

Casey Planning Scheme

Draft Amendment C306case

Explanatory Report

Overview

The draft amendment makes changes to the incorporated *Cardinia Creek South Precinct Structure Plan, March 2018* (the incorporated PSP) to include the previously excluded Part 2 area (shown as 'Part 2 under investigation' on Plan 2 of the incorporated PSP) and plan for its future residential development.

The draft amendment rezones the majority of land within the Part 2 area to Urban Growth Zone Schedule 12 (UGZ12) to enable urban development, amends the extent of the Heritage Overlay (HO16) and applies the Incorporated Plan Overlay Schedule 2 (IPO2) to the section of the Cardinia Creek conservation area within the Part 2 area, consistent with the approach taken for the balance of the precinct.

Where you may inspect this draft amendment

The draft amendment is available for public inspection between 6 March 2026 and 12 April 2026 online at:

Engage Vic

<https://www.engage.vic.gov.au/CCS>

The draft amendment is available for public inspection, free of charge, during office hours at the following places:

City of Casey

Bunjil Place

2 Patrick Northeast Drive, Narre Warren, Victoria 3805

8.30am to 5pm, Monday to Friday

<https://www.casey.vic.gov.au/>

Department of Transport and Planning

The draft amendment can also be inspected free of charge at the Department of Transport and Planning (DTP) website at planning.vic.gov.au/public-inspection or by contacting the office on 136 186 to arrange a time to view the draft amendment documentation.

Submissions

Any person may make a submission about the draft amendment. Submissions about the draft amendment must be received by 12 April 2026. A submission must refer to the Cardinia Creek South Precinct Structure Plan – Part 2 and be sent to:

Online: www.engage.vic.gov.au/CCS

Email: cardiniacreeksouth.psp@transport.vic.gov.au

Post: Cardinia Creek South Part 2 c/- Victorian Planning Authority

GPO Box 2392 Melbourne, VIC 3001

Standing Advisory Committee hearing dates

If required, this project may be subject to the Victorian Planning Authority (VPA) Projects Standing Advisory Committee (SAC), appointed pursuant to Part 7, section 151 of the *Planning and Environment Act 1987* (the Act) to advise the Minister for Planning and the VPA on referred projects and plans and associated draft planning scheme amendments.

The VPA will seek to resolve any issues raised, unresolved issues or particular matters may be referred to the VPA SAC, which will contact submitters and then determine the best way to consider unresolved matters – either by round table discussions, written submissions or a public hearing. The VPA SAC will provide advice on the draft amendment to the VPA and Minister for Planning.

The VPA will then make recommendations to the Minister for Planning, who will consider the appropriate approval pathway for the amendment.

If required, dates for the Cardinia Creek South Part 2 SAC are reserved for:

Directions Hearing – during the week commencing 22 June 2026.

Hearing – commencing during the week of 20 July 2026.

Details of the draft amendment

Who is the planning authority?

This draft amendment has been prepared by the VPA (part of DTP) on behalf of the Minister for Planning who is the intended planning authority.

The draft amendment has been made at the request of the VPA.

Land affected by the draft amendment

The draft amendment applies to approximately 104 hectares of land in Clyde North; to the north of McCormacks Road and west of the Cardinia Creek, shown as 'Part 2 under investigation' on Plan 2 of the incorporated PSP. The land is shown on the map below:



A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the draft amendment does

As noted in the overview of this report, the draft amendment rezones the majority of land within the draft amendment area to UGZ12 and makes changes to the incorporated PSP to include the previously excluded Part 2 area (shown as 'Part 2 under investigation' on Plan 2 of the incorporated PSP) enabling its future residential

development. The Part 2 area was excluded because it was a potential location for the proposed Cranbourne Regional Park. The location of the park has since been resolved and will be located outside the precinct in Clyde. This has made the majority of land within the Part 2 area available for urban, residential development.

The updated PSP will be incorporated into the Casey Planning Scheme (the Scheme) as the *Cardinia Creek South Precinct Structure Plan, March 2026*.

The draft amendment is limited to the changes required to facilitate urban development and conservation outcomes in the Part 2 area. It does not make material changes to the incorporated PSP that will impact the use or development of land outside Part 2.

The urban structure of the Part 2 area is generally consistent with the indicative concept plan contained at Appendix G of the incorporated PSP, with minor refinements to the size, shape and location of open space and drainage reserves, the curtilage of the heritage place and the categorisation of part of McCormacks Road as a local access street.

Specifically, the draft amendment makes the following changes to the Scheme:

Zoning Maps

- Amends Planning Scheme Map No. 13 to rezone the majority of land within the draft amendment area from part Urban Growth Zone (UGZ) and Urban Floodway Zone (UFZ) to Urban Growth Zone Schedule 12 (UGZ12).

