustrated in the Housing Plan (Plan 3) in the PSP.

Table 3: PSP Housing Densities

CATCHMENT	NDA (HA)	Dwellings / NDHA	NO. OF DWELLINGS
Amenity area	18.7	30	561

Mixed use area	4.7	30	142
Balance area	11.7	20	234
TOTAL	35.1	26.7 (average)	937
Indicative population of 3.1 persons per dwelling			2,905

#### 4.2.2 Housing diversity

*Diversity of housing, including lot size and built form, to meet community needs, increased housing densities and integrated housing located close to existing and/or proposed services, transport and jobs.*

##### PSP Performance Target

**T3 The PSP should facilitate increased housing diversity, with at least three distinct housing typologies to be included in higher density areas (defined by T1).**

##### Balanced outcome

The PSP has been drafted to achieve **T3** and includes three types of residential catchments. These include the mixed use area, an amenity area located close to public open space and public transport options, and the balance area.

The Croskell (Employment) precinct will facilitate the delivery of at least four different housing typologies within the amenity area, three different housing typologies within the mixed use area and two different housing typologies within the balance area.

Further details are provided within table 3 in the PSP.

#### 4.2.3 Affordable housing options

*Affordable housing options – including social housing – that provide choices for very low, low and moderate-income households.*

##### PSP Performance Target

**T4 Set a minimum target for provision of affordable housing in accordance with affordable housing policy, evidence, and guidance.**

##### Planning assessment

The recent PSP 2.0 standard practice of undertaking a Housing Needs Assessment to determine the specific need for housing affordability was implemented post commencement of planning for the Croskell (Employment) PSP. However, as the City of Casey had recently published an Affordable Housing Strategy (2020) – the decision was made to rely on the data underpinning this local strategy rather than commission bespoke work for the Croskell (Employment) precinct. The City of Casey Affordable Housing Strategy (2020) forecasts that “a minimum of 12% of all new dwellings built [will] need to be affordable housing to meet the total future estimated affordable housing need by 2041. This includes the current need and future need based on population growth” (p.9).

##### Balanced outcome

The VPA has set a guideline within the PSP to achieve the 12% per cent target for social and affordable housing within Croskell (Employment), in line with the City of Casey’s current strategy and action plan.

### 4.3 Safe, accessible, and well-connected

#### 4.3.1 Movement and place

*A transport network that balances the role of the movement of goods, people and places, and that is safe, accessible and well connected for pedestrians and cyclists to optimise active transport.*

##### PSP Performance Target

**T5 The arterial road network should provide a 1.6km road grid with safe and efficient connections, adjusted where necessary to reflect local context.**



## Planning assessment

### Constraints imposed by the Victorian Desalination Project assets

The State Government has entered into a contract with AquaSure Pty Ltd (AquaSure) to finance, design, construct and operate the Victorian Desalination Project, which constitutes a desalination plant at Wonthaggi, an 84km transfer pipeline to Berwick and an 87km underground power supply (the 220kv power cable) to Cranbourne Terminal Station, along with associated infrastructure, including a fibre optic cable (FOC).

The Wonthaggi desalination plant is a state significant asset capable of delivering up to one-third of Melbourne's annual demand. Within the Croskell (Employment) precinct, the VDP power cable and FOC run east-west through the Croskell PSP in its own easement, which is co-located within the high-voltage (500kv overhead conductors) electrical transmission easement.

The presence of the VDP assets within the Croskell (Employment) precinct constrains the ability to provide the usual north-south road network that would typically be delivered in a standard greenfield area. Based on initial advice from the Department of Environment, Land, Water and Planning (now the Department of Energy, Environment and Climate Action) regarding the state significance of these assets, the VPA project team has ensured that the VDP asset's protection has been prioritised during the development of the precinct's urban structure. Throughout the planning process to date, the VPA has sought to confine the proposed crossings to only those deemed critical for the orderly development and accessibility of the precinct in line with local and state planning policy.

All proposed new crossings over the VDP assets require Ministerial approval from the Minister for Planning, Minister for Water and Treasurer and all proposed crossings shown within the Croskell (Employment) PSP are therefore indicative at the time of writing and subject to a whole of government position. Approval for these proposed crossings is being sought via a separate process to the PSP planning scheme amendment.

In addition – any proposed crossing over the VDP assets needs to demonstrate how it will not impact the ongoing operation or maintenance requirements of the assets. The VPA has worked with the Department of Energy, Environment and Climate Action, Melbourne Water and other key stakeholders to produce high level “proof of concept” engineering plans for all proposed VDP crossings within the Croskell (Employment) precinct.

### Balanced outcome

Through the regular structure planning process and informed by the Integrated Transport Assessment, road network planning has sought to accommodate the ultimate transport infrastructure required to service and support the full build out of the Croskell (Employment) precinct, whilst minimising road crossings over the VDP assets.

The network planning process established that the Croskell (Employment) precinct is surrounded by four strategically significant primary arterial roads, namely Thompsons Road, Narre Warren-Cranbourne Road and Berwick-Cranbourne Road (east-west and north-south alignments). Refer to Figure 19- Locality and Network Planning Map below.

On the east-west axis, Thompsons Road and Berwick Cranbourne Road are each planned as 6-lane primary arterial roads at a 3.2km spacing, with Linsell Boulevard midway between (at 1.6km) planned as 4-lane secondary arterial road. This existing arrangement broadly aligns with the arterial road spacing principles reflected in **T5** and the South East Growth Corridor Plan.

On the north-south axis, Narre Warren-Cranbourne Road and Berwick-Cranbourne Road are each planned as 6-lane primary arterial roads at a 3.2km spacing.

According to the spacing principles referenced above, these primary routes would be supported by a north-south secondary arterial 4-lane road midway between to complete the 1.6km arterial grid along the Casey Fields Boulevard-William Thwaites Boulevard alignment from the M1 freeway to the north extending to Devon Meadows in the south. Currently, the Thompsons Road to Linsell Boulevard section through the Croskell (Employment) precinct area is the missing link in the northern part of the Casey Fields Boulevard route. The southern sections of the route are in the early stages of upgrade/planning as part of the Botanic Ridge, Casey Fields South and Devon Meadows Precinct Structures Plans.

In accordance with standard network planning process, the aforementioned principles-based plan for arterial road capacity and spacing has been reviewed during the structure planning phase, and adjusted to account for local

conditions and demand forecasts. Specifically, the network requirements for a north-south road on the Casey Fields Boulevard alignment were initially analysed as follows:

- Road network context analysis showed that William Thwaites Boulevard to the north has been planned as a 2-lane connector street and Casey Fields Boulevard to the south has been planned as a 2-lane and potentially 4-lane connector street;
- previous ultimate development growth corridor modelling<sup>1</sup> revealed forecast traffic demands along a future north-south road within Croskell to be in the range 5,000-11,700 vehicles per day.

This context analysis informed an initial road network plan with the extension of Casey Fields Boulevard through Croskell as a 2-lane connector street. The initial plan was tested as part of the Integrated Transport Assessment by Movement and Place, which concluded that a 2-lane connector street would be sufficient to accommodate forecast traffic volumes, broadly matches with up and downstream conditions and aligns with relevant transport policy and strategy.

Additionally, the Integrated Transport Assessment concluded that the usual network of lower order north-south local road crossings that would normally be provided in a precinct of this size were not required to service the traffic generated by the precinct.

The VPA has adopted the Movement and Place recommendations, which are embedded in Plan four of the PSP.

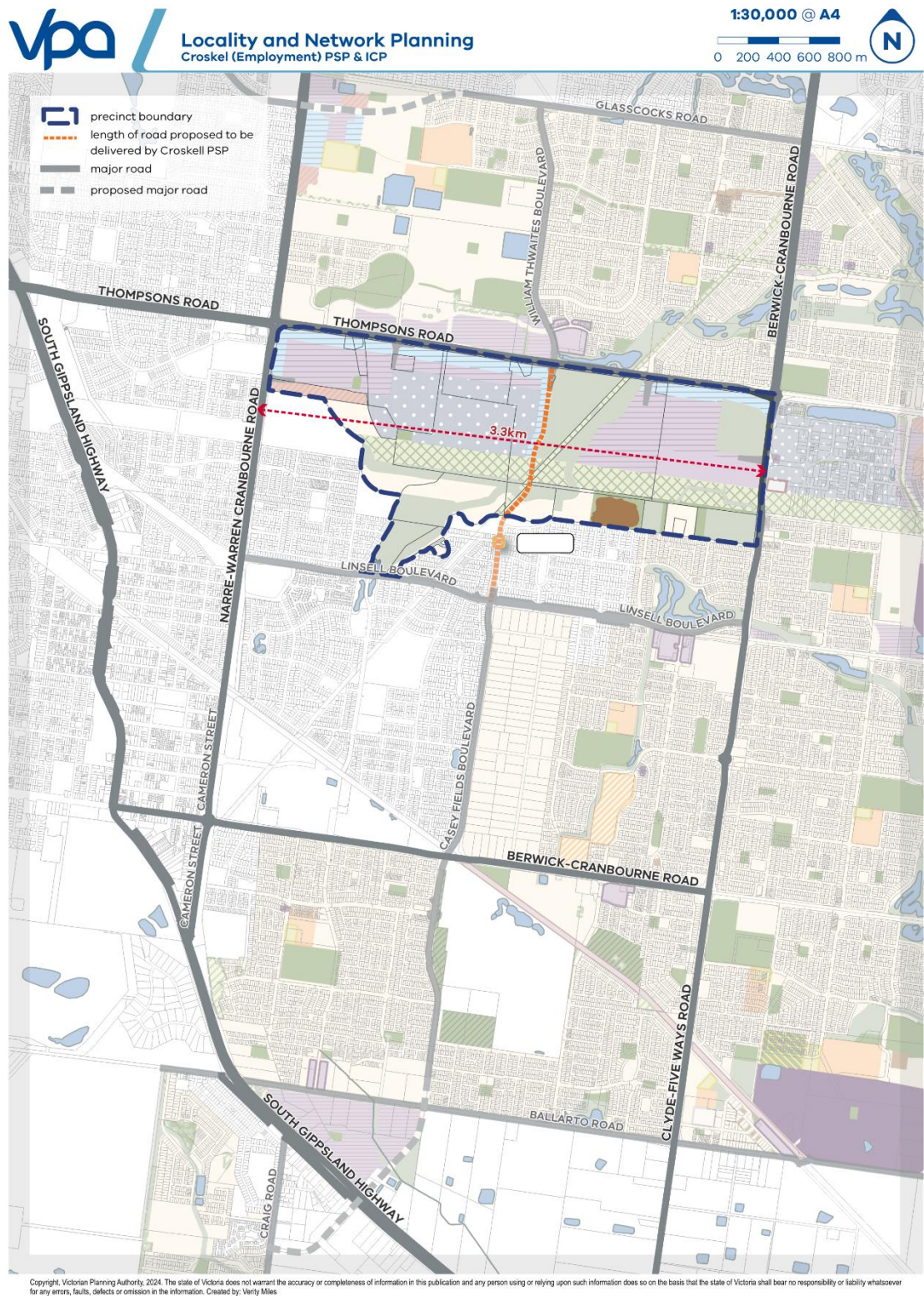
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<sup>1</sup>Thompsons Road and Clyde Creek PSPs Transport Modelling, AECOM (2014)

McPherson, Croskell and Minta Farm Precincts, Strategic Transport Modelling Assessment (Ultimate Scenario), Cardno (2015)

Officer South Employment PSP – Transport Modelling Assessment, GHD (2022)

Figure 19: Locality and Network Planning Map (April 2024)





The VPA appointed Spiire to develop an alignment for the proposed Casey Fields Boulevard road crossing over the VDP assets. The VPA and Spiire worked closely with the Department of Energy, Environment and Climate Action to determine the optimal road alignment that would minimise the risk of damage or disruption to the VDP assets while providing the most direct route through the precinct to Thompsons Road.

Figure 20: Preferred Casey Fields Boulevard alignment (Spiire 2023)



*A high amenity, safe, accessible, direct and comfortable walking and cycling environment.*

**T6 Off-road bicycle paths should be provided on all connector streets and arterial roads, connecting where possible with the Principal Bicycle Network and Strategic Cycling Corridors.**

**T8 Pedestrian and cyclist crossings should be provided every 400-800m, where appropriate, along arterial roads, rail lines, waterways, and any other accessibility barriers.**

The precinct is bordered by Strategic Cycling Corridors (SCC) to the west along Narre-Warren Cranbourne Road, to the south along Linsell Boulevard and to the east along Berwick-Cranbourne Road. Strategic Cycling Corridors are important transport routes for cycling and are a subset of the Principal Bicycle Network.

The precinct is intersected by two major easements – a diagonal north-south easement through the centre of the precinct that contains underground Melbourne Water assets – and an east-west easement that contains high-voltage electricity transmission infrastructure, as well as an underground electricity cable and fibre optic cable that supply electricity and internet to the Victorian Desalination Plant in Wonthaggi.

There is an existing footpath on the east side Narre Warren - Cranbourne Road, along parts of the west side of Berwick – Cranbourne Road around bus stops, along Linsell Boulevard to the south and along portions of the southern side of Thompsons Road, where segments of footpaths provide connections to bus stops.

The VPA appointed Movement and Place to undertake an Integrated Transport Assessment to assess current transport conditions and quantify the traffic demands associated with the envisioned land uses – as well as provide specific recommendations relating to delivering a walkable precinct with a well-integrated and safe cycling network.

### Balanced outcome

The Croskell (Employment) PSP provides a walkable and well connected walking and active transport network that links into other local and regional movement networks.

**T6** is achieved through **Requirement 4** and **Guideline 7** in the PSP, which stipulates that all connector and arterial roads must provide for off-road bicycle paths in accordance with the relevant cross sections in **Appendix 3** of the PSP – even if modified from the standard cross sections. In addition to providing links to the existing Strategic Cycling Corridors through the planned PSP network, the precinct also provides a shared user path along the diagonal north-south Melbourne Water asset easement. This shared user path will link the bus routes along Thompsons Road to an existing path south of Linsell Boulevard – creating a contiguous cycling path to the potential future Cranbourne East train station.

**T7** is achieved through **Requirement 4**, **Requirement 6** and **Requirement 8**, which direct all streets to be designed in accordance with the relevant standard or place-based road cross sections in **Appendix 3** and **Appendix 4**. While all of the standard cross sections show footpaths on both sides of the road reservation, the **Local Access Street Level 2 – Industrial / Diversion Underground Pipe** only shows a footpath on the northern side of the road reserve as the intent is for this street to run flush with the high voltage transmission easement, which will already contain an east-west footpath slightly further to the south within the easement itself. **Guideline 8** stipulates that alternative footpath or shared path approaches may be used where they enhance walkability and permeability and respond to the purpose of the place and character of the urban form to the satisfaction of the Responsible Authority.

### Footpath provision along arterial roads

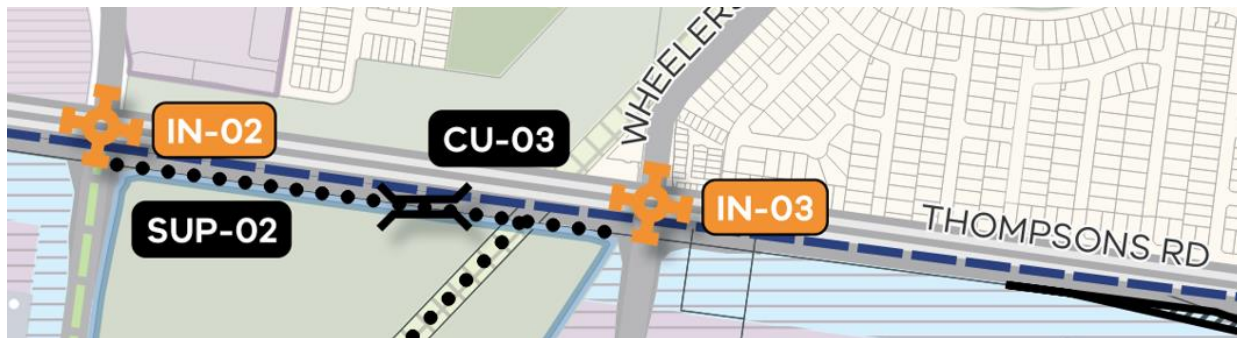
In addition to providing footpaths along both sides of all new streets delivered in the precinct, the VPA did an assessment of existing footpath provision along the arterial road network surrounding the precinct.

Footpaths have been recently delivered along the eastern side of Narre Warren Cranbourne Road for the extent of the Croskell precinct boundary as part of the [Victoria's Big Build upgrade works](#).

Similarly – the [2024 commencement of the Thompsons Road and Berwick-Cranbourne Road intersection upgrade](#) is expected to provide a footpath that will link with the northern extent of IN-05 within the Croskell (Employment) precinct, providing a north-south link from Hamersley Drive to Thompsons Road.

There is only limited provision of existing footpaths along the southern boundary of Thompsons Road between Narre Warren Cranbourne Road and Berwick Cranbourne Road – largely around existing bus stops. However – as Thompsons Road represents a key east-west public transport corridor, the development of the Croskell (Employment) PSP will need to provide a contiguous east-west footpath linking development along the Thompsons Road frontage to bus stops and providing east-west pedestrian/active transport connectivity between Narre Warren Cranbourne and Berwick Cranbourne Roads. The provision of this footpath will be provided as developer works within developable land. However – for the extent of shared user path that is anticipated to run along the central DSS assets – this portion of the footpath has been included within the Croskell (Employment) Infrastructure Contributions Plan as Shared User Path (SUP)-02.

Figure 21: Extract from Precinct Infrastructure Plan (August 2024)



**T8** was assessed as part of the PSP planning process, which identified three major barriers to precinct connectivity:

- A diagonal north-south easement running through the centre of the precinct containing underground Melbourne Water assets
- An east-west easement running through the middle of the precinct containing high-voltage electricity transmission infrastructure as well as an underground electricity cable and fibre optic cable that service the Victorian Desalination Project in Wonthaggi
- Future six-lane arterials bordering the precinct to the west, north and east

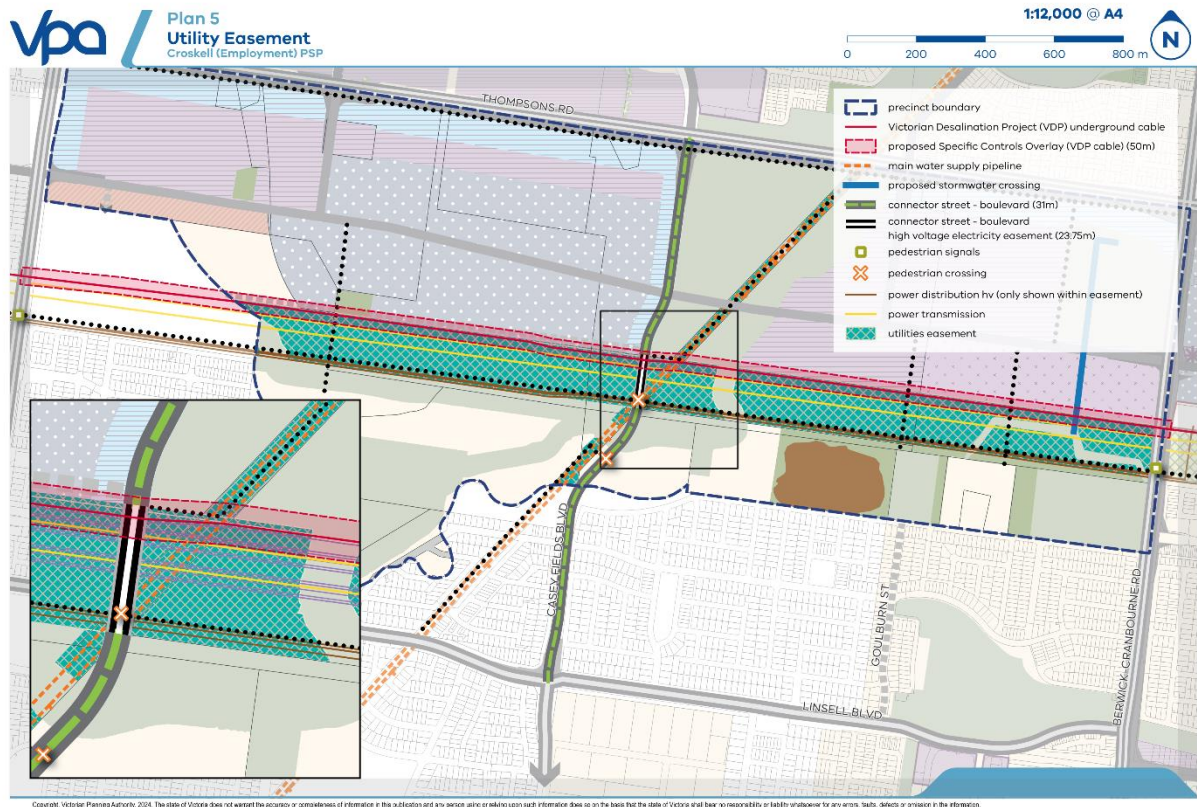
The PSP provides for three east-west pedestrian/cyclist crossings of the Melbourne Water asset easement – two shared user path and one road crossing that includes an off-road bicycle path.

The PSP provides for four north-south pedestrian/cyclist crossings over the high voltage electricity easement / VDP assets – three of which are shared user path crossings and one of which is an off-road bicycle path provided as part of Casey Fields Boulevard. The number and location of these north-south crossings over the VDP assets has been subject to an extensive government review – with the primary principle underpinning the planning of this PSP being the minimisation of potential disturbance to the VDP assets in recognition of their status as a state significant asset.

All new crossings over the VDP assets require Ministerial approval from the Minister for Planning, Minister for Water and Treasurer and are subject to a separate assessment process to the PSP. This process has been initiated by the VPA but has not been completed at the time of writing and as a result – all crossings shown are indicative and subject to a whole of government position.



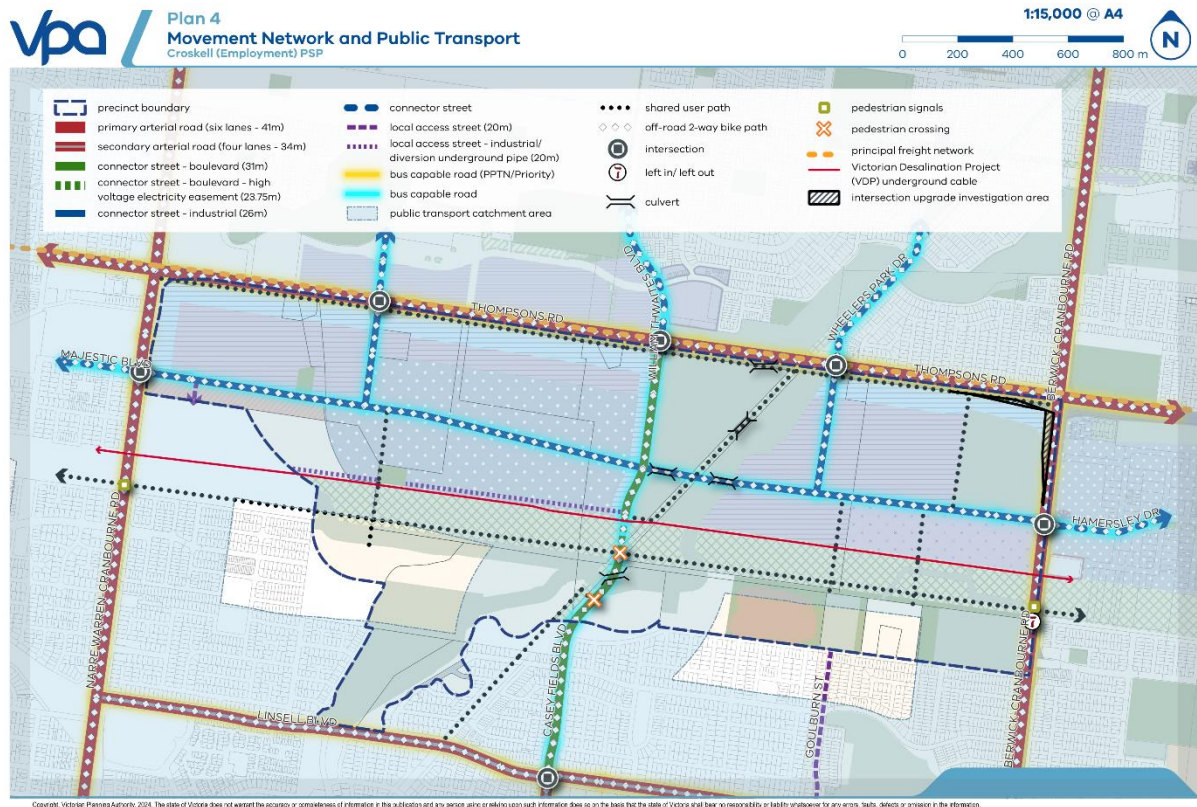
Figure 22: Utility Easement Plan (July 2024)



The Crookell (Employment) precinct is bordered by Thompsons Road to the north, Narre Warren Cranbourne Road to the west and Berwick Cranbourne Road to the east – all of which represent considerable barriers to pedestrian and cyclist movements. There is an existing signalised intersection at Thompsons Road and Narre Warren Cranbourne Road and Thompsons Road and Berwick Cranbourne Road will be signalised through [intersection upgrade works](#) currently underway at the time of writing. The PSP itself is proposing to deliver three additional signalised intersections between Narre Warren Cranbourne Road and Berwick Cranbourne Road. Thus – upon full build out – the PSP will include 5 signalised pedestrian/cyclist north-south crossings of Thompsons Road.

In addition to the east-west crossings at Thompsons Road, the PSP is proposing two further east west pedestrian/cyclist crossings of Narre Warren Cranbourne Road and Berwick Cranbourne Road – one via an off road cycling path provided via the extension of Majestic Boulevard / Hamersley Drive and the other via a set of pedestrian signals within the high voltage electricity easement.

Figure 23: Movement Network and Public Transport Plan (July 2024)



#### 4.3.3 Victorian Desalination Project (VDP) asset crossing cross sections

##### Planning assessment

The VPA worked closely with the Department of Energy, Environment and Climate Action (DEECA) and Melbourne Water to develop bespoke engineering plans for all proposed crossings over the VDP assets within the central utilities easement. The proposed crossings to be delivered as part of the Crookell (Employment) precinct include:

- 1 x road (Casey Fields Boulevard)
- 3 x shared user paths
- 1 x Development Services Scheme (DSS) stormwater crossing

The VDP assets (an optical fibre cable and underground power cable) are located within their own smaller easement co-located within the larger central utilities easement. The underground VDP assets are located close to the surface and generate large amounts of heat – meaning that any new crossings over the VDP assets needs to demonstrate how they will both protect the assets as well as allow heat to continue to dissipate.

In addition, AusNet has informed the VPA that a 15m vertical clearance must be maintained at all times to the 500kv overhead cables.

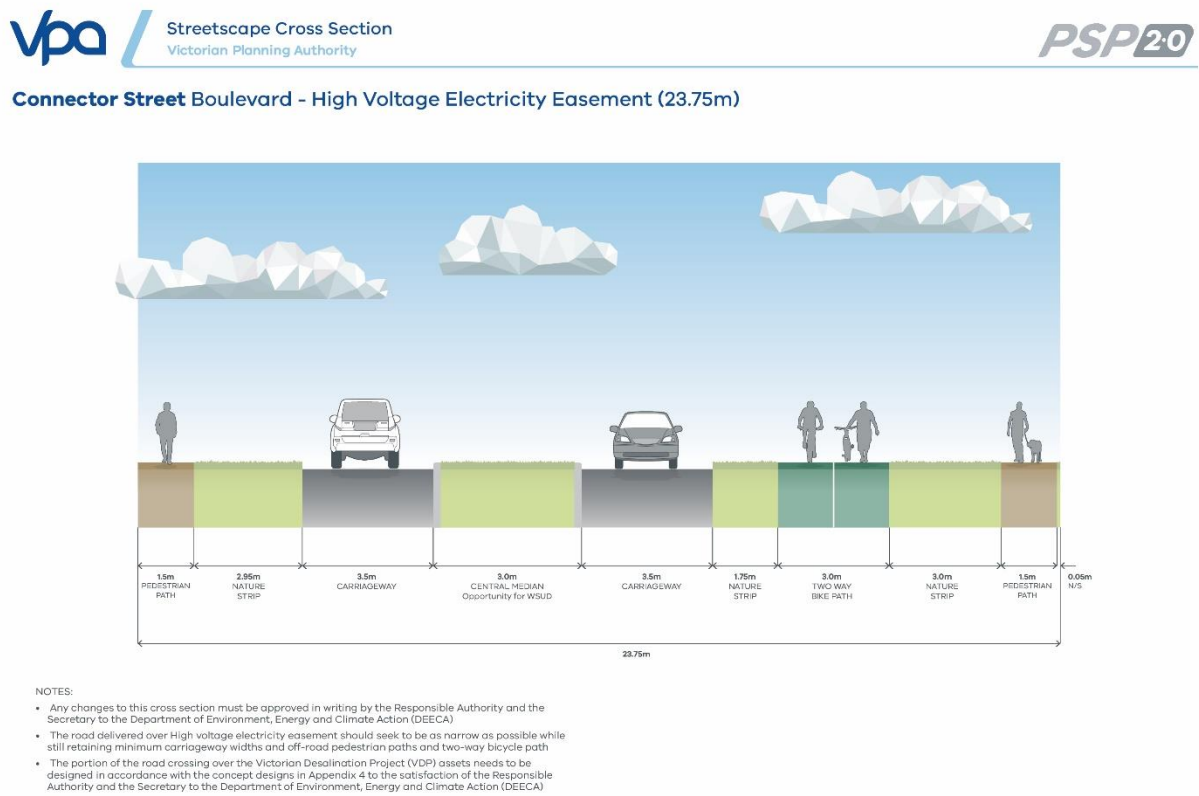
##### Balanced outcome

The VPA engaged Spiire to prepare high level proof of concept engineering plans for the Casey Fields Boulevard road crossing over the VDP assets, the three shared path crossings and one stormwater crossing. Should these crossings obtain Ministerial approval from the Minister for Planning, Minister for Water and Treasurer – the proponent of each crossing will need to obtain a planning permit from the Responsible Authority (in this instance – the City of Casey) and then enter into a subsequent detailed design and approvals process with DEECA to design and deliver each crossing. This is an established process that has safely delivered numerous previous crossings over VDP assets in other areas.

## Casey Fields Boulevard VDP crossing

The standard Connector Boulevard cross section is 31m and has a 5.4m wide median and a 2.1m parking bay on each carriageway. By removing the parking bays and reducing the width of the centre median to 2.4 metres, the length of VDP cable requiring special treatment via thermal backfill was reduced from 17.8 metres to 10.6 metres. This reduces the total road reserve to 23.75m – reducing the potential impact on the VDP assets.

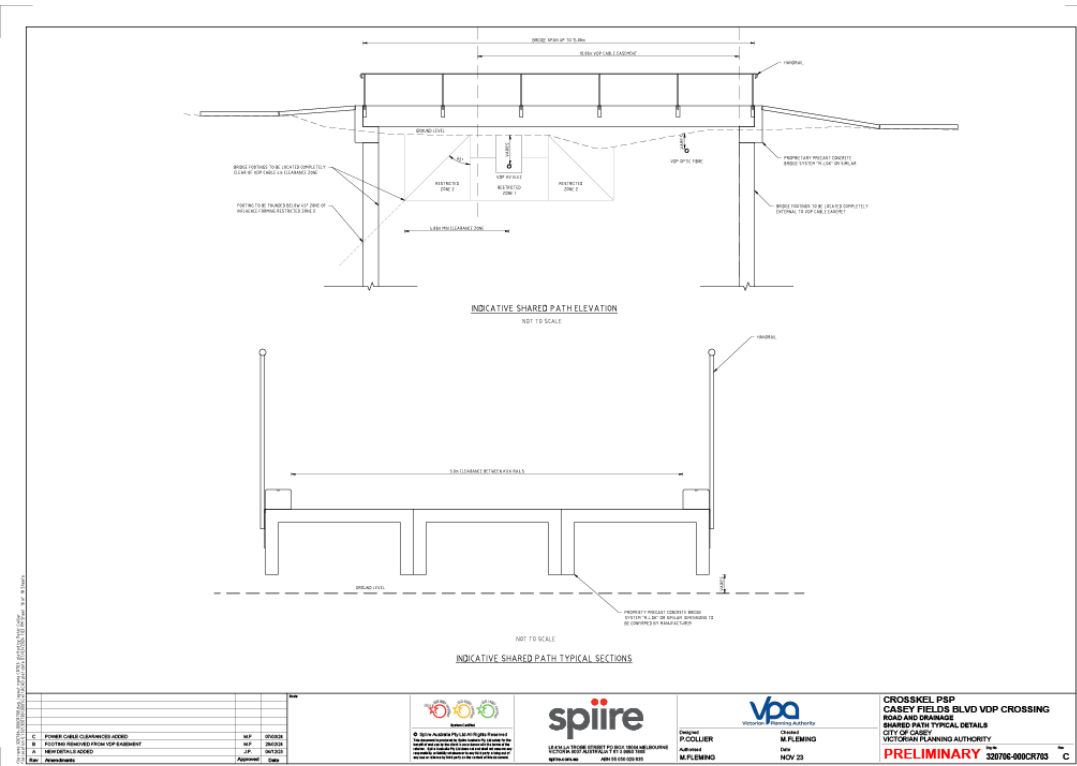
Figure 24: Casey Fields Boulevard – High Voltage Electricity Easement (23.75m) cross section



## Shared user path VDP crossings

The three proposed shared user path crossings have been developed as boardwalk-style elevated platforms, with footing arrangements placed to avoid the 4m VDP cable offset and 45 degree zone of influence.

Figure 25: Indicative shared user path VDP crossing cross section

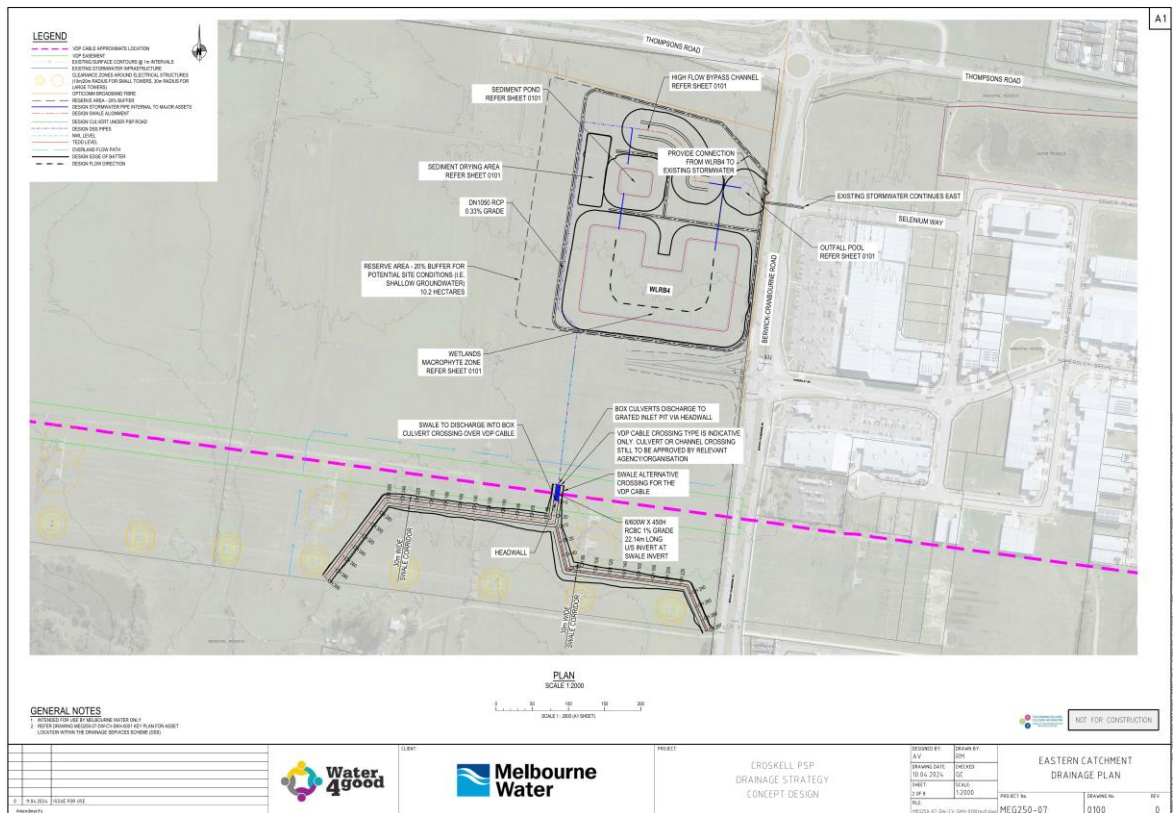


Development Services Scheme (DSS) drainage VDP crossing

As part of the development of the draft Development Services Scheme (DSS) – Melbourne Water has worked with the Department of Energy, Environment and Climate Action and the VPA to produce a proposed stormwater crossing that minimises any risk of impacts to the VDP assets. These plans are still under review and may change further as the DSS is refined.



Figure 26: Indicative DSS drainage VDP crossing



#### 4.3.4 Diversion Underground Pipe local road cross section

##### Planning assessment

As part of the development of the Development Services Scheme (DSS) – Melbourne Water advised the VPA that an underground diversion pipe will be required to carry stormwater from the north western precinct catchment eastwards towards the DSS wetlands and retarding basins proposed for the centre of the precinct.

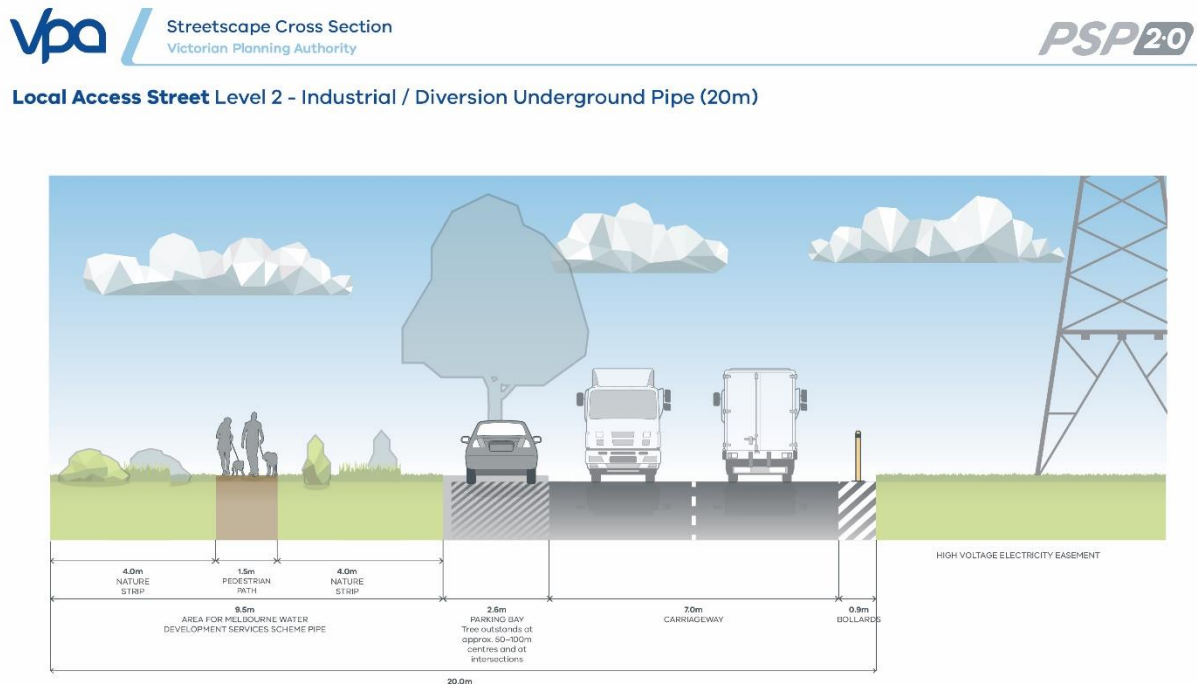
##### Balanced outcome

To ensure the deliverability of this underground diversion pipe – the VPA worked with Melbourne Water to develop a custom cross section for a local road that could accommodate the pipe within the road reserve. This road is identified as a local access street – industrial/diversion underground pipe (20m) on Plan 4 of the PSP and runs flush with the northern boundary of the central utilities easement.

The other DSS underground pipe running east to west will be accommodated within the east-west industrial connector road reserve – although it was determined that a bespoke cross section would not be required for this asset.



Figure 27: Local Access Street – Level 2 – Industrial / Diversion Underground Pipe (20m) cross section



#### 4.3.5 Croskell (Employment) Local public transport

*A public transport network that is supported by high-intensity uses and connectivity between key destinations and major trip generating facilities.*

##### PSP Performance Target

**T9** 95% of dwellings should be located within either of the following walking distances:

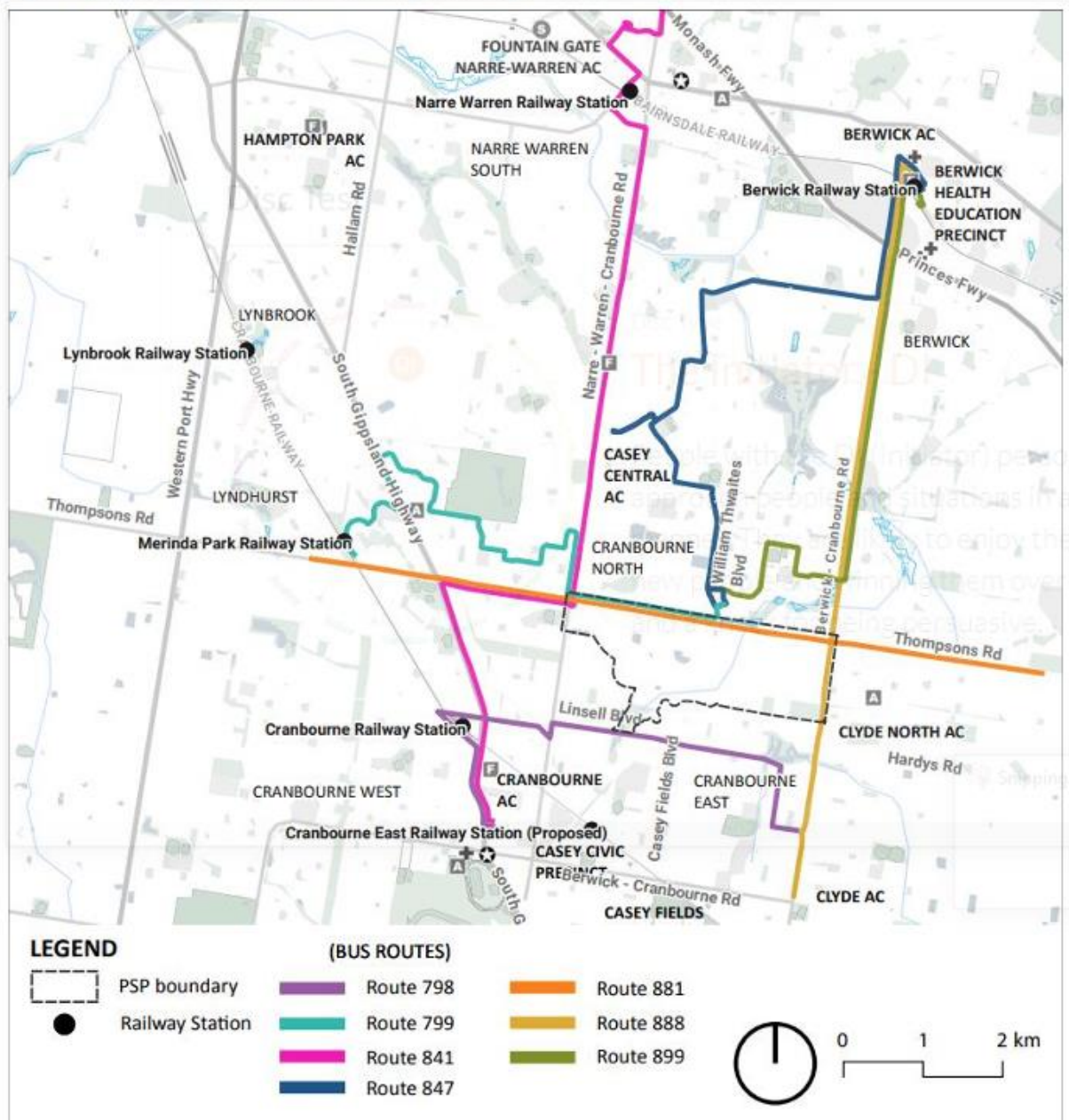
- 800m to a train station
- 600m to a tram stop, or
- 400m to a future bus route or bus capable road

##### Planning assessment

There are no railway stations within walking distance; Cranbourne, Merinda Park and the potential future Cranbourne East stations are all 2-3km away, while Narre Warren and Berwick stations are about 6km away to the north. There are no tram networks in the vicinity but there are several existing bus routes along the surrounding road network as illustrated in Figure 23.

Figure 28: Existing public transport regional map – ITAR, Movement and Place (July 2024)

Figure 4: Existing public transport regional map



Source: M&PC analysis of PTV data (2023)

### Balanced outcome

Croskell (Employment) achieves the following:

- 0% of dwellings within 800m of a train station
- 70% of dwellings within 400m of a future bus route or bus capable road

The Croskell (Employment) PSP does not achieve the target of 95% of dwellings within a public transport catchment area. This shortfall occurs for three reasons:

1. There is no existing or planned train station within 800m of the precinct.
2. The Croskell (Employment) precinct is primarily an employment PSP – with a limited rezoning of new residential land. Thus, the new proposed residential land within the precinct is mostly located south of the

high voltage transmission easement and is tying into existing residential developments between Linsell Boulevard and the PSP boundary. The limited amount of mixed use and residential land proposed in the north-west of the PSP is intended to tie into the residential land that will be delivered as part of the Cranbourne East Development Plan.

As a result – the residential land within the PSP is not the development of a new catchment – but rather the completion of existing or planned other residential catchments.

3. The presence of the central east-west utilities easement and VDP assets has constrained the ability to deliver north-south connector roads, limiting the delivery of future bus capable roads in the areas between the proposed Casey Fields Boulevard extension and the primary arterial roads to the east and west. In addition, as the majority of new residential land is proposed south of the central utilities easement within the precinct – there is no ability or need to provide an additional bus-capable east-west connector road as it would need to cut through exiting development and/or the City of Casey’s sports reserves SR-01 and SR-02.

## 4.4 Connect people to jobs and higher order services

*Facilitate access to quality public transport that connects people to jobs and higher order services*

### 4.4.1 Local employment opportunities

*Local economic activity and employment opportunities that provide jobs and services close to where people live.*

#### PSP Performance Target

**T10** The provision of land for local employment and economic activity should be capable of accommodating the minimum job density target of one job per dwelling located within the wider growth corridor.

#### Planning assessment

The VPA commissioned Geografia and Echelon Planning to prepare a Commercial and Industrial Land Needs Assessment and Implementation Plan (July 2023), which identified strong demand for employment uses in the local area. Engagement with key stakeholders via the Co-Design workshop and several additional land use-focused workshops determined that while residential uses were permissible within a Regionally Significant Commercial Area (RSCA) as identified within the Melbourne Industrial and Commercial Land Use Plan (2020) – the strong demand for employment land meant that precinct and wider region would be better served by providing additional employment land.

Thus – the VPA determined that all land within the RSCA and the majority of land north of the central utilities easement would be zoned for either commercial or industrial purposes. It was also determined that the additional land brought into the PSP in July 2022 via the inclusion of the entirety of 1450 Thompsons Road, Cranbourne East would better integrate with the rest of the PSP if it were to be re-zoned as employment land and that this would provide a better overall planning outcome.

An addendum to the Commercial and Industrial Land Needs Assessment and Implementation Plan was prepared by Geografia in July 2024 to assess the proposed zoning and urban structure and confirm the wider regional area held sufficient demand for the employment land proposed – as the mix of land uses varied from those assessed in the previous July 2023 report – with a greater focus on commercial employment uses over heavy industrial. The addendum found that the Croskell (Employment) precinct is expected to accommodate 5,271 jobs in the RSCA and an additional 1,225 jobs in the employment-zoned areas outside the RSCA. The addendum also found that there is sufficient future regional demand to support the floorspace and employment estimates proposed in the precinct.

Table 4: Estimated job numbers

LAND USE	NDA (ha)	ESTIMATED JOBS
Regional Significant Commercial Area (RSCA)	118.9	5,271
Other employment land supporting the RSCA	22.8	1,225
<b>SUBTOTAL</b>	<b>141.7</b>	<b>6,496</b>

Residential	35.1	36
<b>TOTAL</b>	<b>176.8</b>	<b>6,532</b>

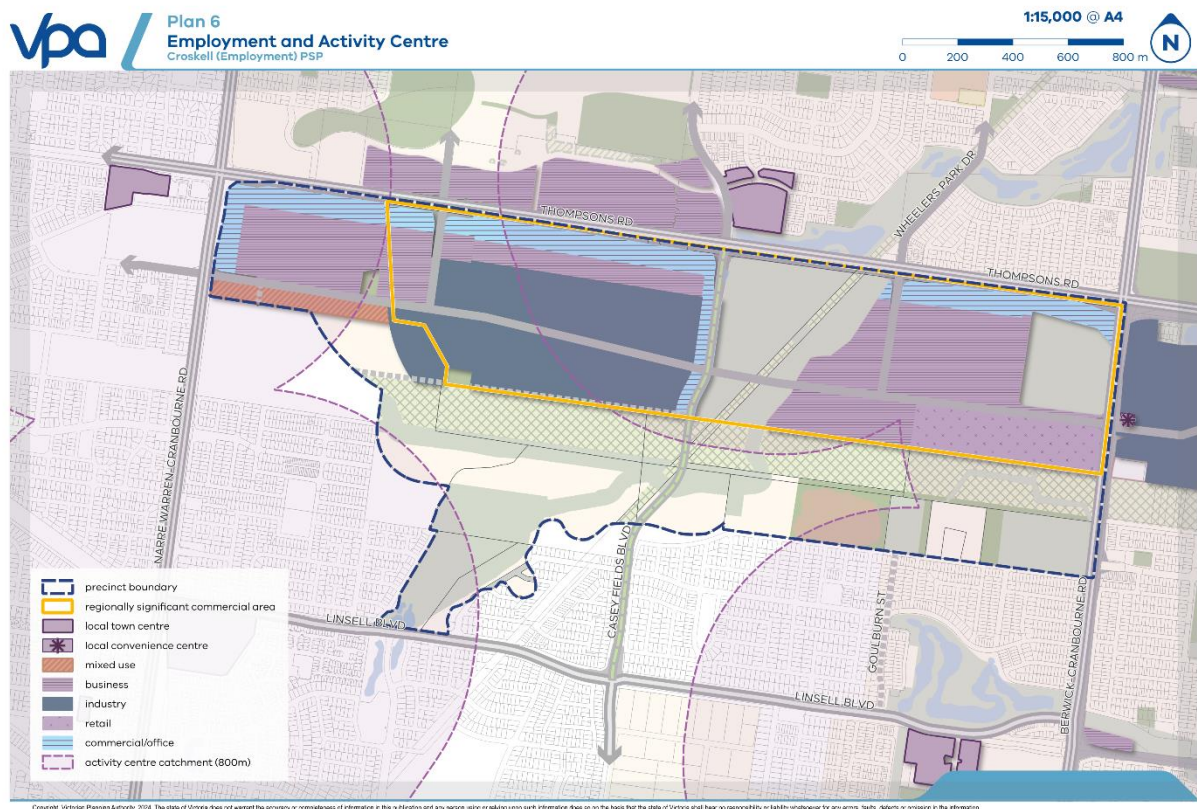
### Employment zoning

The vision for the types of employment uses that will be provided for within the Croskell (Employment) PSP has evolved over the planning process to date. The scope of the initial Commercial and Industrial Land Needs Assessment and Implementation Plan (July 2023) by Geografia/Echelon focused on reviewing the broader South East Economic Corridor: Strategic Context Report to 2060 (2022) – a previous VPA-led report that forecast employment demand for the wider south-east region through to 2060.

However – through subsequent discussions with stakeholders – it was determined that while there was strong demand for industrial land in the Croskell area – heavy industrial uses as envisioned within the SEEC report were deemed to not be compatible with the types of employment uses expected within a Regionally Significant Commercial Area – which encompasses the majority (118.9ha) of the developable land north of the central utilities easement. According to the Melbourne Industrial and Commercial Land Use Plan (2020) – an RSCA:

*... are expected to deliver more intensive forms of employment uses including service industries, office and commercial activity, research and development and some large format retailing. The precincts may also include residential, cultural, recreational and civic uses as part of a broader mix of activities supporting the overall employment activities. These precincts should have a primary role for economic and employment purposes with no less than 50 per cent of the land in each precinct being allocated for these purposes.*

Figure 29: Employment and activity centre plan (August 2024)





## Balanced outcome

The Croskell (Employment) Precinct Structure Plan is providing 35.1ha of residential land – with an estimated 937 dwellings. The proposed provision of 141.7ha of developable employment land – generating an estimated 6,532 jobs – exceeds the **T10** target of one job per dwelling in the wider region. The VPA has determined that there is strong demand for employment land in the wider region and the excess jobs generated by the Croskell (Employment) precinct are accommodated by wider regional demand as determined by Geografia by the July 2024 addendum to the Commercial and Industrial Land Needs Assessment and Implementation Plan.

The employment land uses proposed within the Croskell (Employment) precinct encompasses a mix of Industrial 3 Zone – which permits mostly lighter industrial uses – and Commercial 2 Zone – which permits a variety of commercial uses. The precinct includes several employment sub-precincts as outlined within the PSP to direct different types of employment uses to desirable locations within the PSP. The Industrial 3 zoning recognises the strong demand for light industrial uses in the area – especially in the short term – and the timely development of this part of the RSCA will help support the development of longer-term more job-rich commercial areas along Casey Fields Boulevard and the arterial road frontages.

## 4.5 High quality public realm

### 4.5.1 Open space targets

*Networks of open space and facilities that optimise the use of available land and provide equitable access to sport and recreation, leisure, environmental benefits, cultural benefits and visual amenity.*

#### PSP Performance Targets

**T11** The open space network should seek to meet the following minimum targets:

- Within residential areas (including activity centres):
- 10% of net developable area for local parks and sports field reserves
- 3-5% of net developable area set aside for local parks
- 5-7% of net developable area set aside for sports field reserves
- Within dedicated employment and/ or economic activity areas, 2% of the net developable area for local parks.

#### Planning assessment

##### Open space network

Of the 176.8ha of net developable land within the precinct – 35.1ha is proposed to be zoned for residential purposes – with the balance of 141.7ha proposed for employment purposes. These figures create an allowance for 6.34ha for credited public purpose land throughout the precinct.

Table 5: Credited public purpose land minimums

LAND USE	% credited (public purpose) land	NDA (ha)	Credited (public purpose) land (ha)
Employment	2%	141.7	2.83
Residential	10%	35.1	3.51
<b>TOTAL</b>		<b>176.8</b>	<b>6.34</b>

North of the central utilities easement – the PSP contains various proposed Development Services Scheme (DSS) retarding basins and wetlands located within the employment areas.

South of the central utilities easement – the PSP contains various proposed DSS drainage assets – as well as:

- Two parcels that were previously purchased by the City of Casey using funds from the Cranbourne East Development Contributions Plan (2010) (parcels 21 and 24)
- A patch of 5.41ha of remnant vegetation that has been identified by the Bunurong Land Council Aboriginal Corporation as having cultural significance (parcel 20)

#### Parcels 21 and 24

These two parcels were identified within the Cranbourne East DCP (2010) as AR05 and AR06.

Figure 30: Snippet from Cranbourne East DCP (2010) – p. 29

AR05	Development	Casey City Council	Land for Northern Active Playing Fields 1. Land of 7.905 hectares required to facilitate future construction of 2 football/cricket ovals, pavilion, cricket nets and 2 netball courts.
AR06	Development	Casey City Council	Land for Northern Active Playing Fields 2. Land of 3.03 hectares required to facilitate future construction of 3 lawn bowling rinks and pavilion.

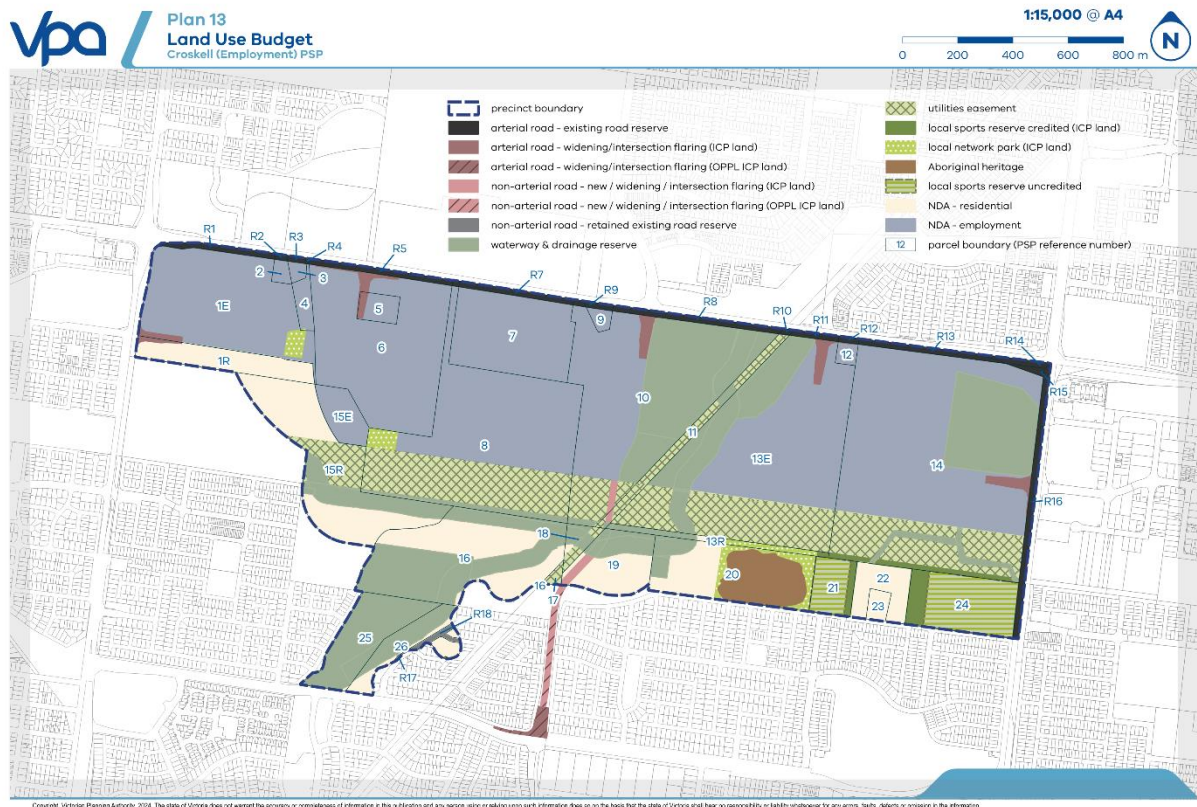
While the City of Casey has already purchased these two parcels – the Cranbourne East DCP projected an external demand from the Croskell (Employment) Precinct of 34% for AR05 and 32% for AR06. This projection of external demand was based on an estimated Croskell (Employment) precinct population of 6,000.

#### Parcel 20

The CVIS (overview provided in Section 2.2.2) identified that a 5.41ha patch of remnant vegetation that is culturally significant to the Bunurong peoples is located within Parcel 20. The CVIS:

- strongly recommends that the VPA ensure the retention and revitalisation of the remnant vegetation patch identified at 37 Bocker Street, Clyde North (Property 20).
- supports the registration of the area encompassing the vegetation patch at 37 Bocker Street on the Victorian Aboriginal Heritage Register (VAHR) as an Aboriginal Place. Moreover, BLCAC recommends the creation of a new Aboriginal Place registration that merges two existing places currently located on the periphery of the vegetation patch (VAHR 7921-0880 and VAHR 7921-1841), creating a new place that encompasses the entire sandy rise/dune feature on which the vegetation sits.

Figure 31: Land Use Budget (August 2024)



## Balanced outcome

### Open space network

The Crookell (Employment) precinct provides a total of 6.46ha of credited open space across three local parks and two sports reserves – slightly higher than the standard provisions (+0.12ha).

Table 6: Local open space network

Credited open space	Area (ha)
Local network park	3.50
Local sports reserve	2.96
<b>TOTAL</b>	<b>6.46</b>

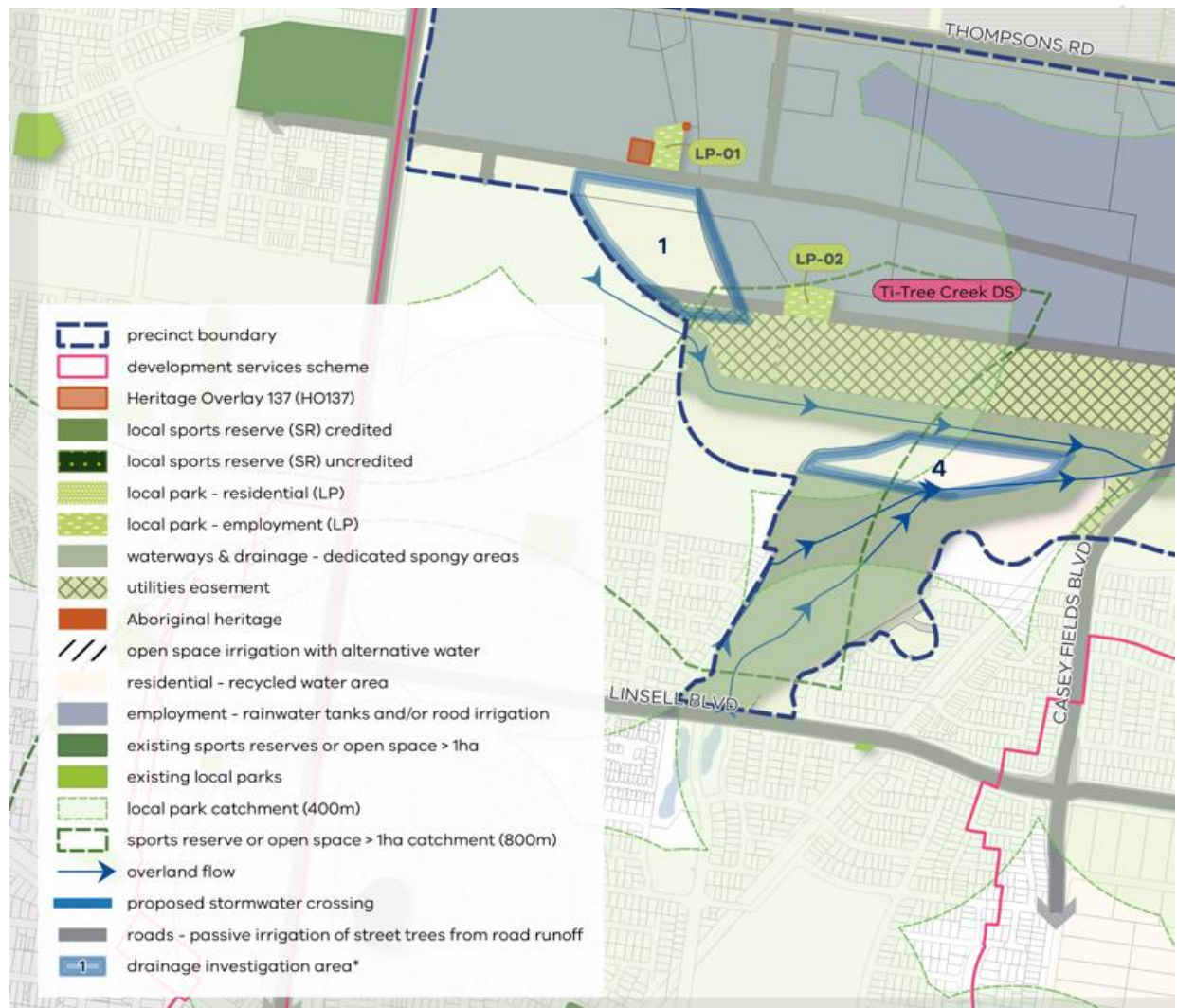
This represents a credited open space provision of 15% within the precinct's residential areas – higher than the minimum target of 10%. However – the provision of credited open space within the employment areas is 0.9% - below the target of 2% under the PSP 2.0 Guidelines. The reasons for this shortfall are discussed below.

### Local parks within employment areas

LP-01 is located in the north-west of the precinct – adjacent to the heritage curtilage of the Springmont farm dwelling and historic windmill (H0137). This local park is intended to provide green space to local residents and workers and support the activation of this historic dwelling's future use – potentially as a café or for some other form of community use.

LP-02 is located flush with the central utilities easement in the north-west of the precinct. This park is intended to provide green space to the workers in the adjacent employment areas. The other function of this local park will be to break up the east-west connectivity of the planned Local access street level 2 – Industrial / diversion underground pipe (20m) – which runs adjacent to the central utilities easement and provides a location to house the Development Services Scheme (DSS) underground diversion pipe required to channel stormwater eastwards. LP-02 will include an easement for this underground pipe – and by breaking up the east-west connectivity of the local access street – help prevent east-west traffic rat running along this street.

Figure 32: Excerpt from Public Realm and Water Plan (August 2024) – north-west of precinct



Given the presence of DSS retarding basins and wetlands in the eastern half of the employment areas – it was not considered necessary to provide an additional local park in this area. Drainage wetlands and retarding basins typically include walking paths through or around the boundary of these assets and form a supplementary open space function in addition to local parks. Therefore – the workers in the eastern half of the employment area will be able to visit these assets for recreation purposes – contributing to a high quality public realm.

### Local parks within residential areas and Aboriginal Cultural Heritage

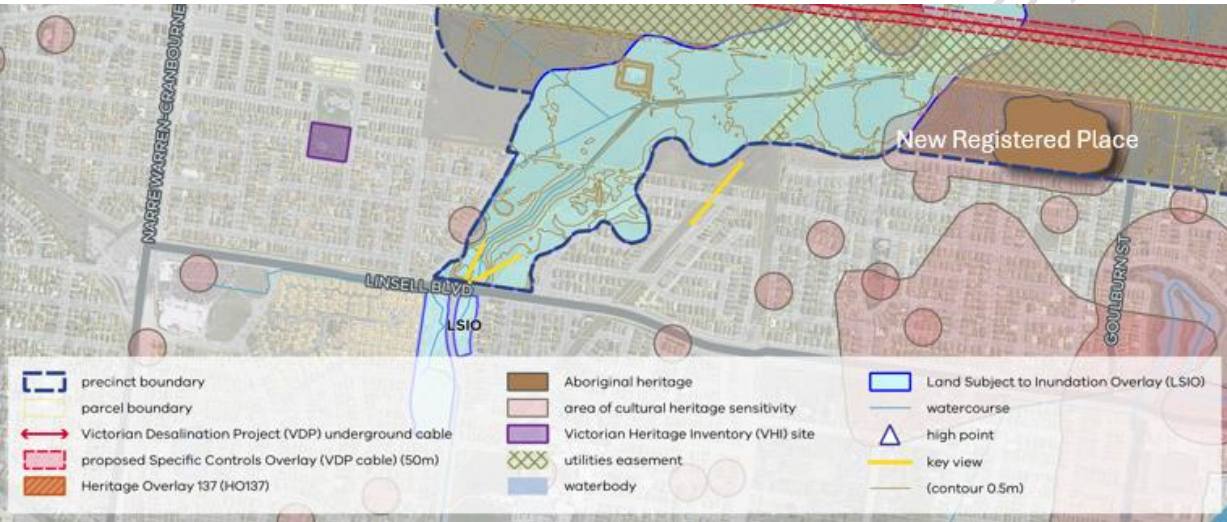
LP-03 is located in the eastern half of the precinct – south of the central utilities easement. As the only credited local park within a residential area – it represents 6% of the total available developable land – above the minimum open space target of 3-5% for local residential parks from the PSP 2.0 Guidelines.



This local park is irregular in shape – but is intended to function in tandem with the patch of remnant vegetation identified as culturally significant by the BLCAC. In accordance with the recommendation of the CVIS – the VPA’s consultant Unearthed Heritage worked with the BLCAC and First People’s State Relations to merge the two previously existing Registered Places located on the periphery of the vegetation patch (VAHR 7921-0880 and VAHR 7921-1841), creating a new Registered Place (Aboriginal Place Donohue Street Dune AS 7921-1989) that encompasses the entire sandy rise/dune feature on which the vegetation sits (see figure 28 below). While this new Aboriginal Place encompasses the native vegetation patch – it does not include a reference to a Cultural Place component referring to these trees – instead the area was registered in recognition of the high potential for tangible artifacts associated with the sandy dune.

The VPA is working with the BLCAC, Unearthed Heritage and First People’s State Relations to explore the potential to modify the newly created Registered Place to identify the patch of remnant vegetation as a Cultural Place in recognition of its cultural significance as identified by the BLCAC.

Figure 33: Excerpt from Precinct Features Plan (August 2024)



This patch of remnant vegetation is being retained through the PSP – as it has been classified as “Aboriginal heritage” and treated as encumbered open space within the PSP’s land use budget. Thus – this vegetation does not form part of the NDHa for the precinct’s residential areas. The irregular shape of LP-03 will form a regular shape around the patch of remnant vegetation – flush with parcel 20’s northern and eastern parcel boundaries and flush with the central utilities easement within parcel 13R.

Figure 34: Excerpt from Public Realm and Water Plan (August 2024) – southern half of precinct



Figure 35: Excerpt from Land Use Budget Plan (August 2024)



### Sports reserves within residential areas

While the City of Casey previously purchased Parcels 21 and 24 using funds from the Cranbourne East DCP (2010) – this DCP acknowledged the external apportionment for demand for these facilities from the Croskell (Employment) precinct – identified as 34% for AR05 (now called SR-02) and 32% for AR06 (now called SR-01) – see Figure 30.

To account for this external demand from the Croskell (Employment) precinct – it was determined that Croskell should provide some funding for this land in the form of credited open space. The Cranbourne East DCP (2010) assumed a population of 6,000 for the Croskell (Employment) precinct – meaning that the actual forecast population of 2,905 is 48.4% lower and would therefore account for less demand for these facilities than originally anticipated back in 2010.

Using the revised population forecast, the VPA has projected an external demand apportionment of 16.46% for parcel 24 (SR-02 – previously AR05) and 15.49% for parcel 21 (SR-01 – previously AR06). Using these external demand figures – the VPA has allocated a combined total of 1.79ha of credited sports reserve land to these two parcels – leaving the remaining 9.14ha of sports reserve land for both SR-01 and SR-02 as uncredited.

In total – the precinct credits 2.96ha across both SR-01 and SR-02 – which includes additional credited land from parcels 13R (0.08ha) and 14 (1.09ha) to bring both SR-01 and SR-02 flush with the central utilities easement and provide space for a local access road above parcel 22.

The total of 2.96ha of credited sports reserve land means that the precinct provides 8% credited sports reserve open space within residential areas – above the minimum 5-7% range under the PSP 2.0 Guidelines.

### **T12 Open space and sports reserves should be located to meet the following distribution targets:**

- A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling
- A local park within a 400m safe walkable distance of each dwelling.

### Planning assessment

The Croskell (Employment) precinct is located within the established suburbs of Clyde North and Cranbourne East and therefore represents more of an “infill” precinct planning response as opposed to a new development front at. As there are already established neighbourhoods on all sides of the precinct – the precinct is able to leverage off the existing and planned sports reserves and open space provided in adjoining areas.

Figure 36 below shows the local park and sports reserve network that will be provided within the Croskell (Employment) PSP – as well as the existing open space network in surrounding areas.



The City of Casey has also indicated that they are conducting a review into the need for and viability of SR-01 and will provide a submission on this sports reserve as part of public consultation if required.

**Plan 7**  
**Public Realm and Water**  
Crskell (Employment) PSP

0 200 400 600 800 m

1:15,000 @ A4

**Legend:**

- precinct boundary
- development services scheme
- Heritage Overlay 137 (HO137)
- local sports reserve (SR) credited
- local sports reserve (SR) uncredited
- local park - residential (LP)
- local park - employment (LP)
- waterways & drainage - dedicated spongy areas
- utilities easement
- Aboriginal heritage
- open space irrigation with alternative water
- residential - recycled water area
- employment - rainwater tanks and/or road irrigation
- existing sports reserves or open space > 1ha
- existing local parks
- local park catchment (400m)
- sports reserve or open space > 1ha catchment (800m)
- overland flow
- proposed stormwater crossing
- roads - passive irrigation of street trees from road runoff
- drainage investigation area\*

**Map Labels:** THOMPSONS RD, WHEELERS PARK DR, TI-TREE CREEK DS, CLYDE CREEK DS, LINSSELL BLVD, CASEY FIELDS BLVD, GOULBURN ST, LP-01, LP-02, LP-03, SR-01, SR-02, 1, 2, 3, 4.

\*Final land use composition in drainage investigation areas 1-4 subject to assessment of DSS drainage requirements with the aim of maximising NDA within the Regionally Significant Commercial Area where feasible.

\*Final land use composition in drainage investigation area 5 subject to City of Casey review of need/viability for SR-01 and DSS drainage requirements

The Croskell (Employment) PSP achieves the following metrics:

- As the residential component of the precinct is fairly small and essentially represents “add-ons” to existing or planned residential areas rather than the creation of a new residential catchment – this shortfall largely represents the utilisation of existing open space networks – which leaves a small number of dwellings outside the target distances to open space, local parks or sports reserves.

For those dwellings that sit outside the target metrics of proximity to local parks or open space – they are located either adjacent to or near encumbered open spaces in the form of drainage assets and/or the central utilities easement – both of which are expected to include walking paths and will provide opportunities for outdoor recreation activities such as dog walking.

#### 4.5.2 Heritage Overlay 137 – reduced heritage curtilage

##### Planning assessment

The VPA commissioned Ecology and Heritage Partners to conduct a Post Contact Heritage Assessment (July 2024) for the Croskell (Employment) precinct. The report found that:

- The current site extent and curtilage of HO137 ("Springmont") – located within 1450 Thompsons Road (parcel 1E) – does not reflect its historic value.
- A large palm planting is currently just outside of the curtilage boundary. The site boundary should be extended to include this exotic planting.
- The current curtilage with associated historical value extends far beyond the HO137 ("Springmont") dwelling and encompasses much of the present market gardens. The dwelling and associated trees have been recorded as having local significance for their association with one of the pioneering families and prominent local man William Hardy. Hardy built the house, and he was a Cranbourne Shire Councillor and president in the period when the property was developed.
- Any exotic plantings associated with the early period of HO137 ("Springmont") should be kept within the reduced extent. It is also recommended that the documented windmill, *Eureka*, to the north-east of the dwelling, be included in the extent of the heritage overlay of HO137 ("Springmont"), due to its historical association with the property.
- Considering this reason for the significance of the place, it is unnecessary to include the surrounding market gardens in the heritage overlay extent. The original driveway appears to have been re-developed as part of the market garden use and is not considered significant.
- While the original survey conducted by EHP noted a historically significant pear tree in a nearby paddock to the south – it has since fallen over and died and is therefore no longer considered a contributory element of the Heritage Overlay.

##### Balanced outcome

In line with EHP's recommendations – the VPA is proposing to reduce the heritage curtilage for Heritage Overlay 137 as part of the C296case amendment.



Figure 37: Proposed heritage curtilage reduction for HO137



The VPA has also included requirements and guidelines in the PSP to reflect the further recommendations for conservation and protection of HO137.

#### 4.5.3 Inter-War House (“Spring Meadows”) Heritage Overlay Consideration

##### Planning assessment

The VPA commissioned Ecology and Heritage Partners to conduct a Post Contact Heritage Assessment (July 2024) for the Crookell (Employment) precinct. The report found that:

- The Inter-War House located at 1580 Thompsons Road (parcel 10) should be considered for the Casey Heritage Overlay
- The weatherboard house is in poor condition and is potentially uninhabitable. It is an overall unremarkable example of the “small house” Californian bungalow identified. It resides on the same property as the main Spring Meadow house (which was not re-located).

##### Balanced outcome

In consultation with the City of the Casey – the VPA has determined not to apply a Heritage Overlay to this site due to its low heritage value and the constraint that protecting this site would impose on the development of a regionally significant commercial area.

#### 4.5.4 Central utilities easement – proposed land use zoning

##### Planning assessment

The VPA undertook an assessment to determine what the most appropriate land use zone would be for the electricity transmission easement based on the preferred use being open space. The VPA investigated different options including

rezoning the land to standard zoning options such as the Industrial 3 Zone, applying a standard zone through the schedule to the Urban Growth Zone and rezoning the land to a special purpose zone such as the Special Use Zone (SUZ). Following this analysis, the VPA determined the application of the Special Use Zone to the transmission easement to be the most appropriate zoning option.

The constrained nature of the transmission easement, the specific land use outcomes sought for this land (open space) and the need to implement the requirements of the PSP to this land is such that the VPA considers standard zoning options (either directly or via the UGZ schedule) to be inappropriate in this context and hence, the Special Use Zone has been applied to the transmission easement as guided by Planning Practice Note 03 (Applying the Special Use Zone).

### Balanced outcome

The VPA has determined to apply the SUZ to the electricity transmission easement to be consistent with several gazetted PSP areas including the *Cardinia Road Employment PSP, Mt Atkinson and Tarneit Plans PSP, Thompsons Road PSP, Cardinia Creek South PSP, Plumpton and Kororoit PSP, and Craigieburn North PSP*.

### Victorian Desalination Project Assets

In consultation with the City of Casey and the Department of Energy, Environment and Climate Action (DEECA), the VPA has altered the schedule to the Special Use Zone (SUZ8) to reflect the additional restrictions required to protect the VDP assets. These modifications include an additional objective regarding protecting the VDP assets and further restricting the Section 1 (permit not required) uses.

The VPA understands that DEECA is progressing a [Specific Controls Overlay](#) to provide an additional level of planning scheme protection for the VDP assets – although this is being managed via a separate planning scheme amendment from C296case.

## 4.5.5 Green streets and spaces

*Treatment of the public realm (including public infrastructure) that creates a safe, comfortable, high amenity and resilient environment.*

### PSP Performance Targets

**T13** Potential canopy tree coverage within the public realm and open space should be a minimum of 30% (excluding areas dedicated to biodiversity or native vegetation conservation).

**T14** All streets containing canopy trees should use stormwater to service their watering needs.

**T15** Design of the street network should be capable of supporting at least 70% of lots with a good solar orientation.

### Planning assessment

The PSP 2.0 Guidelines stipulate a 30% canopy coverage across all PSPs and allows this coverage to include trees located in passive open space as well as road reserves.

The VPA appointed ARUP to produce an Integrated Water Management Plan (March 2024) and one of the opportunities identified within the report was for street trees to be passively irrigated by stormwater.

### Balanced outcome

The PSP includes a requirement for 30% canopy coverage within the public realm. Guidelines and requirements in the PSP have been tailored to promote good solar orientation and ensure that applications to subdivide land are accompanied by a landscape plan specifying suitable tree species for the local climate and soil conditions. One of the Integrated Water Management Strategic Outcomes identified for the precinct is the passive irrigation of street trees from road runoff. A landscape master plan will need to demonstrate how integrated water management and water sensitive design outcomes are to be implemented in the subdivision.

The PSP also includes cross sections that identify protected trees within central medians and nature strips, and local parks are located where possible to include existing large trees. In particular – LP-02 is located to retain a strip of existing native trees along the western boundary of the park.

#### 4.5.6 Environmental and biodiversity value

*Protected and enhanced areas of significant environmental and biodiversity value, such as native vegetation, waterway corridors and grasslands.*

##### **PSP Performance Target/general principle**

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**T16** All conservation areas identified in relevant Commonwealth, state and local government strategies should be retained in accordance with relevant legislation.

##### **Planning assessment**

The Crockell (Employment) precinct encompasses approximately 317ha – with approximately 271.4ha located within the Metropolitan Strategic Assessment (MSA) area. The remaining 45.6ha is located outside the MSA.

The VPA commissioned WSP to produce a Biodiversity Assessment for the 45.6ha of land outside the MSA and Enspect was appointed to produce an Arboriculture assessment for the entirety of the precinct.

The MSA does not identify any conservation areas within the Crockell (Employment) PSP. For the area of the precinct outside the MSA – WSP did not identify any threatened species habitat or conservation areas within the study area – although it did identify several small patches of endangered native vegetation within.

Enspect identified various trees with critical or high retention value throughout the precinct but was unable to access certain parcels for an assessment.

##### **Balanced outcome**

Based on the findings of the Biodiversity Assessment and Arboriculture assessment - the VPA has prepared a Native Vegetation Precinct Plan (NVPP) for the vegetation in the non-MSA area of the precinct. The NVPP includes information about the retention of the endangered native vegetation identified by WSP.

The PSP document also includes a Native Vegetation Retention and Removal Plan (Plan 8) – showing native trees and vegetation mapped within the MSA area portion of the precinct that should be retained and trees and vegetation that may be removed. Further guidance is provided by R21 and G18 and G20.

An application requirement has been included within the schedule to the Urban Growth Zone requiring an arboricultural report for parcels with vegetation that was unable to be assessed by Enspect.

#### 4.5.7 Sustainable water/integrated water management

*Sustainable water, drainage and wastewater systems that enhance catchment resilience and maintain or enhance the safety, health and wellbeing of people and property now and in the future.*

##### **PSP Performance Target/ General Principle**

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**T17** IWM solutions should meaningfully contribute towards the actions and targets from the relevant Catchment Scale Public Realm & Water Plans and any relevant water-related strategies, plan, or guideline (including the Healthy Waterways Strategy 2018–2028).

##### **Planning assessment**

The precinct lies within the Dandenong catchment, within the Eumemmerring sub-catchment. The site is situated at the head of the catchment along the boundary, upstream of Eumemmerring Creek. An unnamed waterway intersects the project area from the southwest at Linsell Boulevard Wetlands to the northeast where it connects to The Avenue Wetlands. The waterway continues to pass through a series of drains before ultimately linking with Eumemmerring Creek further downstream where it exits into Port Phillip Bay.

Assessment found that there is a difference between catchment boundaries defined by the IWM Forum and Melbourne Water. The Crockell (Employment) PSP lies within the Western Port IWM Forum boundary and Dandenong River catchment boundary. The distinction is important when considering objectives and targets from the relevant strategies. Hence, the project will align with the regional objectives and targets identified in the Western Port IWM Plan, and the healthy waterway objectives identified in the Healthy Waterways Strategy for the Dandenong catchment.

The VPA commissioned ARUP to conduct an Integrated Water Management Plan (March 2024). As part of this process – ARUP produced a contextual analysis and base case report, organised several workshops with key stakeholders and produced a final report that recommended some potential future IWM interventions.

The PSP cannot compel specific IWM solutions, rather setting the forward direction and investigation by key stakeholders including the City of Casey, Melbourne Water, South East Water, Southern Rural Water and DEECA to determine the implementation, operation and maintenance requirements.

#### **Balanced outcome**

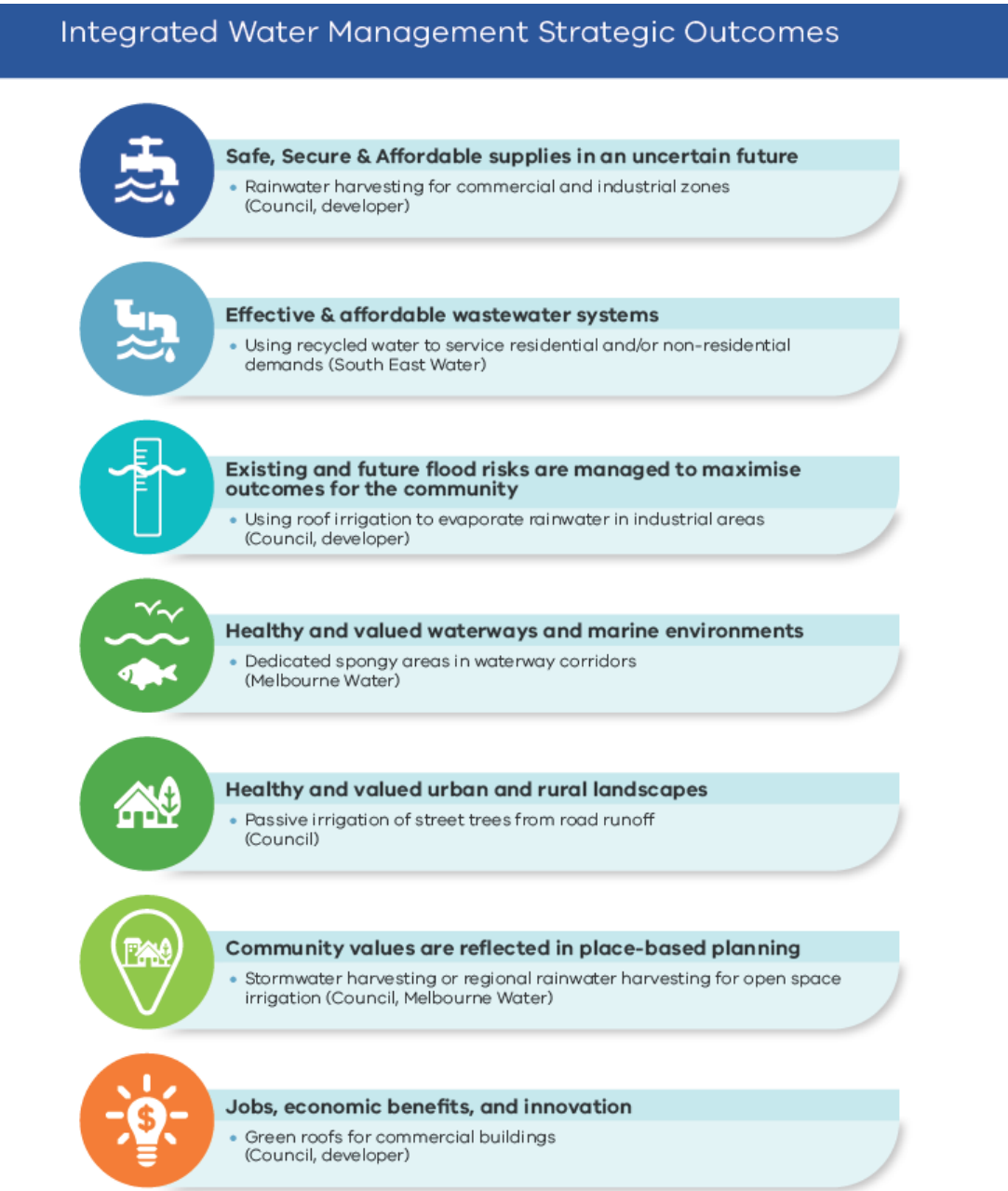
The future development and subdivision of land within the Croskell (Employment) PSP will align with the outcomes of the relevant water plans, strategies and guidelines to achieve **T17**.

The Public Realm and Water Plan (Plan 7) of the PSP identifies IWM interventions to align with the seven strategic outcome areas in the Dandenong IWM Forum Strategic Directions Statement.

PUBLIC CONSULTATION DRAFT



Figure 38: Integrated Water Management Strategic Outcomes (2024)



#### 4.5.8 Bushfire interfaces

##### Planning assessment

The VPA commissioned Terramatrix to prepare a Bushfire Development Report (July 2024). The report assesses the bushfire risk to the Croskell (Employment) precinct and identifies how the PSP and future development within the precinct can respond to the risk and comply with the applicable planning and building controls that relate to bushfire. The report recommended that the PSP include appropriate setbacks from identified existing vegetation and future vegetation within Melbourne Water drainage assets to ensure sufficient separation from bushfire risk.

##### Balanced outcome

The VPA developed a Bushfire Plan (Plan 10) for the PSP that highlights the setbacks required for development to occur. The PSP includes a table that shows the bushfire hazard vegetation management and setback requirements. The VPA

has developed a set of requirements and guidelines, informed by the Bushfire Development Report to ensure that development can occur safely in the precinct.

#### 4.5.9 Sodic and dispersive soils

##### Planning assessment

The VPA appointed Kleinfelder to produce a Land Capability Assessment (July 2024). As part of this assessment – the soils across the precinct were mapped as chromosols, which are not expected to be dispersive. The desktop study did not identify sodic soils at the site and the waterlogging of the soils would suggest that the surface soils are nondispersive in nature.

##### Balanced outcome

As the LCA did not identify a high risk of sodic soils – no further action was taken.

#### 4.5.10 Buffers

##### Planning assessment

The VPA appointed Kleinfelder to produce a Land Capability Assessment (July 2024). As part of this assessment – Kleinfelder performed a desktop review of the existing sensitive use buffers outlined within the Cranbourne East Development Plan and Cranbourne North Development Plan. For the re-assessment of these sensitive use buffers, Kleinfelder adopted separation distances using the ‘urban method’ in accordance with EPA Victoria publication 1518 (Recommended separation distances for industrial residual air emissions).

Kleinfelder identified the following uses with adverse amenity impacts in or adjoining the precinct:

- Abattoir Parcels 5 and 6.
- Burdett’s Yard – Sand processing Parcel 7.
- Boral Concrete Batching Plant Parcel 7.
- Dandy Premix - 1545 Thompsons Rd, Cranbourne North -Off-Site.
- Broadway & Frame Premix - 1575 Thompsons Rd, Cranbourne North- Off-Site

The operations at the broiler farm on parcel 10 have ceased and that the associated separation buffer can be removed.

##### Balanced outcome

The VPA has removed the buffer associated with the broiler farm on parcel 10 as operations have ceased. The VPA agreed with Kleinfelder’s recommendation that the sensitive use buffers around the abattoir not be reduced. The abattoir and other sensitive use buffers associated with operational uses that have adverse amenity impacts have been applied as per table 7 below:

Table 7: Separation distances applied (Kleinfelder LCA – July 2024)

Adverse amenity use	Separation distance <sup>1</sup>	Separation distance <sup>2</sup>	Can the separation distance be reduced?	Updated separation distance	Justification
Concrete batching plant – Boral Concrete, Parcel 7	NIL	300 m	Yes – if production capacity is <5,000 tonnes per year	100 m	Buffer distance applied as per EPA Victoria publication 1518 for production capacity >5,000 tonnes per year
Concrete batching plant – Dandy Premix	300 m	300 m		100 m	
Concrete batching plant – Broadway & Frame Premix	300 m	300 m		100 m	
Extractive industry/quarry – Burdett's Yard, Parcel 7	NIL	200 m	No	250 m or 500 m	Buffer distances applied as per EPA Victoria publication 1518 for 'no blasting' and 'respirable crystalline silica'
Abattoir – building on parcel 5	500 m	500 m	Yes – if production capacity is <200 tonnes per year	500 m	It is understood that production capacity is likely >200 tonnes per year
Abattoir – effluent pond/effluent storage lagoon on parcel 6	700 m	500 m	Further information required	500 m	500 m buffer adopted as interim measure
Poultry sheds, Parcel 10	550 m	500 m	Yes	NIL	Buffer can be removed as poultry sheds are no longer operational

**Notes:**

<sup>1</sup>City of Casey, 2018. Cranbourne North Development Plan. 22 August 2018 (version 1).

<sup>2</sup>City of Casey, 2014. Cranbourne East Development Plan. June 2014 (version 9.2).

Subject to a future planning scheme amendment – the sensitive use buffers represented in the table above are expected to be removed upon full development of the precinct as all existing uses with adverse amenity impacts eventually re-locate from the precinct. While it is possible that new employment uses with adverse amenity impacts might locate within the precinct as it develops – the proposed Commercial 2 and Industrial 3 zoning means that the impact of these new uses is not expected to affect the ability of the residential portions of the precinct to develop.

The VPA has engaged Kleinfelder to review the buffers guidance in line with the new EPA Separation Distance Guidelines (August 2024) and the revised LCA report will be made available online as soon as this has been done. Any required updates to the sensitive use buffers specified on the Place Based Plan arising from changes under the new guidelines will be applied post public consultation.

#### 4.5.11 Environment Protection Authority (EPA) – noise impacts

##### Planning assessment

The EPA raised the need for consideration of noise impacts at the strategic planning phases for greenfield precincts to comply with the new environmental laws that came into effect on 1 July 2021, which reference the Environmental Reference Standards (ERS) as guiding benchmark for noise mitigation.

Currently, the Victorian Planning Provisions require subdivisions to include an assessment of noise and in doing so calls up the relevant guidelines listed in the Planning Policy Framework under clause 13.05. In addition, applications for industrial and commercial uses must also include noise assessments and provide mitigation measures for consideration.

The Crockell (Employment) PSP will implement broad land use change to the precinct, in particular the change from Urban Growth Zone – Part A and Farming Zone to Urban Growth Zone Schedule 16 (UGZ16) will allow for an expanded range of commercial and light industrial uses in the precinct and limited residential development.

Current noise generating sources in the precinct include:

- Thompsons Road,
- Wagstaff abattoir,
- Boral Sand and Soil Processing Plant (SSPP), and
- Boral Concrete Batching Plant.

It is expected that the Boral SSPP operations will cease once the PSP is gazetted. Wagstaff abattoir have also advised they intend to eventually relocate following the gazettal of the PSP however they have not provided a timeframe for this.

The development of the Place Based Plan has sought to minimise land use conflict between existing industrial uses and future residential areas. The VPA has undertaken a Land Capability Assessment (LCA) to inform this process, including a Buffer Distance Assessment to limit sensitive uses where existing industrial activities may have the potential to impact human health and wellbeing.

The LCA – as well as an assessment of the strategic benefits of locating employment uses adjacent to key arterial Thompsons Road – has shaped the Place Based Plan and proposed applied zoning. UGZ16 requires any application for a sensitive use to be accompanied by an acoustic assessment to address any noise amenity concerns.

### **Balanced outcome**

The proposed applied zoning limits land capable of accommodating sensitive uses. Where sensitive uses are permitted, a permit is required and would trigger further review of noise related issues. On this basis, it is proposed that noise amenity matters can be assessed on a case-by-case basis.

Draft UGZ16 requires any application for a sensitive use to be accompanied by an acoustic assessment. This requirement can be waived or reduced by the Responsible Authority if appropriate.

## **4.5.12 Contaminated land**

### **Planning assessment**

The VPA appointed Kleinfelder to produce a Land Capability Assessment (July 2024). As part of this assessment – Kleinfelder investigated the potential for contaminated land across the precinct.

Inspections of land parcels within the Croskell PSP were completed on 29 May and 20-21 June 2022. Based on the information reviewed in the desktop assessment, current and historic land uses within the Croskell PSP (confirmed through the parcel inspection), potential sources of contamination were identified.

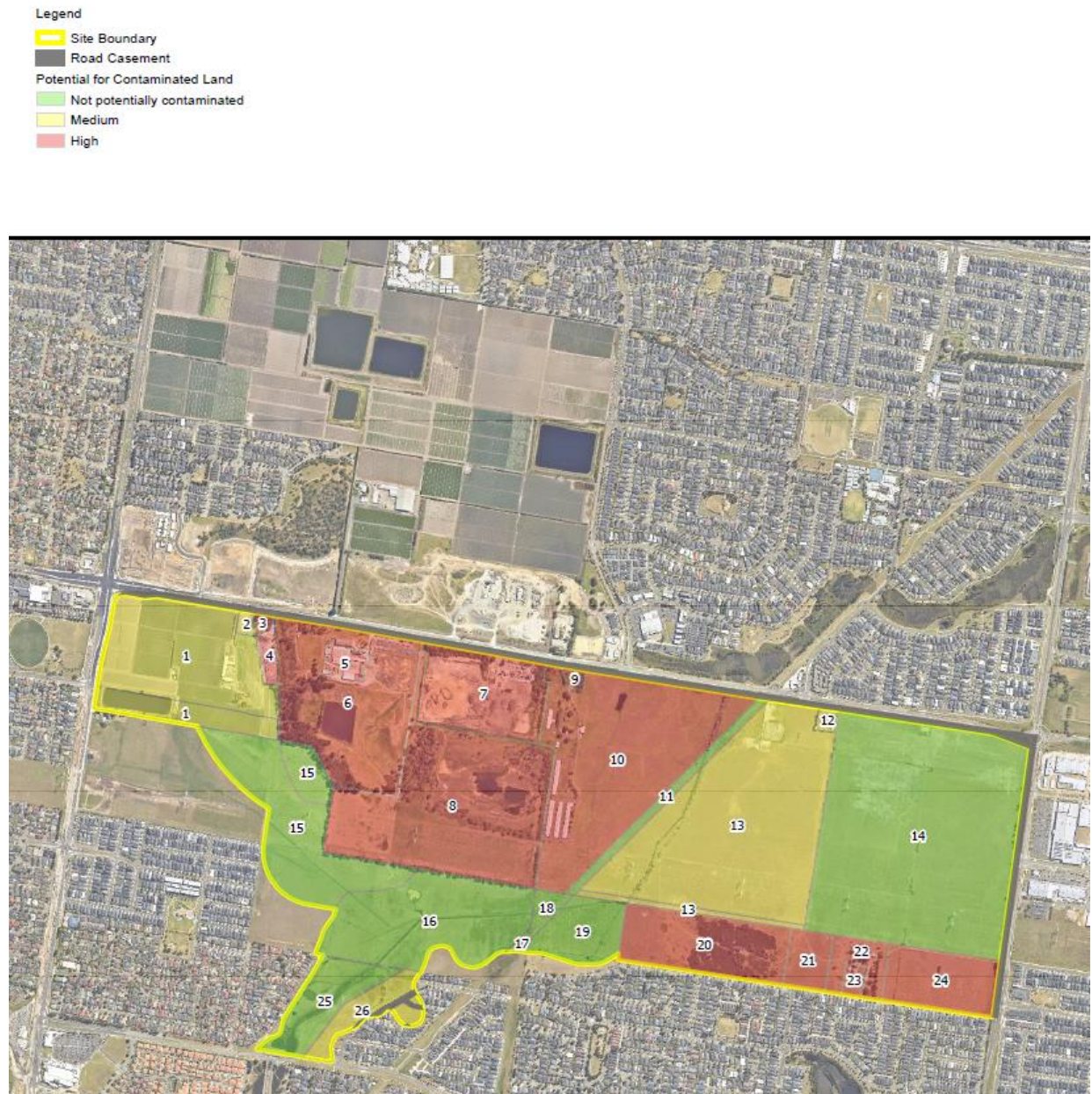
The potential sources of on-site contamination were assigned a qualitative level of risk in accordance with PPN30, based on the likelihood of contamination representing a potential constraint to future development.

Outside of specific, potentially contaminating land-uses (eg. industrial), other factors taken into consideration include locations where deceased animals may have been buried (nutrients, pathogens and heavy metals), the potential for burial of domestic or other waste, underground fuel storage and septic tanks.

The ground conditions (waterlogging, overgrown grass and weeds) on several parcels made it difficult to distinguish features that may suggest small-scale landfilling. Specific contaminants of potential concern (COPC) based on different sources/site uses were adopted from Appendix J of Australian Standard AS4482.133 in addition to those from Kleinfelder's recent experience on similar sites.



Figure 39: Potential for Contaminated Land (excerpt from Land Capability Assessment, July 2024)



### Balanced outcome

The amendment proposes a tiered approach to addressing potentially contaminated land based on the potential for contamination and whether sensitive uses are allowed, which is consistent with PPN30 and Ministerial Direction 1.

It is proposed to apply the Environmental Audit Overlay (EAO) to parcels whose current or historical use has resulted in a high potential for contamination. This includes parcels used for sand quarrying, chemical and fuel storage, irrigation with potentially contaminated water, and existing abattoir and concrete batching plant at 1500 and 1550 & 1500T Thompsons Road Cranbourne East respectively. The EAO will also be applied to the residential lot at 1460 Thompsons Road Cranbourne due to its proximity to the abattoir and historical quarrying activities.

Where the potential for contamination is medium or where 'non-sensitive' uses are proposed on parcels with high potential for contamination, the schedule to the UGZ proposes application requirements for either a Preliminary Risk Screening Assessment (PRSA) or a Preliminary Site Inspection (PSI).

A PRSA conducted by an EPA appointed environmental auditor will be required as part of a planning application for subdivision and sensitive uses and developments on parcels with a medium potential for contamination. This will determine if an environmental audit is necessary.

A PSI will be required as part of a planning application for other 'non-sensitive' uses on parcels with a high potential for contamination.

This approach uses a focused application of the EAO to identify where the potential risk to sensitive uses and developments is highest while still ensuring appropriate consideration of potentially contaminated land more generally across the precinct.

## 4.6 Services and destinations

### 4.6.1 Local schools

*Education and community infrastructure and facilities that are located to equitably and efficiently maximise their accessibility and shared use.*

#### PSP Performance Target

**T18** The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:

- 70% of dwellings located within 800m of a government primary school
- 100% of dwellings located within 3,200m of a government secondary school

**Performance:**

Place based response

#### Planning assessment

The VPA appointed SGS Economics and Planning (SGS) to conduct a Community Infrastructure and Open Space Needs Assessment (March 2023).

#### Government schools

The Community Infrastructure Needs Assessment found that there are:

- three government primary schools within an 800m radius – with an additional two schools just outside the 800m that have yet to be constructed.
- one government secondary school within an 800m radius – with an additional two schools just within 3.2 kilometres.

The Assessment also determined that Croskell's small forecast new population did not trigger the need for its own primary or secondary government school.

#### Non-government schools

The Community Infrastructure Needs Assessment found that there is one non-government secondary school within 3.2 kilometres.

Figure 40: Existing community infrastructure within 800m of the precinct

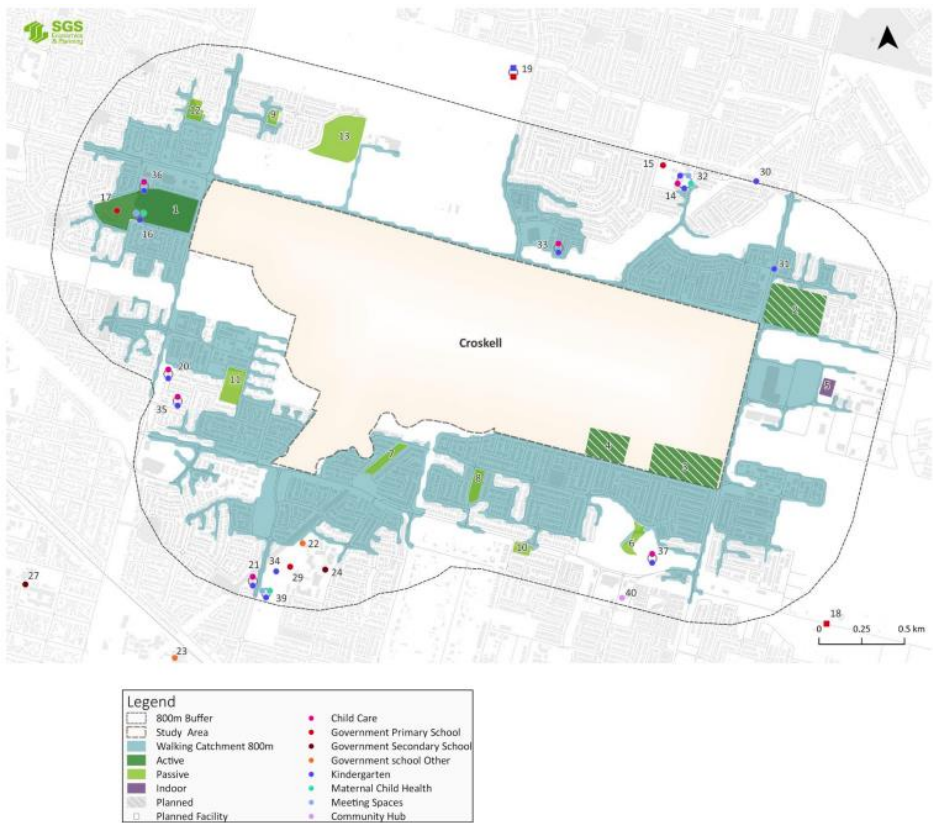
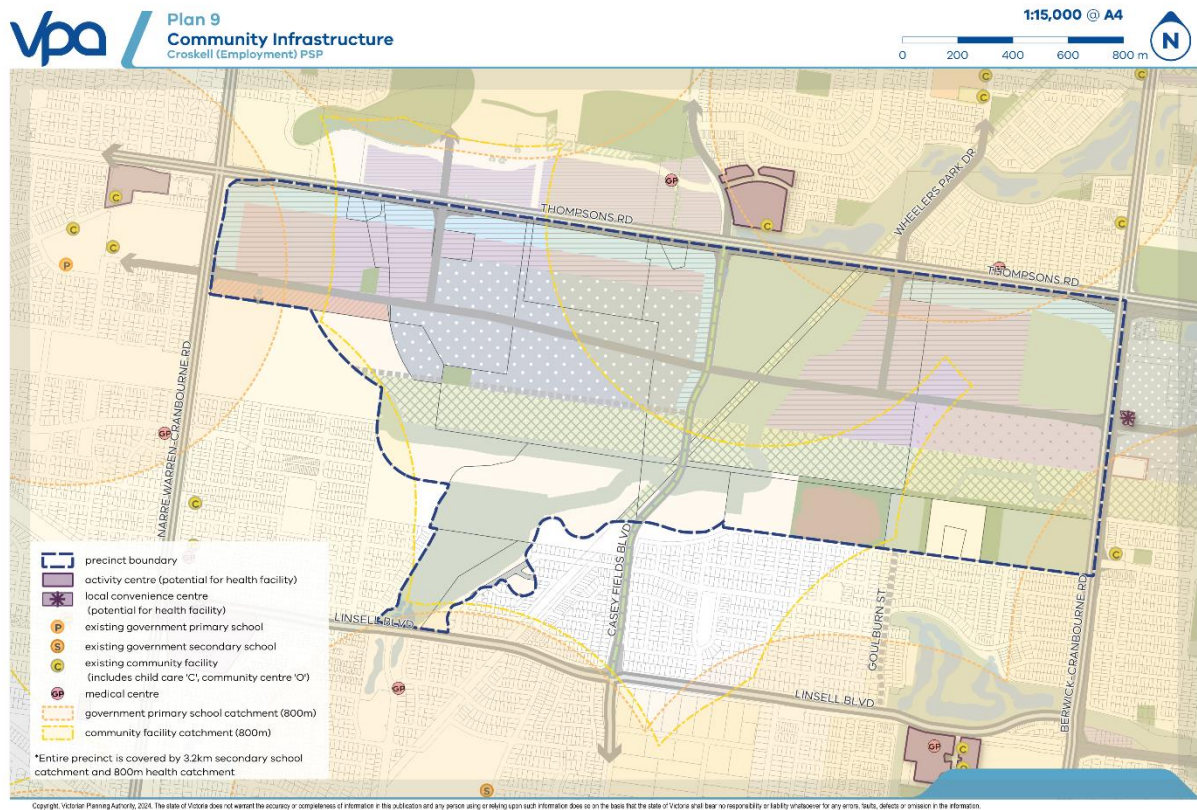


Figure 41: Existing secondary schools within a 3.2km catchment





Figure 42: Community Infrastructure Plan (July 2024)



During the preparation of the PSP to date – the VPA liaised with the Department of Education regarding the need for government schools in the precinct.

### Balanced position

The Croskell (Employment) PSP achieves the following metrics:

- 8% of dwellings are located within 800m of a government primary school (target: 75%)
- 100% of dwellings are located within 3.2km of a government secondary school (target: 100%)

In consultation with the Department of Education – the decision was made to not include any new government primary or secondary schools within the Croskell (Employment) precinct. This decision was made for the following reasons:

### Secondary school

- There is not a large local catchment for a secondary school and the Community Infrastructure Needs Assessment stated that the Croskell (Employment) precinct alone would not generate sufficient demand for the school
- The strong demand for employment land within the PSP means that zoning the majority of land for employment purposes will provide a better place-based response to the precinct's unique characteristics, remain consistent with the Melbourne Industrial and Commercial Land Use Plan (2020) and ultimately offer a greater net community benefit to the local residents. By maximising the precinct's job creation potential, Croskell (Employment) will help to address a longstanding shortfall in local employment opportunities for Casey residents in a rapidly developing growth corridor.
- There are limited locations suitable for a government secondary school within the precinct. Locating a proposed secondary school in the land north of the central utilities easement would create complications in the management of truck and heavy freight east-west movements through the precinct.



- Locating a school in this area would also require the re-alignment of the east-west connector road to reduce proximity to the school site, reducing the effectiveness of this road for east-west movements and potentially resulting in conflicts between residential, school and commercial traffic.
- Providing a proposed secondary school in the land north of the central utilities easement would require an additional road crossing at Goulburn St over the Victorian Desalination Project (VDP) assets within the central utilities easement – increasing the complexity of the VDP asset crossings assessment process and potentially increasing the risk of damage or disruption to the VDP assets.
- Providing a proposed secondary school in the land north of the central easement would require a residential catchment around the school to create a buffer between the school and surrounding employment uses. This would lead to a sub-optimal outcome for the remaining employment land in this portion of the precinct by reducing the land allocated to employment as well as restricting the types of employment uses that could be provided in this area.

#### Primary school

- There is not a large local catchment for a primary school and the Community Infrastructure Needs Assessment stated that the Croskell (Employment) precinct alone would not generate sufficient demand for the school.
- The Department of Education advised that the majority of regional demand was derived from the south. Thus – while several potential school sites were investigated – it was determined that the potential locations south of the central utilities easement were hampered by various issues such as drainage concerns, fragmented land ownership, the presence of existing Council-owned land or the presence of culturally significant vegetation as identified by the Bunurong Land Council Aboriginal Corporation.
- The Department of Education also advised that it required a minimum buffer from the edge of the central utilities easement, leading to distorted site locations that were not the optimal shape/size
- Similar to the secondary school, the delivery of a primary school would likely require an additional VDP road crossing – increasing the complexity of the VDP crossings approvals process and potentially increasing the risk of damage or disruption to the VDP assets.

#### Non-government school

Throughout the planning process to date – no non-government school providers expressed an interest in locating a school in the precinct.

### 4.6.2 Community facilities

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**T18** The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:

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

#### Planning assessment

The VPA appointed SGS Economics and Planning (SGS) to conduct a Community Infrastructure and Open Space Needs Assessment (March 2023). Based on the infrastructure demands from the forecast population – SGS recommended the provision of the following facilities\* within the precinct.

*\*The precinct population/job forecasts vary slightly in the August 2024 PSP from what was provided to SGS in 2023 but the difference is not expected to have a material effect on the recommendations outlined below.*

Table 8: Recommended community infrastructure (SGS, March 2023)

Infrastructure type	Details of infrastructure	Cost apportionment	Management	Delivery year
Level 1 Community Facility	2 x kindergarten rooms (with one that can be used for a playgroup as required) 2 x small to medium meeting rooms for general community use, including seniors groups 1 x small to medium meeting room for young people	100%	Council owned however could be managed by Council, neighbourhood house, and or community provider.	2036 (Year 15)
Active Open Space	Between 2.2ha and 3.1ha – funds to be used to further embellish undeveloped active open space within Crookell	100%	Council	As development occurs
Passive Open Space	Between 4.57ha and 5.5ha	100%	Council	As development occurs

### Balanced outcome

The Crookell (Employment) PSP achieves the following metrics:

- 29% of dwellings are located within 800m of a community hub (target: 80%)
- 100% of dwellings are located within 800m a health facility (target: 80%)

Similar to the discussion of other residential-focused metrics – the residential component of the precinct is small and largely represent “add-ons” to existing or planned residential catchments and therefore do not require the provision of new significant new community facilities. The Infrastructure Contributions Plan funding that will be generated from the development of the precinct’s residential areas will be used to help pay for the construction of the sports reserves (SR-01 and SR-02).

The City of Casey has advised that the forecast population of 2,905 does not provide a sufficient catchment for a Council-operated community facility in the precinct. Demand for community services can either be absorbed by nearby Council facilities or the establishment of a private provider – should demand growth exceed expectations. Where demand for community meeting spaces exists, it will be possible to utilise the proposed sports pavilion at SR-02 as a multi-use community facility where practicable and Council has acknowledged the need for a design response that would support such associated activities.

Accordingly – the VPA has decided not to locate a government-operated community facility within the precinct.

#### 4.6.3 Kindergarten provision

##### Planning assessment

In June 2022 the State Government announced its \$9 billion package over the next decade, for four-year-old kinder to be recast as ‘pre-prep’, with every Victorian four-year-old entitled to a free, 30-hour-a-week program. The roll out of three year old kinder is ongoing and programs are anticipated to increase to 15 hours a week across the state by 2029.

The Community Infrastructure and Open Space Needs Assessment (March 2023) by SGS identified demand for:

- 0.66 rooms for three year old kinder
- 1.32 rooms for four year old kinder

Based on service delivery models and the ability to integrate three and four year olds within the same room, the report identified the precinct will require two kindergarten rooms.

The report noted that the existing nearby Council facilities have limited capacity and will likely be at capacity by time Croskell (Employment) is established. The remaining 10 private providers that are currently running a kindergarten program are also likely to be at capacity by the time the precinct is established.

The report recommended that two kindergarten rooms should ideally be incorporated into a level one multipurpose community centre.

### **Balanced outcome**

As discussed in the previous section (4.6.2: Community facilities) – the precinct will not deliver a government community facility due to the small nature of the residential catchment. Therefore – it is anticipated that kindergarten demand will be provided by the private sector or through access to existing Council facilities in nearby catchments.

There are three Council-owned kindergarten facilities within 800m of the precinct:

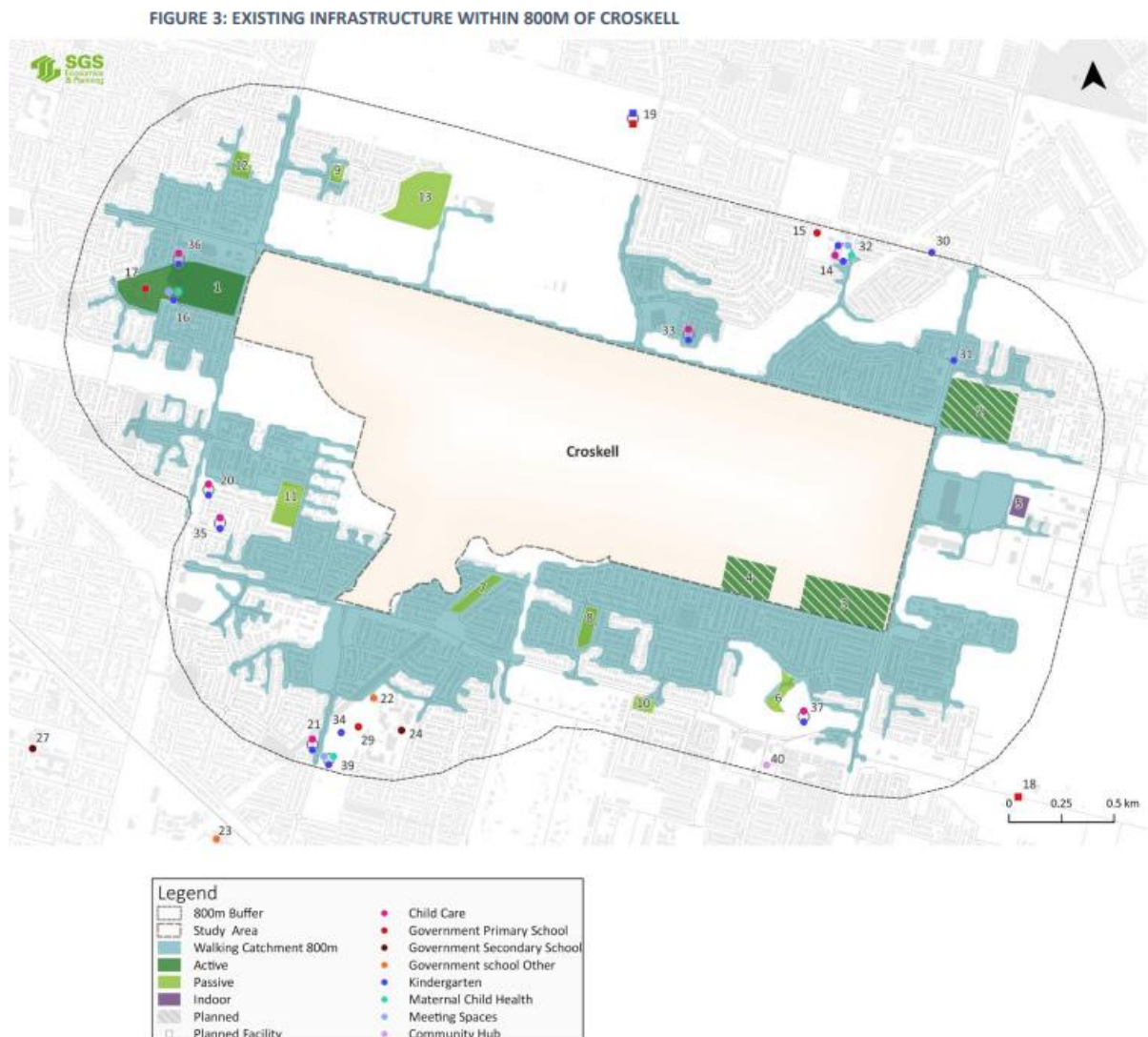
- #14 - Arboulea Family and Community Centre
- #16 - Carlisle Park Children's Centre
- #39 - Hunt Club Family and Children's Centre

There are an additional ten privately operation kinder providers in the surrounding areas:

- #30, 31, 36, 32, 34, 35, 33, 37, 20, 21

If demand for kindergarten services exceeds expectations – the additional demand can be accommodated by established and future planned Council facilities in adjoining neighbourhoods.

Figure 43: Existing community facilities within 800m (SGS, March 2023)



## 4.7 Thriving local economies

### 4.7.1 Activity centres

*Activity centres that can accommodate the range of jobs, services, amenities, activities and housing that support their role and function, and meet the changing economic, climate and social needs of a place.*

#### PSP Performance Target

**T19** 80–90% of dwellings should be located within 800m of an activity centre.

#### Planning assessment

The VPA appointed Geografia and Echelon to conduct a Commercial and Industrial Land Needs Assessment and Implementation Plan (July 2023). This was later complemented by an Addendum completed by Geografia in July 2024.

#### Commercial and Industrial Land Needs Assessment and Implementation Plan (July 2023)

This report focused on a review of the 2022 South East Economic Corridor Strategic Context Report to 2060 – (SEEC) a previous VPA-led regional report for the South East that provided broad strategic directions to the remaining employment PSP to be planned in the region. This report does not constitute adopted Government policy but provides an evidence base intended to inform PSP planning and policy development by Councils and government agencies. The



SEEC report identified a retail and bulky goods retail component of employment uses for the Croskell (Employment) precinct.

In its review of the SEEC - the Commercial and Industrial Land Needs Assessment and Implementation Plan found:

- If the Croskell (Employment) PSP provided retail floorspace at the scale suggested by the SEEC report – this may impact the viability of nearby lower-order activity centres around the precinct. Thus – the report examined what level of retail floorspace could be provided to meet the local retail needs of precinct workers and residents while also minimising the impact of Croskell (Employment) on the existing activity centre hierarchy.
- While demand exists to support bulky goods floorspace, this would likely draw on surrounding residential catchments and/or expenditure from other work locations. However – the report also found that regional demand existed – therefore a larger provision of bulky goods floorspace could be supported – as long as it was clear that this would service a wider catchment of residents and workers beyond the Croskell (Employment) precinct.

Table 9: Summary of retail and bulky goods modelling conclusions (Geografia July 2023)

Retail	15,000	<p>The regional analysis finds sufficient demand to support this provision. However, the uncertainty about current and future floorspace Activity Centre provision limits the capacity to quantify the potential impact on neighbouring retail locations. While the 2017 SGS Casey Activity Centre report considers future floorspace demand, the analysis uses 2016 ABS Census data and is unlikely to capture the actual floorspace trends (particularly in a post-pandemic setting).</p> <p>Precinct site analysis suggests that providing 4,400 sqm of retail floorspace (potentially up to 7,400 sqm) would be adequate for internal demand and likely minimise the impact on nearby centres. Any proposed provision above this range will likely draw on surrounding residential catchments and expenditures from other work locations. Further investigation is recommended to evaluate the potential quantitative impact on existing and future activity centres close to the Croskell PSP.</p>
Bulky Goods	6,000	<p>The regional analysis finds sufficient demand to support additional floorspace provision of up to 57,000 sqm by 2041. This aligns with the Croskell PSP's recommended land use provision. However, the uncertainty about existing and future floorspace Activity Centre provision limits the capacity to quantify the potential impact on neighbouring locations. While the 2017 SGS Casey Activity Centre report considers future floorspace demand, the analysis uses 2016 ABS Census data and is unlikely to capture the actual floorspace trends (particularly in a post-pandemic setting).</p>

The report also recommended that a cap be placed on any retail or bulky goods floorspace within the precinct to ensure that retail or bulky goods uses would not evolve into a de facto activity centre over time.

**Employment Modelling Review Addendum (July 2024)**

The VPA commissioned Geografia to prepare an addendum to the July 2023 report to assess the proposed PSP employment zoning and land uses as they differed considerably from what was contemplated in July 2023 and what the SEEC report originally anticipated for the precinct. The addendum modelling showed that Croskell (Employment) is expected to accommodate 6,532 jobs and confirmed there is sufficient regional demand to support the floorspace and employment estimates outlined within the PSP.

In line with the July 2023 report, the addendum assumed:

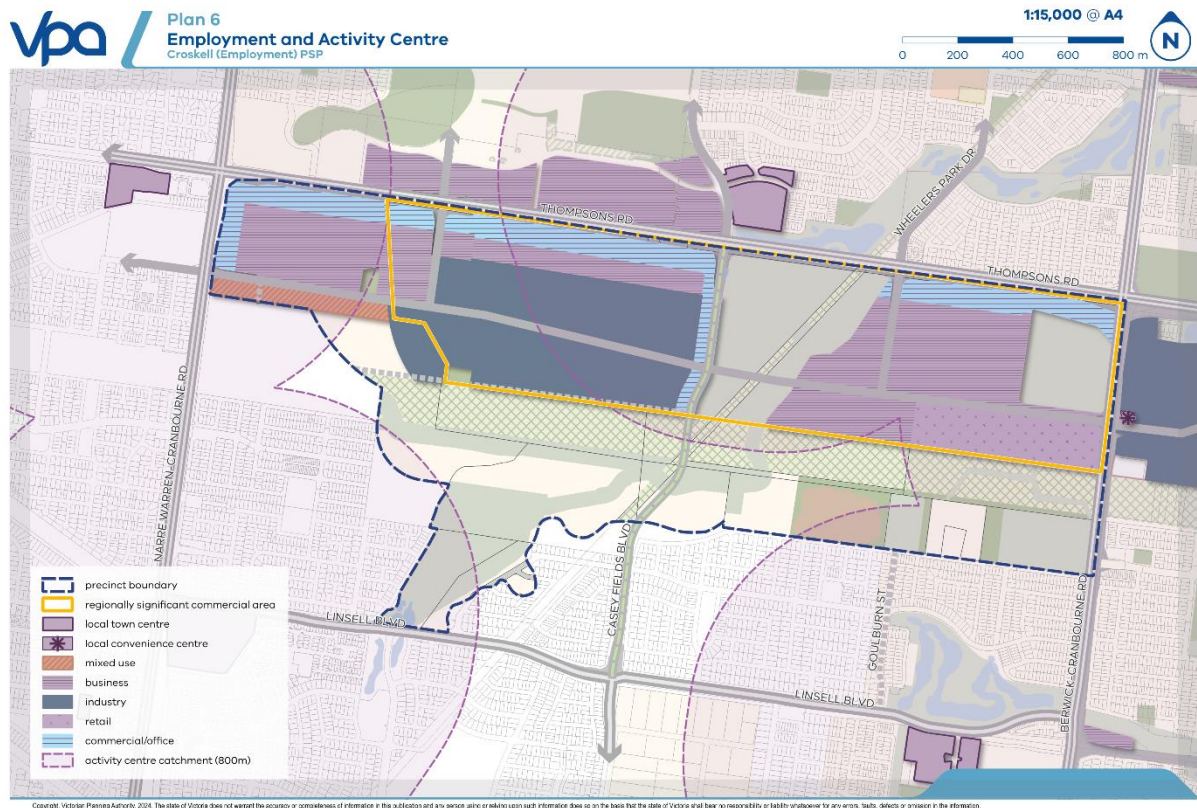
- **Bulky Goods.** A floorspace allocation ranging from 15,000sqm (under a lower floorspace scenario, informed by the previous report) to 20,000sqm (under an upper floorspace scenario, as informed by the VPA under proposed planning scheme amendments). The average of 17,500sqm is considered as the baseline Bulky Goods floorspace scenario.

- **Retail.** A floorspace allocation ranging from 4,400sqm (lower floorspace scenario) to 7,700sqm (upper floorspace scenario). The average of 6,050sqm is considered the baseline Retail floorspace scenario

### Surrounding activity centres

As an infill precinct – Croskell (Employment) is surrounded by a range of existing and planned activity centres. Figure 44 below highlights the 800m walkable catchments from the existing network of surrounding activity centres.

Figure 44: Employment and Activity Centre Plan (August 2024)



### Balanced position

The Croskell (Employment) PSP achieves the following metrics:

- 33% of dwellings are located within 800m of an activity centre (target: 80-90%)

Similar to the metrics for school provision and community facilities – Croskell (Employment) does not meet this target largely due to the small nature of the residential catchment and its status as an “add on” to existing residential areas. There is a well established network of activity centres in the surrounding areas as illustrated in Figure 44.

Furthermore – while the Croskell (Employment) PSP does not generate sufficient demand for its own activity centre – the PSP does anticipate that limited retail uses will locate within the Commercial 2 Zoned land within the PSP (Business, Commercial/Office and Retail sub precincts). Thus – while not shown on the map above as they are not formal activity centres – it is anticipated that residents and workers will be able to access some retail services from these sub precincts without needing to leave the precinct.

### Cap on retail uses

The schedule to the Urban Growth Zone for C269case includes a floor area cap on shop uses within the three Commercial 2 Zone subprecincts – Business, Commercial/Office and Retail. The 5,000sqm leasable floor area cap for

both the Business and Commercial/Office subprecincts is intended to allow limited retail uses to locate in these areas to service local worker demand.

The higher cap within the Retail subprecinct reflects its intended function as an area suitable for retail – particularly bulky goods retail – uses. Locating retail uses here will complement the existing bulky goods retailers located to the east within the Thompsons Road precinct and Council has indicated that they are supportive of this intended subprecinct use – even though Croskell (Employment) is not specifically identified as a restricted retail (bulky goods) precinct within its Activity Centre Strategy (2020). The VPA acknowledges that the total allowable shop floorspace in the retail sub precinct exceeds the demand that will be generated from the precinct itself – but considers it appropriate that Croskell (Employment) helps address some of the unmet regional demand for these types of uses.

Figure 45: Excerpt from Casey C296case Schedule to Urban Growth Zone (37\_07s16) August 2024

2.3 Proposed C296case	Specific provisions – Use of land	
	Section 1 - Permit not required	
	Use	Condition
	Shop (other than adult sex product shop) where the applied zone is Commercial 2 Zone	The combined leasable floor area of all shops in the precinct does not exceed: <ul style="list-style-type: none"><li>• 5,000 square metres for land shown as Business in the incorporated Croskell (Employment) Precinct Structure Plan.</li><li>• 5,000 square metres for land shown as Commercial/Office in the incorporated Croskell (Employment) Precinct Structure Plan.</li><li>• 25,000 square metres for land shown as Retail in the incorporated Croskell (Employment) Precinct Structure Plan.</li></ul>
Any use listed in Clause 62.01		Must meet requirements of Clause 62.01.

## 4.8 Infrastructure co-ordination

### 4.8.1 Staging and location of development

*Directing the staging and location of development within a PSP to:*

- *use available capacity in existing infrastructure*
- *support the orderly and economic extension or augmentation of existing infrastructure*
- *match the timely provision of new infrastructure.*

*This will include directing the location and timing of development and identifying trigger points for the provision of required infrastructure.*

#### PSP Performance Target

**T20** Identify all basic and essential infrastructure with spatial requirements on the Future Place-based Plan (e.g. open space, schools, community centres, integrated water management, etc.)

#### Planning assessment

The VPA has undertaken a rigorous and comprehensive planning exercise to date – working with the City of Casey and other government agencies to identify the basic and essential infrastructure that will be required to support the development of the Croskell (Employment) precinct.

Croskell (Employment) is essentially an “infill” precinct – slotting into an established arterial road network and existing development with already constructed or planned activity centres, schools and community facilities on all frontages. Thus, the basic and essential infrastructure required to facilitate the precinct’s development will largely involve leveraging off surrounding infrastructure.

Through an internal assessment and consultation with the Department of Transport and Planning and City of Casey – the VPA determined that no transport infrastructure within the precinct required any form of staging controls to facilitate orderly development. Each precinct parcel can obtain road access to either:

- A surrounding established local road
- A surrounding established arterial road via a signalised ICP intersection or via an interim access arrangement until a neighbouring parcel constructs a signalised intersection

There is no state transport infrastructure identified to be delivered within the precinct – although Croskell (Employment) precinct development will be constructing intersections that will tie into already declared State arterial roads.

Melbourne Water requested that staging controls be applied to the delivery of ultimate Development Services Scheme (DSS) assets for the following reasons:

- Appropriate sequencing of ultimate DSS assets is required to ensure adequate flood protection for the precinct and to effectively manage environmental risks.
- Parts of the precinct are within a broad shallow existing floodplain, meaning that current flood flows are not contained within a defined waterway. As a result, development within the floodplain areas with interim drainage works would increase the risk of causing other issues
- Appropriate sequencing will support the protection of critical assets within the PSP, such as the state significant Victorian Desalination Project (VDP) assets and other important infrastructure like AusNet transmission lines, water supply pipelines and major roads.
  - The delivery of ultimate drainage works will reduce asset disturbance and flood risk to these critical assets. When the ultimate DSS asset is completed upfront, crossings over existing infrastructure and catchment impacts will be limited to a single occurrence of construction, as opposed to multiple disturbances likely to occur when interim works are constructed and then need to be replaced by ultimate assets at a later date
  - In addition, the water supply pipelines, VDP and transmission easement crossings must be built to ensure developed flows and volumes are directed formally across these assets. Without these formal crossings, the additional flow and volume will spread in an uncontrolled manner across the landscape. This will potentially result in longer flood inundation of the land above the critical assets, which would limit their maintenance access.
- The unresolved liability issues associated with maintaining and operating interim assets leads to confusion as to who operates and authorises interim assets that may remain in place for a number of years if ultimate downstream works are not delivered.

### **Balanced position**

The VPA has produced a precinct infrastructure plan that identifies the infrastructure required to support the future community. The PSP also includes an infrastructure and development staging plan linked to a Requirement in the PSP to show the anticipated staging of development within the precinct and ensure the timely delivery of ultimate DSS assets.



Figure 46: Precinct Infrastructure Plan (August 2024)

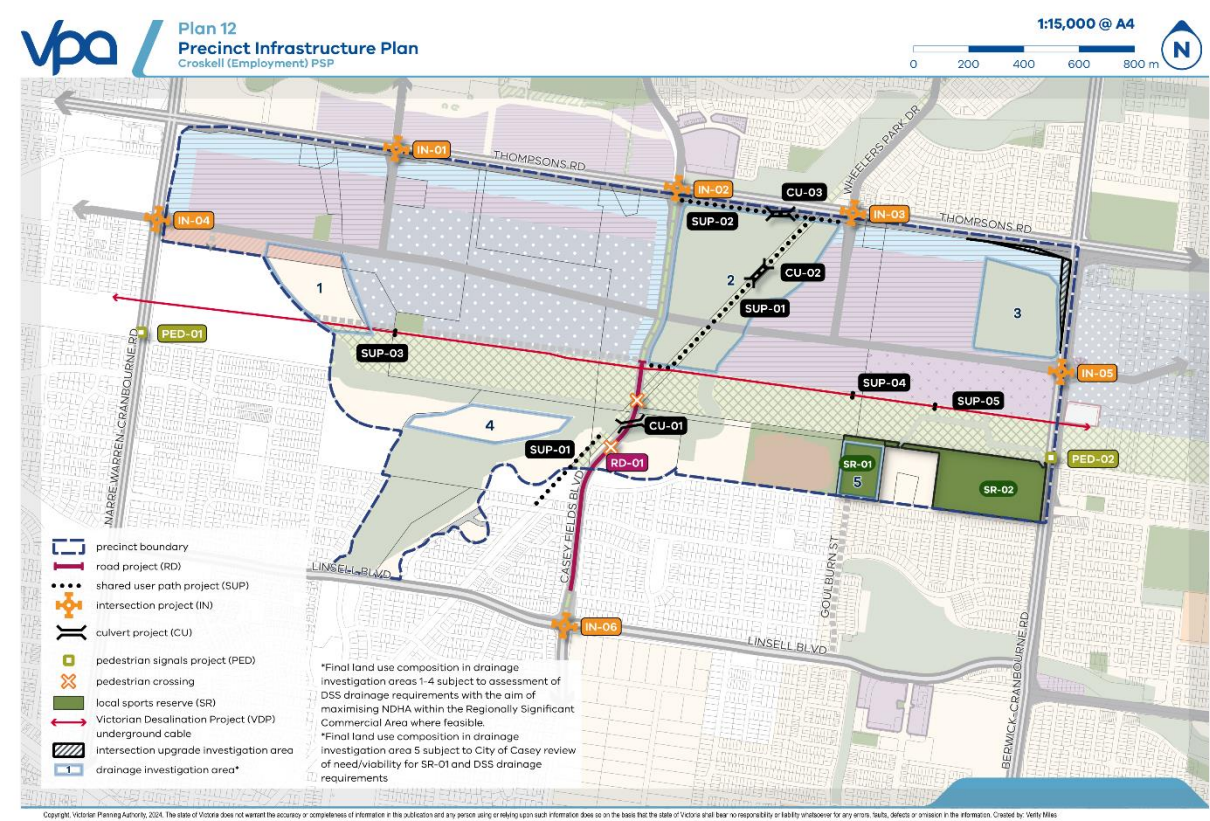
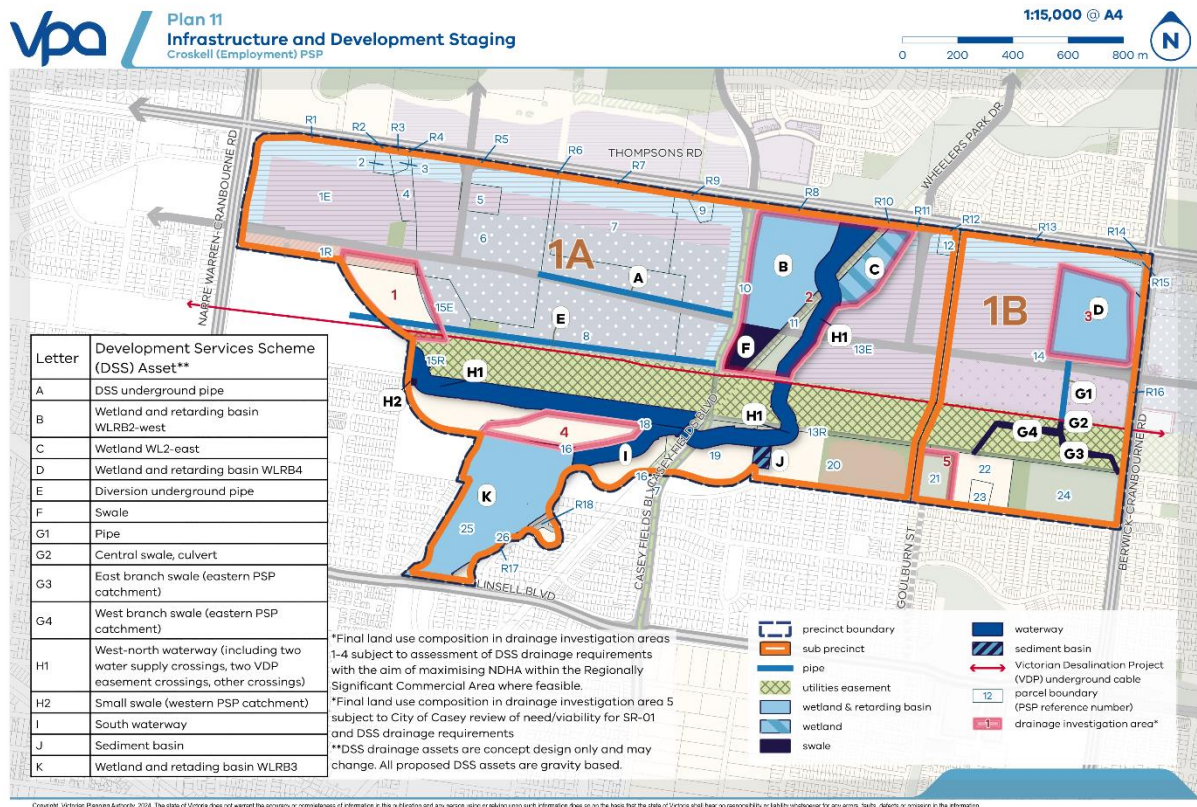


Figure 47: Infrastructure and Development Staging (August 2024)



## 4.8.2 Existing and future utilities infrastructure

### Planning assessment

The VPA commissioned Kleinfelder to undertake a Utility Services Assessment for the precinct. The purpose of these assessments is to determine the key constraints and opportunities relating to existing and future utility infrastructure within and servicing the precinct. Utility infrastructure has the potential to contribute significant costs and delays if constraints are not identified and addressed early in the development process.

The VPA conducted a desktop assessment and determined that the Croskell (Employment) is covered by the three major telecommunication providers Telstra, Optus and Vodafone.

### Balanced outcome

The VPA has included all known existing and future utilities from the assessments within the utilities plan in the PSP. The PSP has included applicable requirements and guidelines relating to all types of utilities infrastructure.

At subdivision design stage, as part of telecommunications utility planning and provision, developers will need to adhere to the requirements for mobile telecommunications infrastructure outlined within the 2024 Commonwealth Telecommunications in New Developments (TIND) Policy.

## 4.8.3 Infrastructure contributions plan (ICP) – infrastructure items

### Planning assessment

The VPA has undertaken an extensive assessment to determine what infrastructure items should be proposed within the ICP. The VPA assessed all items under the ICP guidelines criteria and the Ministerial Direction. The VPA tested each infrastructure item to ensure the principles of the ICP system and the Ministerial Direction on the 'Preparation and Content of Infrastructure Contribution Plans' (February 2021) were met.

A Precinct Infrastructure Plan was then produced to demonstrate all the infrastructure items that are necessary for the development of the Croskell (Employment) precinct. The timing of these infrastructure projects was discussed with

DTP and Council and it was determined that there were no constraints on the delivery of ICP projects in relation to timing.

#### **Balanced outcome**

The VPA determined transport infrastructure and community infrastructure items that will be proposed within the Croskell (Employment) ICP based on the requirements of the ICP guidelines and the Ministerial Direction. See Plan 12: Precinct Infrastructure Plan in the PSP for the detail and location of these items.

#### **4.8.4 Supplementary ICP**

##### **Planning assessment**

The VPA prepared draft cost estimates for each of the proposed infrastructure items to be included in the ICP. These cost estimates were informed by the information available to the VPA, including the Benchmark Infrastructure Report – April 2019 and design and costings work undertaken by SMEC.

Through this design and costings process – the VPA determined that there would not be sufficient funding from the standard levy to deliver the basic and essential infrastructure required by the community. Therefore, the ICP would include a supplementary levy to fund the additional costs where allowed for by the relevant ICP guidelines and Ministerial Direction on the 'Preparation and Content of Infrastructure Contribution Plans' (February 2021).

##### **Balanced outcome**

The VPA has developed a supplementary ICP which is available for consultation with the Croskell (Employment) PSP. The ICP includes the draft cost estimates for which development will provide a contribution towards. The draft cost estimates may be revised subject to the iterative design and costing work currently being undertaken. If required, any impacted landowners will be advised of updates to the design and cost estimates in the ICP as a result of this process.

#### **4.8.5 State infrastructure items**

##### **Planning assessment**

The VPA undertook an analysis to determine what items within Croskell (Employment) would be considered state infrastructure and therefore not to be included within the ICP. The VPA discussed and validated these items with the City of Casey and DTP (Transport).

##### **VPA position**

The VPA has included all basic and essential items within the infrastructure contributions plan (ICP).

## 5 APPENDICES

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### Technical report summaries

PUBLIC CONSULTATION DRAFT



## ABORIGINAL CULTURAL HERITAGE IMPACT ASSESSMENT

### Aboriginal Cultural Heritage Impact Assessment (ACHIA), Unearthed Heritage, May 2024

#### What is the purpose of the report?

- To investigate the known and potential Aboriginal cultural heritage within the activity area.  
To provide preliminary recommendations and advice in terms of statutory obligations, further work, and conservation and management of cultural heritage within the precinct.

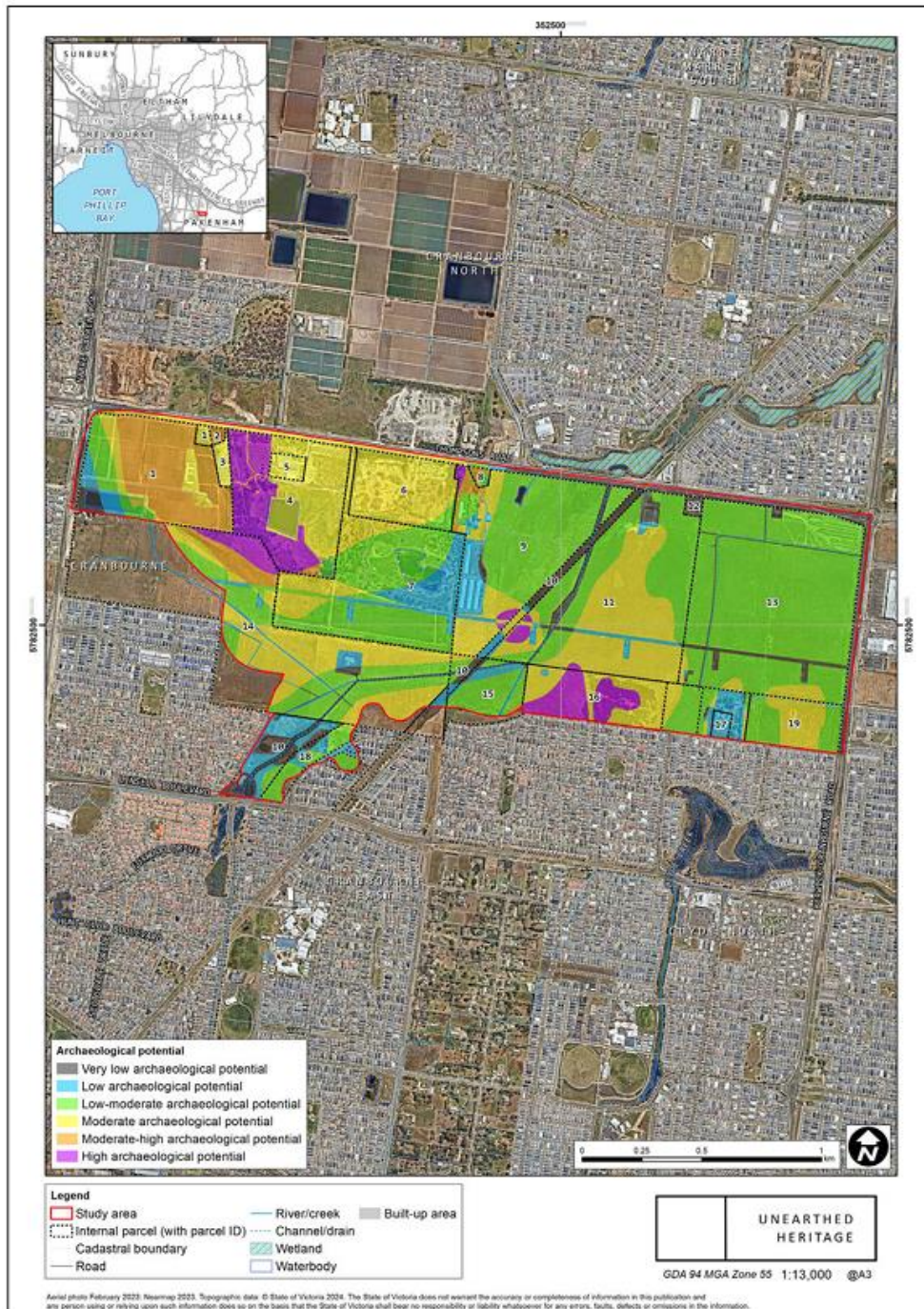
#### What do we know so far?

- The Registered Aboriginal Party (RAP) for the study area is the Bunurong Land Council Aboriginal Corporation (BLCAC).
- At the time of desktop assessment, there were a total of 38 Aboriginal Places registered within the geographic region, with seven registered within the study area itself.
- Registered (i.e. known) Aboriginal cultural material is exclusively represented by stone artefacts (artefact scatters, LDADs, isolated artefact occurrences).
- A general pattern of artefact distribution exists, with a general background of isolated and low density occurrences across the floodplain plain/alluvial plains landform with higher frequency and density associated with elevated land (particularly with sandy rises, dunes and sand drifts) and proximity to water sources including creeks, drainage lines and former swamps and wetlands.
- The presence of deep Cranbourne Sands within areas has also led to the identification of medium and higher density artefact scatters within the geographic region
- The lower lying floodplains landforms appear to be less archaeologically sensitive than drier elevated areas, likely due to seasonal inundation
- Highly disturbed and modified areas such as road reserves and areas where deep ploughing for activities such as market gardening or quarrying has occurred are unlikely to contain in situ subsurface Aboriginal cultural heritage material
- Artefacts are predominately made on silcrete, with quartz, crystal quartz, quartzite, chert, basalt found in smaller quantities
- It is likely that isolated or low density occurrences of stone artefacts will occur across the entire study area and areas of increased sensitivity (higher frequency/density stone artefact scatters) are likely to be associated with:
  - Any elevated landforms within the study area depending upon the disturbances present;
  - Sandy landforms such as sand drifts and dunes, depending upon the disturbances present.
- No Aboriginal cultural heritage was identified during the field survey.

#### What does this mean for the Crookell (Employment) PSP?

- A mandatory CHMP must be prepared for properties, where they are proposed for a high impact activity and they overlap with an area of Cultural Heritage Significance (consistent with the Aboriginal Heritage Regulations 2018).
- For properties that do not have areas of Cultural Heritage Significance, it is strongly recommended that proposed high impact activity developments prepare voluntary CHMPs where there are areas of Moderate, Moderate-High or High archaeological potential within the proposed development areas; furthermore it is recommended that voluntary CHMPs be prepared in these areas regardless of the activity's impact level (see Figure 5-16). Note that although unnamed or historical waterways are not afforded the same protections as named waterways under the Act, land within 200 m of unnamed waterways is still considered an area of cultural sensitivity by BLCAC.
- It is recommended that CHMPs be undertaken at smaller scales, such as at the level of single activities, rather than at larger scales.

Figure 48: Areas of archaeological potential



#### What does this mean for the Crookall (Employment) PSP?

- Consider how the PSP can best address the areas of high archaeological potential

## CULTURAL VALUES INTERPRETATION STRATEGY

Cultural Values Interpretation Strategy Summary Report, Bunurong Land Council  
Aboriginal Corporation, February 2024

#### What is the purpose of the report?

- Define and describe what Aboriginal Cultural Values are and consider their (often layered) meanings to Bunurong peoples
- Explore and record the Bunurong Aboriginal Cultural Values as they relate to the study area
- Provide a resource that can be built upon and used for future reference by the Bunurong community; and
- Recommend suitable methods by which these values could be interpreted in the study area, such as storytelling, wayfinding, planting, use of materials and design elements, public art, playground, place names and other infrastructure, etc.

#### What do we know so far?

- Aboriginal Cultural Values were categorised into three (3) broad themes associated with the Croskell (Employment) PSP area: **Place, People** and **Time**. These three broad values themes incorporate various subthemes that are identified as being relevant to Croskell (Employment) PSP area, including the values of places between places, moving through Country and connection and connectivity (between people, time, nature, culture, Country, etc.).
- Proposals for interpretive works should prioritise locations, materials, forms and content (text and/or images) that best convey the chosen theme/sub-theme.
- 37 Brocker Street, Clyde North was identified as a location of particular interest to the BLCAC due to the identification of a culturally significant patch of remnant native vegetation.
- During discussions with the VPA, BLCAC representatives talked about the history of Bunurong dispossession brought on by colonial authorities giving the land away to those who cleared it and emphasised the harm that has been inflicted on Country because of those practices.
- BLCAC strongly recommends that the VPA ensure the retention and revitalisation of the remnant vegetation patch identified at 37 Brocker Street, Clyde North. BLCAC's preferred method of retention is via the establishment of a public reserve encompassing this landscape feature.
- BLCAC supports the registration of the area encompassing the vegetation patch at 37 Brocker Street on the Victorian Aboriginal Heritage Register (VAHR) as an Aboriginal Place. Moreover, BLCAC recommends the creation of a new Aboriginal Place registration that merges two existing places currently located on the periphery of the vegetation patch (VAHR 7921-0880 and VAHR 7921-1841), creating a new place that encompasses the entire sandy rise/dune feature on which the vegetation sits.
- BLCAC would like to participate in the management of any future public reserve that encompasses the remnant vegetation patch.

#### What does this mean for the Croskell (Employment) PSP?

- The precinct structure plan (PSP) will identify the remnant patch of vegetation at 37 Brocker St Clyde North as an area of Aboriginal cultural values
- The PSP will consider means of protecting this patch of vegetation through planning controls  
The PSP will include guidelines referring development applications to the Interpretation Strategy for principles around how to best acknowledge and celebrate cultural values through subdivision

#### Potential future considerations and opportunities

- Consider how the PSP can best address the presence of identified Aboriginal cultural values at 37 Brocker St Clyde North
- Plan for a local park surrounding the vegetation that maximises the ability to retain this patch of vegetation by producing an area with a uniform size and shape

## ARBORICULTURAL ASSESSMENT

Arboriculture Assessment, ENSPEC, January 2023

#### What is the purpose of the report?

- To identify trees worthy of retention within the Croskell (Employment) precinct
- To provide an assessment of the identified trees regarding their health, structure and retention value in the landscape
- To provide preliminary recommendations for tree protection that should be incorporated into the design and construction process

#### What do we know so far?

- 600 individual trees and 33 groups were assessed, of a total of 988 trees. It is noted that many trees at 1450, 1500 & 1550 Thompsons Road or 37 Bocker St could not be accessed for assessment so the total number of trees in the project area will exceed 1000 and could be up to ~1500.
- Where accessible, the trunk diameter at breast height (DBH) and basal diameter were measured using a forestry tape measure for the calculation of the Tree Protection and Structural Root Zones in accordance with AS4970-2009 Protection of trees on development sites.
- 70% of the trees assessed were deemed to be healthy and 88% were assessed as mature and 14% of the trees are exotic.
- Of the assessed areas, remnant and indigenous vegetation is concentrated in two areas at 1520 Thompsons Road and a patch just north of Donohue Street at 37 Bocker St. It is considered likely that high value indigenous trees will also be present at the rear of 1500 Thompsons Road.
- The arboricultural retention values for assessed trees are shown in Table 10 below (table extracted from report)

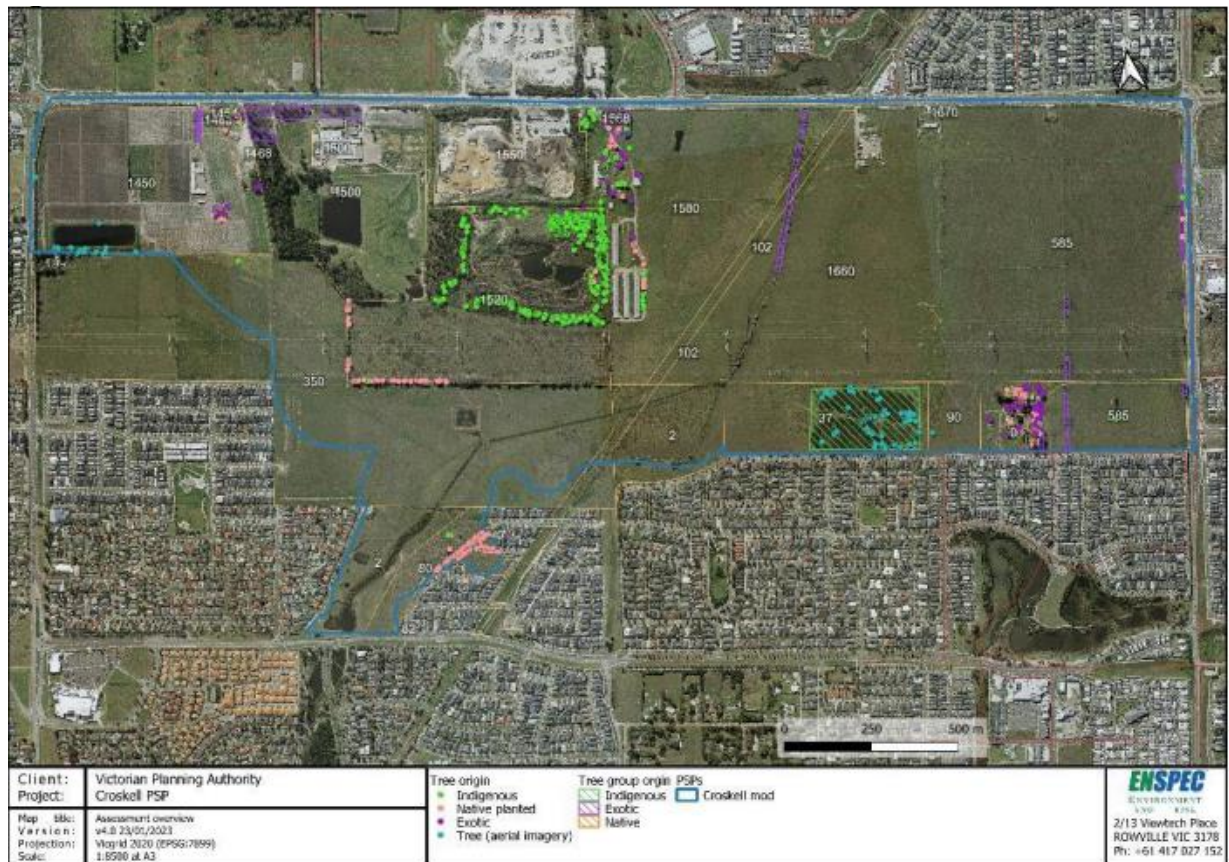
Table 10: Retention value for assessed trees

Retention category	No of trees
<b>Critical</b>	21
<b>High</b>	285
<b>Moderate</b>	268
<b>Low</b>	278
<b>None</b>	136
<b>Total</b>	988

- The 21 'Critical' and 285 'High' value trees are to be retained and incorporated into any new development/design where practical
- 'Moderate' to 'None' value trees are not considered a constraint for this site and can be removed



Figure 49: Assessment of trees overview



#### What does this mean for the Croskell (Employment) PSP?

- The precinct structure plan (PSP) will identify the high value and very high value trees within the **Native Vegetation Retention and Removal Plan (Plan 8)**
- The PSP will consider the location of high value trees when determining locations for local parks, road reserves and other assets that may help facilitate tree retention
- The PSP may include guidance for how subdivision might retain existing high or critical value trees

#### Potential future considerations and opportunities

- Consider how the open space network and other assets/public realm can maximise the retention of existing high value trees.
- Consider and plan for roads to be aligned to ensure high retention value trees can be retained, to help contribute to the 30% of tree retention throughout the precinct. If a protected tree is located on a private lot, consider how this tree can bring value to the amenity and public appeal of the development planned for that site.
- Keeping as many trees as possible, and planting more in the precinct, will help offset the environmental impacts of a Regionally Significant Commercial Area and will add to property values by means of increased liveability and attractive living and working environment, helping to attract both future business and residents to the precinct.

## BIODIVERSITY

### Biodiversity Assessment Update, WSP, January 2024

#### What is the purpose of the report?

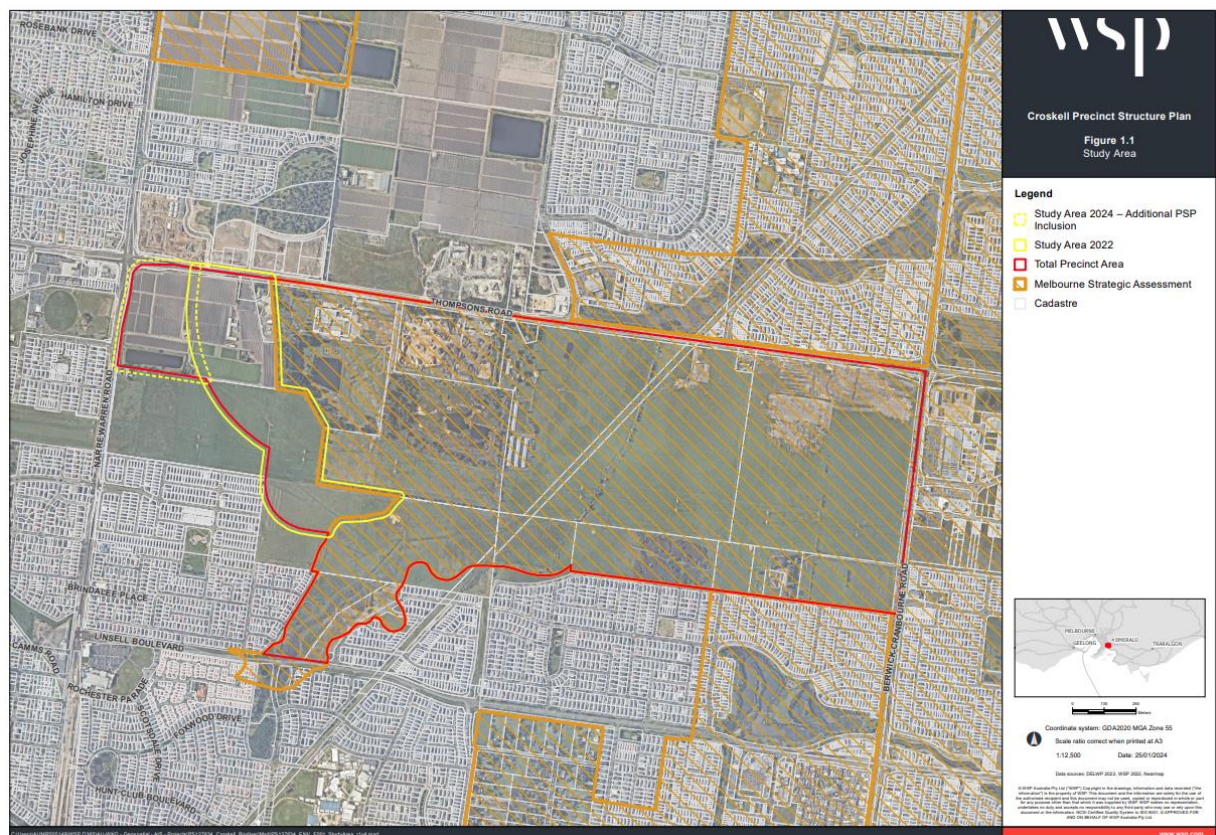
- A Biodiversity Assessment was undertaken to determine the likely impacts of development on biodiversity in the study area and ensure that the relevant provisions under legislation such as the *Environmental Protection*

and Biodiversity Conservation Act 1999, (EPBC Act) the Flora and Fauna Guarantee Act 1988 (FFG Act), and the Planning and Environment Act 1987 (P&E Act) are adhered to.

#### What do we know so far?

- The Biodiversity Assessment was only conducted for the land brought into the PSP prior to project commencement as discussed in **Section 4** – the balance of land is included within the Metropolitan Strategic Assessment area, to which the clause 52.17/16 would apply.
- The study area is, in general, highly modified from its likely condition pre-European settlement, which is likely to have been a biodiverse woodland most attributable to Plains Grassy Woodland EVC 55 and Heathy Woodland EVC 48. Currently, the understory is highly modified by weeds and grazing to degree that indigenous understory species are effectively absent, with the exception of a small number of opportunistic colonising species recruiting across areas reserved for the purposes of revegetation along much of the eastern boundary. Much of the remnant canopy has been cleared and canopy trees persist along the eastern boundary amongst areas of revegetation.
- A large farm-style dam is situated within the study area (now included in the broader study area 2023), a highly modified weedy watercourse runs from this dam, south-east across the study area.
- There are no EPBC Act Threatened Ecological Communities (TEC) occurring within the study area. No remnant vegetation or habitat within the study area aligns with the description of any FFG Act threatened communities
- During the site assessments, twelve small patches of low-quality vegetation and one DEECA current wetland (wetland ID 71150) totalling 0.407 hectares were identified, equating to 0.624 habitat hectares.
- Targeted surveys were undertaken for the Growling Grass Frog *Litoria raniformis*, no Growling Grass Frogs were observed. This species is considered absent from the study area.
- No species of conservation significance were observed onsite. Common native fauna species observed during the site assessment included species such as Australian Magpie *Gymnorhina tibicen* and the Australian Wood Duck *Chenonetta jubata*.

Figure 50: Biodiversity Assessment study area





### What does this mean for the Croskell (Employment) PSP?

- The PSP should consider opportunities to avoid and minimise impacts to ecological values
- The PSP will need to consider existing vegetation when planning the location of new roads to access the development and try to ensure access for construction is via existing routes to avoid impacts to native vegetation supported by roadsides
- The PSP will need to consider opportunities for revegetation of existing water bodies or water courses
- The PSP will need to consider how to ensure that native vegetation within both the MSA and non-MSA area of the precinct is mapped and offset requirements and permit triggers are incorporated into the PSP ordinance
- The PSP will need to engage an arborist to conduct an Arboricultural assessment of trees within the precinct

### Potential future considerations and opportunities

- To simplify assessment of native vegetation offsets for the area outside the PSP – the VPA should consider preparing a Native Vegetation Precinct Plan (NVPP)
- To simplify assessment of native vegetation retention within the PSP – the VPA should consider preparing a **Native Vegetation Retention and Removal Plan**
- The PSP should consider opportunities to locate parks and other public assets in locations to maximise retention of existing native vegetation

## BUSHFIRE

### Bushfire Development Report, Terramatrix, July 2024

#### What is the purpose of the report?

- To assess the bushfire risk to the Croskell (Employment) Precinct Structure Plan (PSP) area and its suitability for development
- To identify how the PSP and future development within the precinct can respond to the risk and comply with the applicable planning and building controls that relate to bushfire, specifically the objective and strategies of the Planning Policy Framework (PPF) at Clause 13.02-1S Bushfire Planning.

#### What do we know so far?

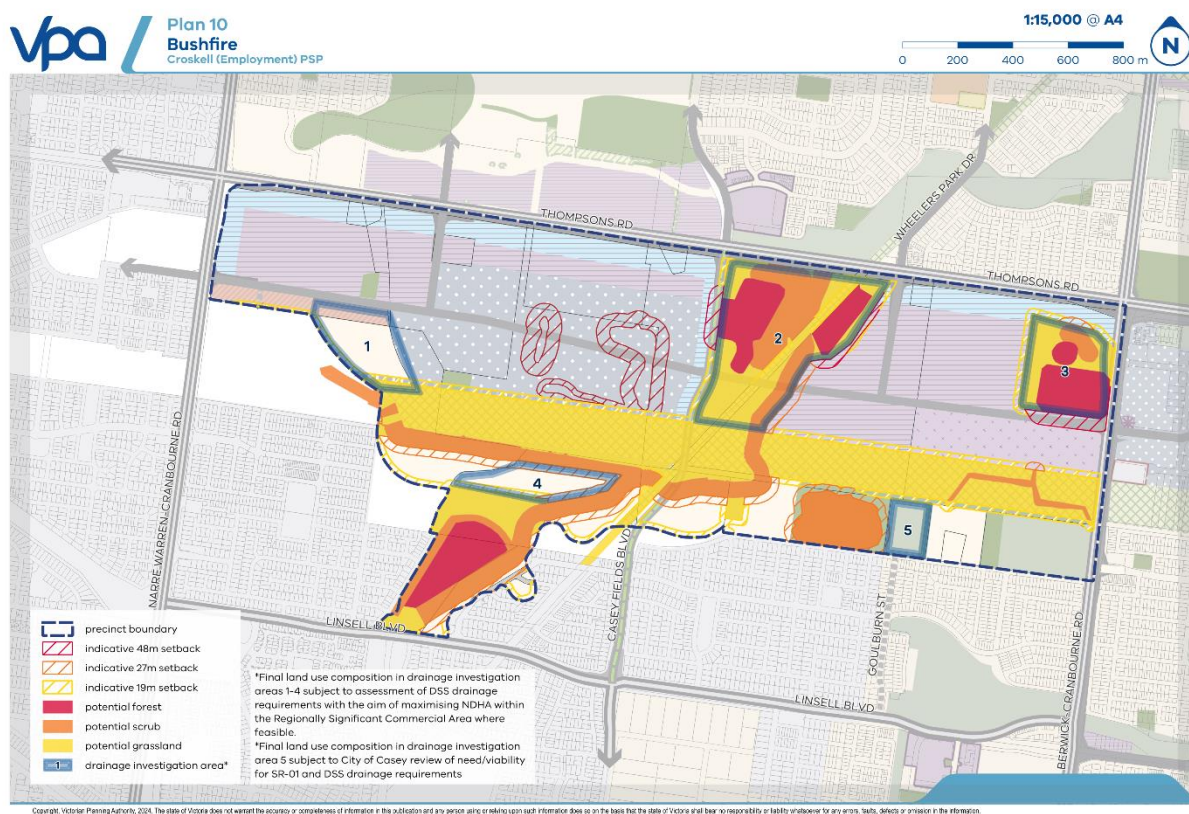
- The Croskell Precinct Structure Plan (Croskell PSP) area is in a relatively low bushfire risk landscape.
- No part of the study area or the land for over 2.6 km around it is affected by the Bushfire Management Overlay (BMO) or a Schedule to the BMO.
- Bushfire behaviour with the potential for neighbourhood-scale destruction is not credible.
- The surrounding landscape is dominated by land that is flat or rising away from the site and will not exacerbate fire behaviour.
- In all directions much of the land around the precinct is currently, and will increasingly become, designated as non-Bushfire Prone Area (BPA) land.
- Once developed with reliably low threat and non-vegetated areas, some of the precinct will meet the criteria for future excision from the BPA, creating a large area safe from bushfire attack for existing and future residents.
- The development areas can be sufficiently setback from retained areas of Grassland in the power transmission easement and Grassland, Scrub and Forest in the proposed drainage reserves to provide enough separation distance and ensure development is not exposed to RHF above 12.5kW/m<sup>2</sup>.
  - This assumes that appropriate setbacks, including a minimum 19 m perimeter road is provided between the vegetation in the drainage reserves and power transmission easement and the development, to ensure separation from any hazard and supplement the setback distances from any higher hazard retained vegetation.
- Areas of higher hazard vegetation likely to be retained or created in the drainage reserves will be relatively small, isolated and narrow. They will, therefore, not pose a significant threat if new and existing development is sufficiently setback from them the distances identified in this report.

- Development of the precinct can satisfy the objective and all strategies of Clause 13.02-1S, which aim to prioritise protection of human life.

#### What does this mean for the Croskell (Employment) PSP?

- Interface areas where development setbacks will be required include from:
  - Unmanaged vegetation in the drainage reserves and power transmission easement.
  - Unmanaged vegetation on adjacent land where the vegetation poses an interim or possibly permanent bushfire hazard (generally to the west and small areas to the south); and
  - Potentially hazardous Scrub in the Aboriginal Heritage area at 37 Brocker St, Clyde North.
- Layout and subdivision design that implements the setbacks will ensure that no BAL construction standard will result that is higher than the maximum BAL-12.5 outcome stipulated in the settlement planning strategies of Clause 13.02-1S.

Figure 51: Bushfire indicative development setbacks



#### Potential future considerations and opportunities

- Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are of high biodiversity conservation value.
- Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reduce bushfire risk overall.

## HISTORIC HERITAGE

Post Contact Heritage Assessment, Ecology and Heritage Partners, August 2024

#### What is the purpose of the report?



- To review existing heritage listings and develop a list of known heritage places.
- To provide a local historical account of the precinct.
- To survey, assess and document places of potential heritage significance that are not protected under statutory measures.
- To review and document known heritage places and features of both local and state significance.

#### What do we know so far?

- The field survey recorded one new historical heritage place, Inter-War House ("Spring Meadows") at 1580 Thompsons Road. The field survey also re-inspected Heritage Overlay (HO) 137 ("Springmont"), recording its current condition and recommending updates to its existing curtilage.
- The current site extent and curtilage of HO137 ("Springmont") does not reflect its historic value. A large palm planting is currently just outside of the site boundary. The site boundary should be extended to include this exotic planting.
- The curtilage with associated historical value extends far beyond the HO137 ("Springmont") dwelling and encompasses much of the present market gardens. The dwelling and associated trees have been recorded as having local significance for their association with one of the pioneering families and prominent local man William Hardy. Hardy built the house, and he was a Cranbourne Shire Councillor and president in the period when the property was developed.
- Considering this reason for the significance of the place, it is unnecessary to include the surrounding market gardens in the heritage overlay extent. Any exotic plantings associated with the early period of HO137 ("Springmont") should be kept within the reduced extent. It is also recommended that the documented windmill, Eureka, to the north-east of the dwelling, be included in the extent of the heritage overlay of HO137 Crookell Precinct Structure Plan, Victoria: Post Contact Heritage Assessment. August 2024 vi ("Springmont"), due to its historical association with the property. The original driveway appears to have been re-developed as part of the market garden use and is not considered significant.

Figure 52: Recommended reduction in heritage curtilage for HO137



- The Inter-War House located at 1580 Thompsons Road should be considered for the Casey Heritage Overlay

### What does this mean for the Croskell (Employment) PSP?

- A conservation management plan should be produced for Springmont Farm, including a site inspection and architectural evaluation. This conservation management plan should outline the potential future uses for Springmont Farm dwelling.
- The PSP amendment will include a reduction in curtilage for H0137

### Potential future considerations and opportunities

- The PSP should consider how it will facilitate the future activation and use of the Springmont farm dwelling
- There are no other known historical heritage issues regarding the proposed development. If any historical heritage issues are encountered during construction, then works should cease within 10 m of the area of concern and a qualified Cultural Heritage Advisor (or Heritage Victoria) should be contacted to investigate.

## SODIC SOILS AND LAND CONTAMINATION

### Land Capability Assessment Report - Croskell (Employment) Precinct Structure Plan, Kleinfelder, July 2024

#### What is the purpose of the report?

- To identify the existing environmental conditions and potential impacts on the future development of the Croskell (Employment) PSP area, including:
  - Geotechnical and hydrological variables.
  - Potential soil and/or groundwater contamination.
  - Areas of potential sodic/dispersive soils.
  - Existing adverse amenity land uses.

#### What do we know so far?

- Soils across the site are mapped as chromosols, which are not expected to be dispersive. The desktop study did not identify sodic soils at the site and the waterlogging of the soils would suggest that the surface soils are nondispersive in nature.
- The majority of the Site has an extremely low probability for acid sulfate soil presence (1-5%) with a low probability of presence in the north central and north-eastern boundaries (6 to 70%).
- The Site is situated within the Central Sunklands subunit of the Eastern Plains geomorphic land unit and is described as comprising coastal plains with ridges and dune fields with an annual rainfall of  $\geq 700$  mm/year. The sunk lands are described as containing poorly drained soils with a moderate susceptibility to waterlogging and a low susceptibility to salinity issues. Gullying and landslip potential within the subunit are described as low and very low, respectively.
  - Potential geotechnical constraints on the site include:
    - Uncontrolled fill from quarry operations and other activities on site.
    - Low bearing capacity soils.
    - High expansivity soils.
    - Low California Bearing Ratio (CBR) soils.
    - Poor trafficability.
    - Elevated perched water tables.
    - Hard excavation within the Red Bluff Sandstone.
    - Minor risk of Acid Sulfate Soils in lower lying swampy areas.
    - Presence of peat or highly organic soils.
- Based on the information reviewed in the desktop assessment, current and historic land uses within the Croskell PSP (confirmed through the parcel inspection), potential sources of contamination were identified. The potential sources of on-site contamination were assigned a qualitative level of risk in accordance with Planning Practice Note 30 (PPN 30), based on the likelihood of contamination representing a potential constraint to future development.

- Although PPN 30 does not have a category for 'low potential for contamination', parcels that were considered to have a low potential for contamination were assigned as such, where the 'medium and high' categories were not considered to be appropriate.
- Land Parcels 2, 3, 4, 5, 6, 7, 8, 9, 11, 16, 17 and 19 have been identified as having a 'high contamination potential'. Land Parcels 1 and 18 have been identified as having a 'medium contamination potential' and land parcels 10, 12, 13, 14 and 15 were identified having 'low contamination potential'.
- The following adverse amenity uses have been identified.
  - Abattoir Parcels 4 and 5.
  - Burdett's Yard – Sand processing Parcel 6.
  - Boral Concrete Batching Plant Parcel 6.
  - Dandy Premix - 1545 Thompsons Rd, Cranbourne North -Off-Site.
  - Broadway & Frame Premix - 1575 Thompsons Rd, Cranbourne North- Off-Site.
- Recommended separation buffers for these activities have been applied conservatively based on the existing state of knowledge as per EPA publication 1518 using the Urban method.

PUBLIC CONSULTATION DRAFT

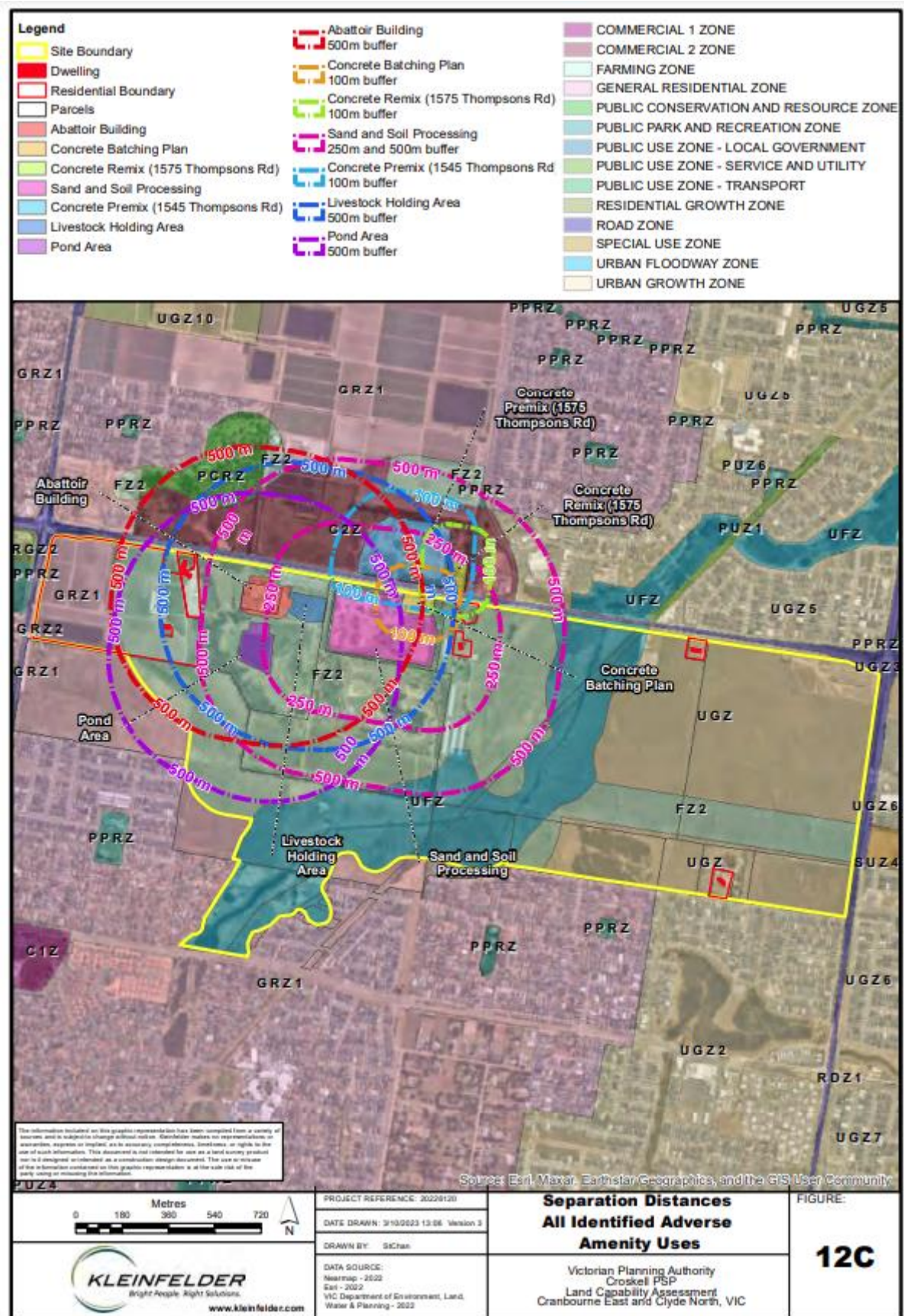


Figure 53: Potential for Contaminated Land





Figure 54: Separation Distances for all Identified Adverse Amenity Uses



### What does this mean for the Croskell (Employment) PSP?

- The findings of this report inform land capability and development generally.
- The PSP will need to include controls to assess the risk of contamination on those parcels identified by the LCA
- The PSP will need to identify existing adverse amenity uses within the precinct and the associated buffers for sensitive uses

### Potential future considerations and opportunities

- The VPA has engaged Kleinfelder to review the buffers guidance in line with the new EPA Guidelines for separation distance (August 2024) and the revised report will be made available online as soon as this has been done
- The DSS assets within the precinct provide an opportunity for valuable amenity throughout the precinct to help offset the environmental impacts of the industries moving into the precinct.
- Groundwater sampling and analysis should be considered to inform the likelihood of groundwater being encountered during proposed future development of the site to determine its contamination status and associated potential risks to human health and/or the environment.
- Given the size of the site and potential constraints it is recommended that further geotechnical assessment be undertaken utilising simple low-cost techniques such as hand augers and/or test pits and Dynamic Cone Penetration (DCP) testing to approximately 3m depth along with appropriate laboratory testing. Test pits should be excavated on a 100-150m grid and should be logged by a suitably experienced geotechnical engineer. Both large bulk and small disturbed samples shall be recovered for testing along with 'undisturbed' U50 samples. The following laboratory testing is considered appropriate:
  - Atterberg Limit
  - California Bearing Ratio
  - Shrink Swell
  - Particle size distribution
  - Acid Sulfate Soil Screen
  - Soil aggressivity testing (pH, sulfate and chloride)
  - Emerson Class

## HIGH LEVEL UTILITY SERVICING

### Utility Services Assessment - Situational Analysis Report – Kleinfelder, April 2024

#### What is the purpose of the report?

- To identify any utility services that may have implications for precinct planning.
- To determine key opportunities and constraints relating to the existing utility infrastructure within and servicing the precinct.
- To provide an assessment of stormwater, water, sewerage, electricity, gas, and telecommunications infrastructure to assist the preparation of the Croskell (Employment) PSP.
- To identify Environmentally Sustainable Design (ESD) opportunities.

#### What do we know so far?

- The following utility service providers (USPs) were identified with the PSP area.
  - APA Group – Gas
  - AusNet Services – Electricity
  - City of Casey – drainage and easements
  - Department of Energy, Environment and Climate Action (DEECA) formerly Department of Environment, Land,
  - Water and Planning (DELWP) – Electricity and fibre optic for the Melbourne Desalination Plant
  - Melbourne Water – Water supply, drainage and associated easements
  - South-East Water – Water supply, sewer
  - National Broadband Network (NBN) - Telecommunications
  - Opticomm - Telecommunications

- Optus – Telecommunications
    - Telstra – Telecommunications
  - A majority of the identified USP's did not respond to the initial queries from Kleinfelder and only limited information was provided by those that did respond. Kleinfelder completed a desktop search on the official websites of the USPs to inform the situational analysis report
- The main constraints for development of the PSP are the Victorian Desalination Plant and electricity (VDP) infrastructure (underground power and fibre cable) located in the central portion of the site and the above ground transmission lines located south of the VDP infrastructure.

#### **What does this mean for the Croskell (Employment) PSP?**

- Melbourne Water is currently designing the Development Services Scheme (DSS) to inform the Croskell PSP as part of the Ti-Tree Creek DSS. The DSS will include the concept design of drainage pipes, waterways, retarding basins, stormwater treatment wetlands, and other drainage associated infrastructure

#### **Potential future considerations and opportunities**

- The future development at the site needs to consider the presence of the Victorian Desalination Plant and electricity infrastructure underground electricity, communications cable and presence of overhead electricity transmission and overhead powerline running through central portion of the PSP area.
  - As per the advice received from the DEECA (formerly DELWP) no works will be approved inside the buffer zone of the underground electricity and communications cable for the Victorian Desalination Plant.
  - There is an easement and contractual licenses granted in favour of AquaSure and AusNet which prevent any encroachment on the easement without the consent of the State and AquaSure and/or AusNet.
  - Additionally, any works adjacent to the easement are to be undertaken in such a manner that they will have no influence, impact or interfere in any way on the easement land or the infrastructure within that easement.
  - The consortium operating the Victorian Desalination plan AquaSure and Victorian Government will need to be consulted for any infrastructure works encroaching the desalination plant infrastructure.

## **COMMUNITY INFRASTRUCTURE AND OPEN SPACE**

Community Infrastructure and Open Space Needs Assessment – Croskell (Employment) Precinct, SGS Economics & Planning, March 2023

#### **What is the purpose of the report?**

- This report provides an independent analysis of community infrastructure, education facilities, and open space.

#### **What do we know so far?**

- Based on the infrastructure demands generated from the forecast population, it is recommended that the following infrastructure be provided within the Croskell Precinct.

Table 11: Recommended community infrastructure

Infrastructure type	Details of infrastructure	Cost apportionment	Management	Delivery year
Level 1 Community Facility	2 x kindergarten rooms (with one that can be used for a playgroup as required) 2 x small to medium meeting rooms for general community use, including seniors groups 1 x small to medium meeting room for young people	100%	Council owned however could be managed by Council, neighbourhood house, and or community provider.	2036 (Year 15)
Active Open Space	Between 2.2ha and 3.1ha – funds to be used to further embellish undeveloped active open space within Croskell	100%	Council	As development occurs
Passive Open Space	Between 4.57ha and 5.5ha	100%	Council	As development occurs

- The future community will require access to higher order community infrastructure and open space, however this is available within a suitable distance outside the Precinct. In addition, this higher order infrastructure has capacity to accommodate the minimal demands derived from Croskell (Employment).

#### What does this mean for the Croskell (Employment) PSP?

- The level one community facility could be run by either Council, a neighbourhood house program, or via a mixed partnership approach with Council (e.g. Council run the community centre program, alternative provider runs the kindergarten).
- Based on advice from Council – the VPA has not included the community facility within the Croskell (Employment) PSP or Infrastructure Contributions Plan

#### Potential future considerations and opportunities

- The amount of active open space triggered by the precinct is too small to deliver an active open space reserve therefore it is recommended that this monetary contribution is used to further embellish the undeveloped active open space reserves in the south east corner of the Precinct.

## INTEGRATED WATER MANAGEMENT

Integrated Water Management Plan, ARUP, March 2024

#### What is the purpose of the report?

- This report summarises the Integrated Water Management (IWM) opportunities at Croskell (Employment) and recommends a portfolio of IWM solutions for this PSP.
- The objective of this IWM assessment is to provide concept-level guidance to the VPA and stakeholders which can be incorporated into the development of the PSP.

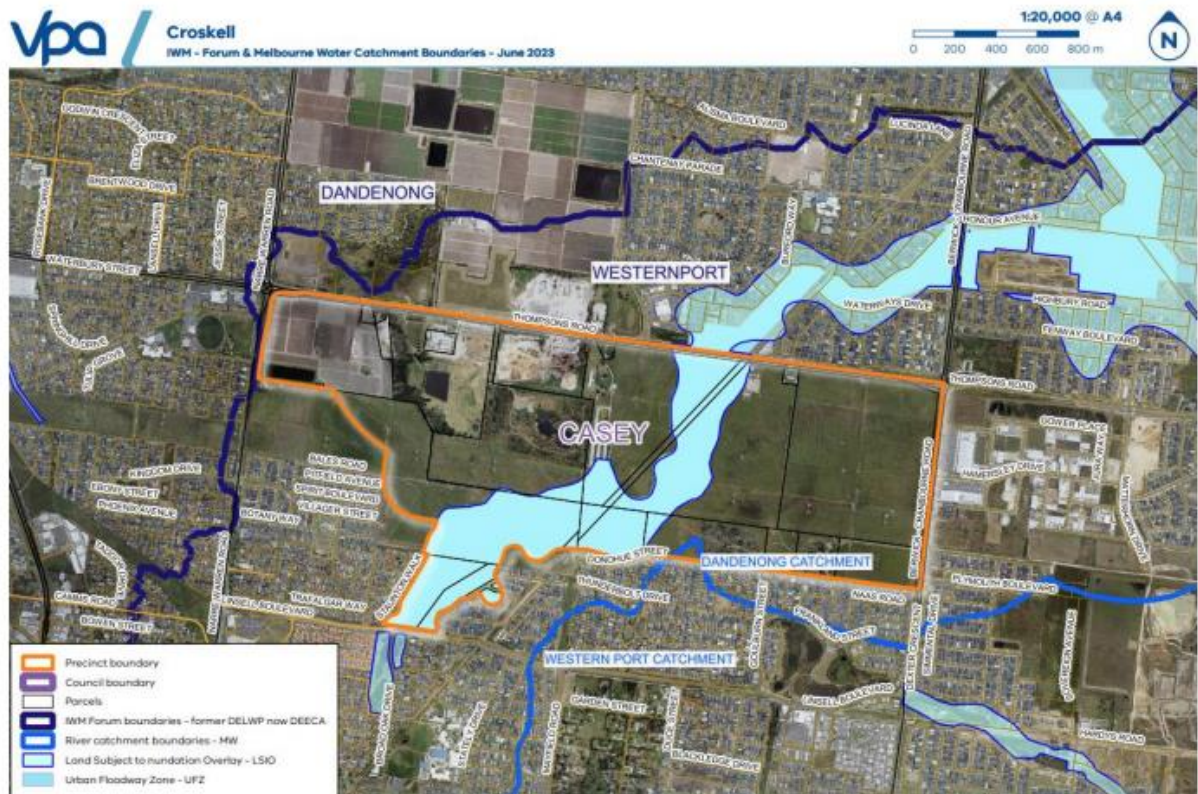
#### What do we know so far?

- There is a difference between catchment boundaries defined by the IWM Forum and Melbourne Water. The Croskell (Employment) PSP lies within the Western Port IWM Forum boundary and Dandenong River catchment boundary. The distinction is important when considering objectives and targets from the relevant strategies.



- Hence, the project will align with the regional objectives and targets identified in the Western Port IWM Plan, and the healthy waterway objectives identified in the Healthy Waterways Strategy for the Dandenong catchment.

Figure 55: Croskell (Employment) PSP and IWM catchment boundaries



- Through consultation with stakeholders – three IWM portfolios were proposed:
  - Portfolio 1 - Centralised network: A centralised network which comprises recycled water being supplied from the nearest treatment plant to meet all the PSPs water demands (residential, non-residential and open space) and a dedicated infiltration 'spongy' area alongside the waterway corridor.
  - Portfolio 2 - Decentralised and flexible systems: A decentralised and flexible system, which comprises recycled water from the nearest treatment plant to meet residential demands only, precinct scale stormwater harvesting to meet open space irrigation demands, rainwater harvesting and roof irrigation to evaporate rainwater in non-residential lots and passively irrigated trees at the street scale.
  - Portfolio 3 - Maximising greening: A maximised green solution which comprises recycled water being supplied from the nearest treatment plant to meet residential and non-residential demands, regional rainwater harvesting to serve open space irrigation demands, raingardens and green roofs in non-residential lots and passively irrigated trees at the street scale.
    - Based on the quantitative assessment and analysis of possible implementation pathways, it is recommended that the preferred IWM solutions for Croskell PSP are based on Portfolio 2, but that some flexibility is provided to substitute some solutions based on individual development design, and site constraints.
      - Portfolio 2 offers decentralised and flexible solution, that enables IWM solutions to be determined at a development scale, based on the scale of demand for alternative water, and opportunities for stormwater management and greening.
      - Within this portfolio, the core IWM solutions recommended are providing recycled water to residents, on lot rainwater harvesting for non-residential plots and passively irrigating trees.

What does this mean for the Croskell (Employment) PSP?

- The IWM assessment will help to develop and refine IWM objectives, requirements, and guidelines within the PSP.  
The VPA will consider how best to incorporate the recommended IWM portfolio measures into the PSP or planning ordinances

#### **Potential future considerations and opportunities**

- There are opportunities for cost sharing and governance arrangements between all stakeholders.
- Further investigation or feasibility studies to understand in better detail the full range of benefits and costs of other leading IWM scenarios would be beneficial

## **INTEGRATED TRANSPORT ASSESSMENT**

Integrated Transport Assessment, Movement and Place Consulting, August 2024

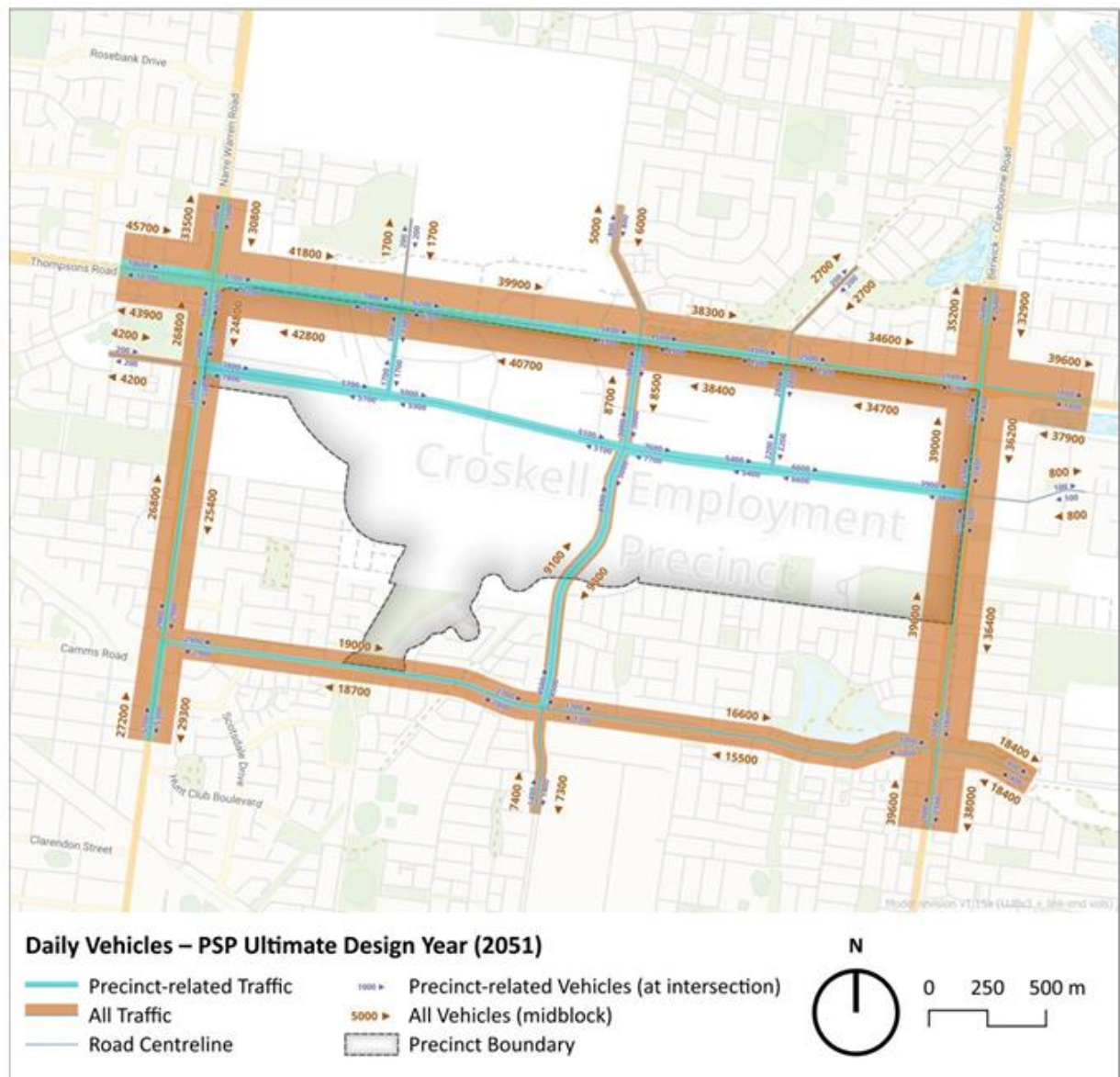
#### **What is the purpose of the report?**

- This report provides an integrated transport assessment for the proposed development of the Croskell (Employment) precinct in the City of Casey.
- As well as assessing current transport conditions and quantifying the traffic demands associated with the envisaged land uses, this report considers various measures that, if incorporated, would reduce the reliance on private vehicles and reduce traffic congestion.
- The suggestions cover actions to encourage much greater use of walking, bicycles, micro-mobility and public transport while managing traffic capacity and parking provision.

#### **What do we know so far?**

- The surrounding primary State arterial road network carries significant and growing traffic volumes, with greater traffic intensity to the north and north-west. Thompsons Road is an important freight route and forms part of the Principal Freight Network (PFN). Recent and planned road improvements continue in tandem with growth. Road crashes are quite frequent, with particular concentrations on Thompsons Road and Narre Warren–Cranbourne Road.
- Public transport in the area is limited to bus services, mostly quite low frequency. There are no railway stations within walking distance; Cranbourne, Merinda Park and the future Cranbourne East stations are 2-3km away, while Narre Warren and Berwick stations are about 6km away to the north.
- Using traffic generation assumptions typical of comparable areas in Melbourne, the precinct could generate about 58,400 vehicles per average weekday once fully developed. Most travel demand will be generated to and from places north and north-west of the precinct, adding significantly to the already high and fast-growing traffic volumes on these roads.

Figure 56: Average weekday vehicle volumes within and adjoining the precinct



Source: M&PC traffic modelling

- There was a specific need to protect sensitive land uses against freight traffic, as indicated within a sub-feature under Feature 8. This has been achieved by ensuring that residential developments are buffered away from major freight corridors (Thompsons Road)
- The Victorian Desalination Plant HV cable limits north-south connectivity: The VDP cable increases the cost and complexity of road links between the north and south halves of the precinct. As a result, it's infeasible for Croskell (Employment) PSP to match the 400m-800m spacing observed in other surrounding areas. Along Croskell's 3.3km length, this would equate to 3 – 7 road connections, all of which would need to cross the VDP cable
  - Support Casey Fields Boulevard's critical role providing connectivity across the VDP cable easement: The precinct's central north-south connector street is essential in connecting the precinct to the surrounding neighbourhood. It splits the 3.3km-long barrier, assists balancing east-west and north-south travel movements, and facilitates economic connections between the precinct and the greater region
  - Develop Casey Fields Boulevard as a two-lane road with a high-quality shared user path: The road should be developed with only one lane in each direction to minimise the impact on the VDP cable. The road cross section should include a high quality direct shared user path so that if traffic

congestion does occur on Casey Fields Boulevard, the active transport options are abundantly clear for all car drivers to see.

#### **What does this mean for the Croskell (Employment) PSP?**

- Footpaths and bicycle riding infrastructure are generally well provided
- Canopy tree planting will beautify the public realm and mitigate urban heat island effects, making environments more pleasant for pedestrians
- Footpaths and connector streets meet directly with safe signalised crossing points. Bus stops have also been co-located with safe pedestrian crossing, reducing walking distances
- Local road network permeability is improved by direct north-south and east-west connector streets through Croskell. Streetscape treatments reduce unnecessary through-traffic.

#### **Potential future considerations and opportunities**

- Consider measures to reduce the need for car use, by ensuring there are a wide range of high-quality alternative transport options for people to choose from. A range of interventions that can improve public and active transport options have been identified. Some land use interventions have also been identified for future consideration in subsequent planning works to create places that are more attractive and accessible for visitors.
- Consider providing safe bicycle riding paths (dedicated and SUP) that connect the SCC with key destinations within the precinct
- Consider how future built form engage with the public realm and provide passive surveillance along streets.

## **INFRASTRUCTURE CONTRIBUTIONS PLAN – DESIGN AND COSTINGS**

Infrastructure Contributions Plan – Design and Costings, SMEC, August 2024

#### **What is the purpose of the report?**

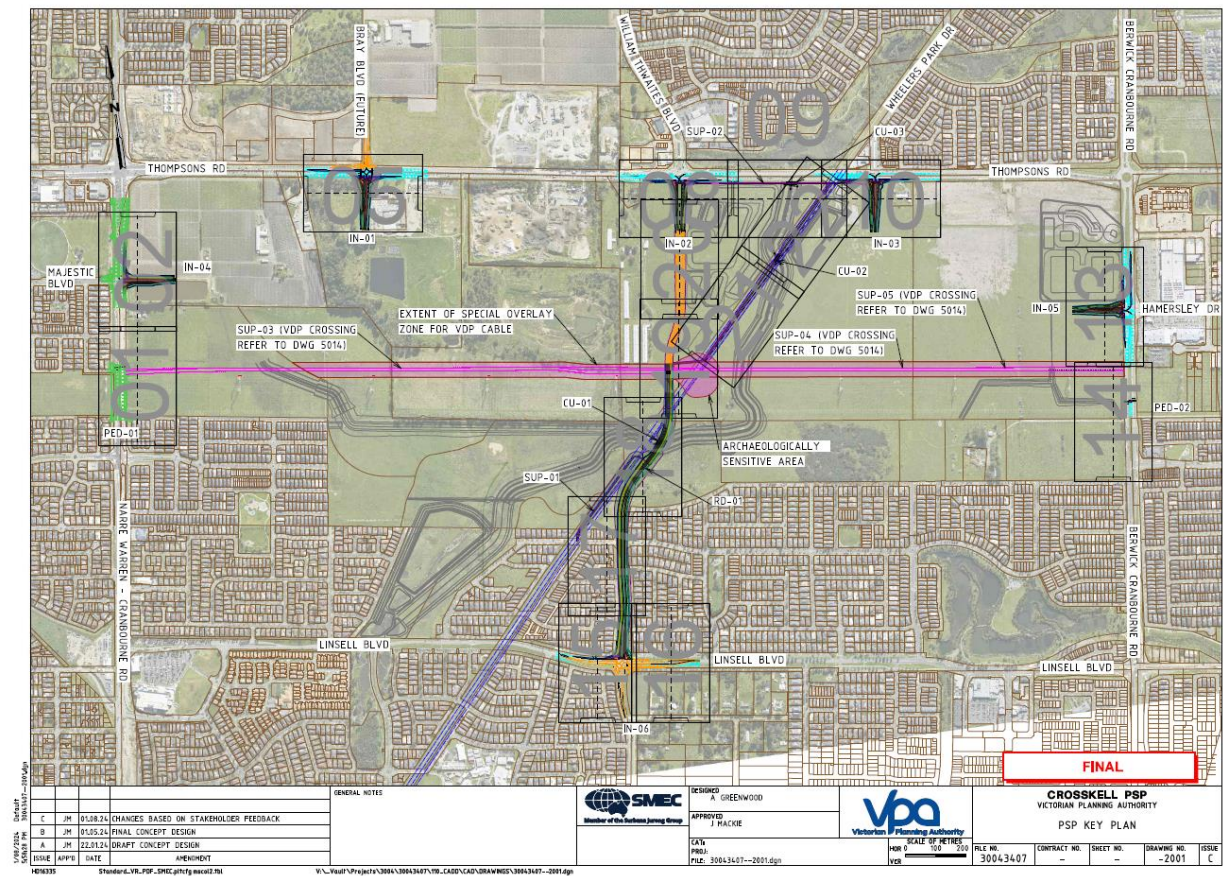
- The VPA appointed SMEC to prepare high-level design and costings for all infrastructure items proposed to be included within the Infrastructure Contributions Plan (ICP)

#### **What do we know so far?**

- The “infill” nature of Croskell (Employment) – being surrounded by existing development on all frontages, including an existing arterial road network – means that the Croskell (Employment) PSP could not utilise the standard VPA benchmark infrastructure design and costings – as these were developed for a greenfields context.
- SMEC has developed high-level designs and costings for all ICP projects proposed for the precinct. In doing so – the VPA has determined that the costs of delivering these projects will exceed the cash generated under a standard ICP levy. Thus, a supplementary ICP levy will need to be triggered to cover the excess costs.



Figure 57: Infrastructure Contributions Plan Key Plan (SMEC, August 2024)



### What does this mean for the Crookwell (Employment) PSP?

- As a supplementary levy has been triggered, the Crookwell (Employment) Infrastructure Contributions Plan will be exhibited alongside the Precinct Structure Plan as part of the overall C296case planning scheme amendment
- All stakeholders will have the opportunity to review the ICP and provide feedback as part of the formal public consultation process

### Potential future considerations and opportunities

- The VPA is still working with SMEC to refine the ICP design and costings as well as produce a Design report outlining SMEC's methodology and discussion on adopted engineering standards and any variation to the VPA benchmark standards. This report will be made publicly available as soon as it is ready.

## ECONOMICS

### Commercial and Industrial Land Needs Assessment and Implementation Plan, Geografia and Echelon Planning, July 2023 with Addendum, July 2024

#### What is the purpose of the report?

- The Commercial and Industrial Land Needs Assessment and Implementation Plan (CILNAIP):
  - Reviewed the relevant policy objectives relating to the PSP, including the South East Economic Corridor Strategic Context Report to 2060 (SEEC)
  - Assessed the floorspace and land use provisions as identified in the SEEC report
  - Provided recommendations on the locations and typologies of commercial/industrial zones

- The July 2024 Addendum to the CILNAIP looked at the estimated total employment capable of being supported by the Croskell (Employment) PSP and the adequacy of regional future demand to support these employment figures and corresponding allocations.

#### **What do we know so far?**

- Confirmed the methodology of the SEEC recommendations – the results of which broadly aligned with the results generated by the Geografia analysis
- The CILNAIP found lower demand for retail and bulky goods floorspace than what was recommended within the SEEC report. While the SEEC report numbers were economically feasible – given sufficient aggregate demand from the wider catchment area) – the planning for the Croskell (Employment) precinct needs to consider:
  - The location of bulky goods stores (i.e whether they can be stand alone or collocated into a specialised precinct)
  - Local retail provision (i.e whether it is appropriate to draw from surrounding residential catchments)
- The CILNAIP was completed in July 2023 and was based heavily on a review of the SEEC report. Following advice from the Department of Transport and Planning in regards to allowable uses and zoning within a Regionally Significant Commercial Area and significant changes to the Place Based Plan and employment zoning from what was contemplated in July 2023 – the VPA appointed Geografia to conduct an Addendum, which was completed in July 2024
- The addendum shows that:
  - Croskell (Employment) PSP is expected to accommodate 6,532 jobs in the Regionally Significant Commercial Area and employment zoned area outside of it.

#### **What does this mean for the Croskell (Employment) PSP?**

- There is sufficient future regional demand to support floorspace and employment estimates outlined in the precinct Land Use Budget.

#### **Potential future considerations and opportunities**

- There remain uncertainties around the existing and future floorspace provisions in planned or proposed Activity Centres in the Casey region. This impacts on the modelling assumptions and the capacity to quantify the potential impact on neighbouring locations
- The provision of any additional retail floor space risks eroding demand for other nearby planned or existing activity centres

## **LANDSCAPE CHARACTER ASSESSMENT**

Landscape Character Assessment, Spiire, December 2022

#### **What is the purpose of the report?**

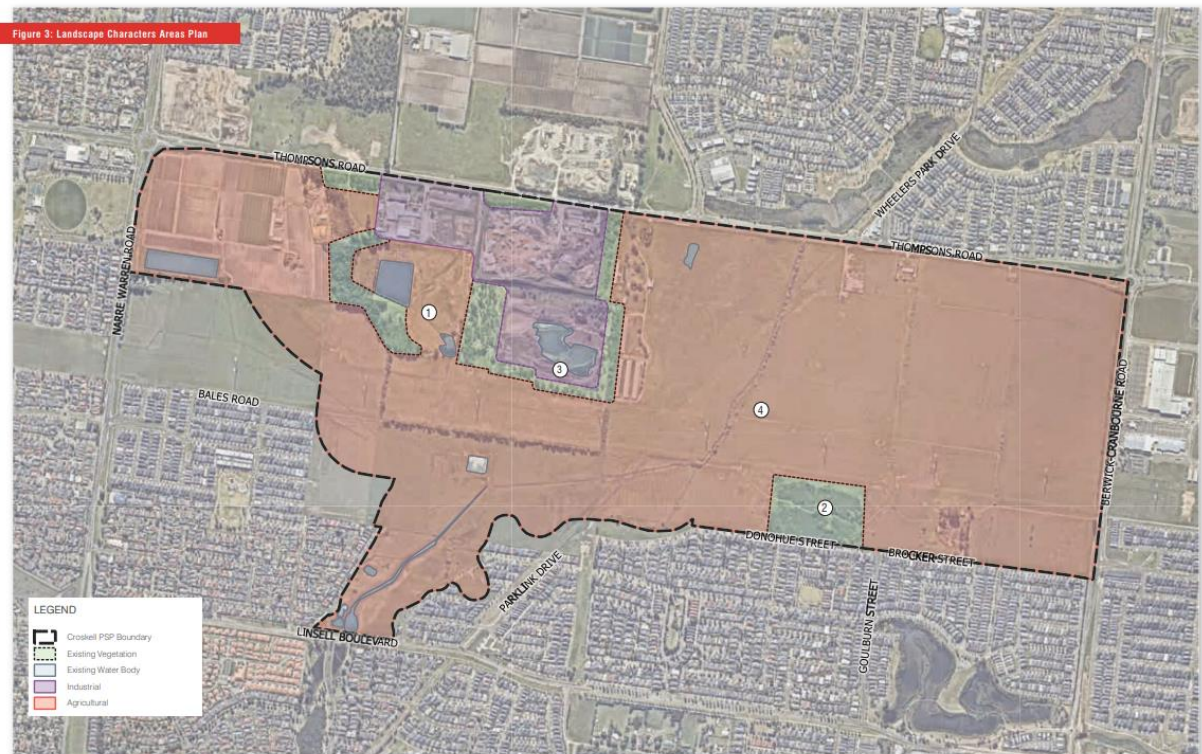
- The report identifies and describes landscape characteristics and views within the precinct.
- A key objective of the report is to provide recommendations as to how these features might be considered to ensure retention and integration into future development to preserve local identity and establish a strong sense of place

#### **What do we know so far?**

- Four landscape characters have been identified in the study area to provide a broad visual character assessment of the Croskell Precinct:
  - Agriculture
  - Water Bodies
  - Remnant Vegetation
  - Industrial



Figure 58: Landscape character areas plan (Spiire 2022)



- An evaluation of key viewing locations and view lines was undertaken to understand how the visual landscape character is viewed and experienced by residents both current and future, motorists, cyclists and pedestrians.
- The Heritage House (Springmount) provides a good vantage point to the south at an elevated position.
- Significant views were limited to those from the elevated Heritage House looking south and Linsell Blvd looking north over the existing water asset. It is noted that on a clear day, from the eastern portion of the site looking north you can see the outline of the Yarra Ranges in the distance although as you get closer to Thompsons Road these are obscured by the development to the north.

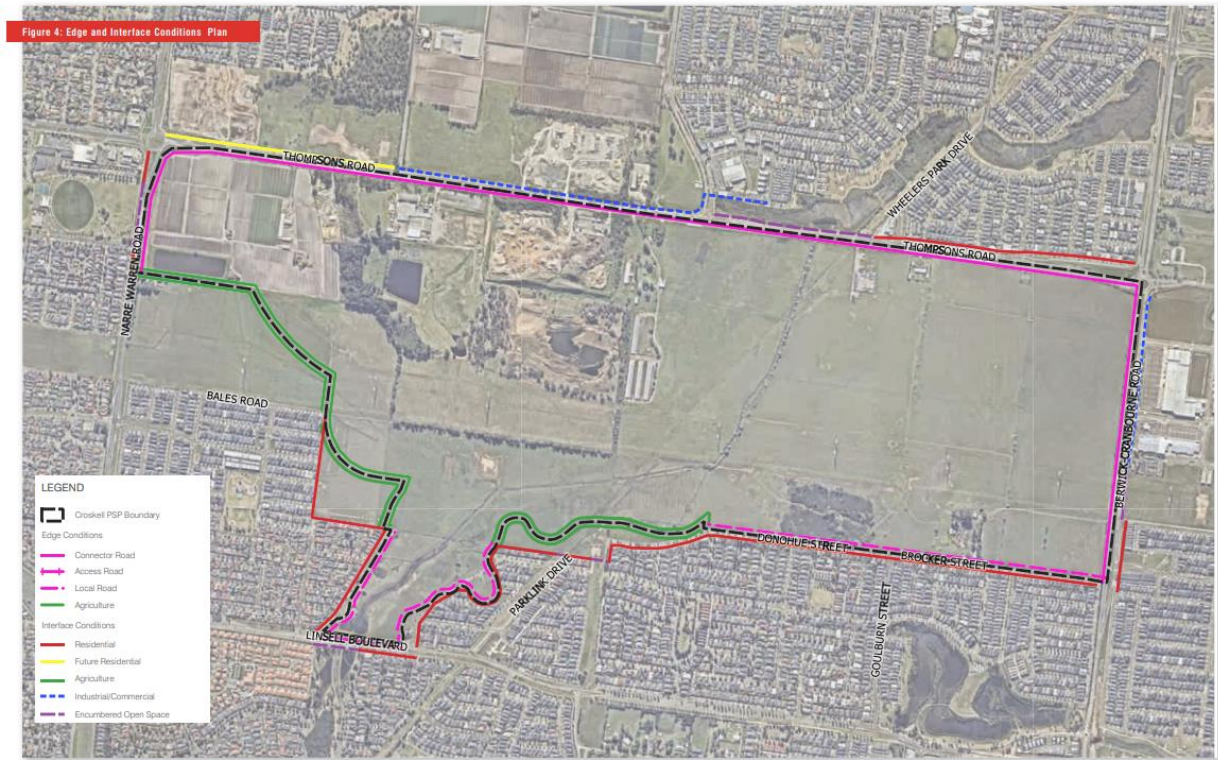
#### What does this mean for the Croskell (Employment) PSP?

- The PSP will need to consider how it can:
  - Retain existing vegetation to preserve the landscape character of the site
  - Establish a sense of place by retaining and enhancing key features/characteristics of the landscape character types
  - Protect and enhance natural waterways and drainage corridors where applicable
  - Preserve, where possible, views to significant landmarks
  - Locate the open space network to preserve visual character features and provide linear connections
  - Retain significant buildings and visual character elements as place making opportunities
  - Create a complementary and sensitive interface to the adjacent existing landscape character

#### Potential future considerations and opportunities

- How the interface or 'edge' to existing development on all frontages is treated will be an important consideration for the planning and urban design of this precinct, as is the integration of the significant easement within the framework of the development.
- The design response should seek to sensitively integrate the new development with the old via 'soft' transition of typologies.

Figure 59: Edge and interface conditions plan (Spiire 2022)





Croskell (Employment)  
Precinct Structure Plan  
**Background Report**

September 2024