Overlay Maps

- Amends Planning Scheme Map No. 13HO to update HO16 to reflect a change to the curtilage of the heritage place.
- Amends Planning Scheme Map No. 13IPO to apply the IPO2 to the RCZ zoned conservation land within the draft amendment area that is part of the Cardinia Creek corridor.

Planning Scheme ordinance

- Replaces Schedule 12 to Clause 37.07 (UGZ12) with a new Schedule 12 that includes the Part 2 area on Plan 1 of the Schedule and incorporates provisions to address potentially contaminated land at 125 McCormacks Road, Clyde North 3978.
- Replaces the Schedule to Clause 43.01 (Heritage Overlay) with a new Schedule that includes reference to the Statement of Significance for the heritage place known as St Germain's, Clyde North.
- Replaces the Schedule to Clause 72.04 with a new Schedule that includes reference to the updated *Cardinia Creek South Precinct Structure Plan, March 2026* and the *Statement of Significance: St Germain's, Clyde North*.

The draft amendment updates the incorporated PSP as follows:

Cardinia Creek South Precinct Structure Plan, March 2026

- Updates to the Introduction (Section 1) to include reference to the Part 2 area.
- Updates to the Outcomes (Section 2) to include:
 - objectives specifically related to the Part 2 area
 - revised population, dwelling and job numbers to reflect the development of the Part 2 area
 - land use budget for Part 2 area (i.e., no change to the land use budget for the Part 1 area).
- Updates to the Implementation (Section 3) to include:
 - housing delivery guidance for the Part 2 area
 - updated anticipated jobs numbers
 - reference to new local parks in the Part 2 area (LP-22, LP-23, LP-24 and LP-25) at Table 6
 - reference to new drainage and water quality assets in the Part 2 area
- Updated maps, graphics and cross sections relevant to the Part 2 area

Strategic assessment of the draft amendment

Why is the draft amendment required?

The draft amendment is required to bring the Part 2 area into the PSP and UGZ12, completing the planning for the wider Cardinia Creek South precinct, enabling its development for urban purposes, properly reflecting the extent of the St Germain's heritage place, addressing potentially contaminated land and incorporating appropriate conservation interface and management requirements for the Cardinia Creek corridor in line with the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013) (BCS).

The Part 2 area will support an estimated 1,213 additional dwellings at an expected density of 18 dwellings per hectare.

The overall urban structure, land use framework and strategic directions for the wider PSP area were established through the incorporated PSP, which includes an indicative concept plan for the development of the Part 2 area at Appendix G.

The draft amendment complements and, in some cases, replaces existing provisions of the Scheme. It streamlines and integrates processes for native vegetation management, infrastructure provision, bushfire protection and housing diversity on smaller lots. Following gazettal, most aspects of development in the amendment area will be addressed through the issue of a single planning permit.

The UGZ12 details the uses permitted within the precinct, along with the statutory requirements for planning permits and permit applications in accordance with the PSP. The draft amendment does not duplicate any management provisions for land use and development in other acts or regulations.

How does the draft amendment implement the objectives of

planning in Victoria?

The draft amendment will facilitate residential development in the Part 2 area by introducing planning provisions that apply fairly and transparently to all affected landowners.

The draft amendment implements Section 12(1)(a) of the Act by enabling the development of land within the Urban Growth Boundary (UGB) of Melbourne and will provide for the efficient and sustainable servicing of the land.

The draft amendment allows for urban development that will create a distinct residential neighbourhood with local infrastructure projects to be funded through a standard levy ICP (to be prepared separately and approved as a prescribed amendment under the Act).

The draft amendment implements the objectives of planning in Victoria under Section 4 of the Act. In particular:

To provide for the fair, orderly, economic and sustainable use and development of land

The draft amendment will facilitate the development of a new residential community with good access to services and public open space. The delivery of housing makes effective use of the available residential land within the precinct area with an average density across the Part 2 area of 18 dwellings per net developable hectare.

To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity

The PSP is located within the Melbourne Strategic Assessment (MSA) area. The Part 2 area includes land within the Cardinia Creek Growling grass frog conservation area (BCS Conservation Area 36). This land is zoned Rural Conservation Zone (RCZ) and has the IPO2 applied as part of the draft amendment. The IPO2 includes mandatory requirements and conditions relating to the fencing, management and transfer of land required for the conservation of Growling grass frog habitat under the BCS.

Development of Melbourne's growth areas carried out in accordance with the MSA do not need referral under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) as the environmental outcomes have already been agreed upon by both State and Federal governments.

An integrated stormwater management system will convey stormwater runoff through the PSP in natural and constructed waterways, control the rate of flow and treat the quality of runoff to meet best practice standards.

To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

New local parks, linear open space, drainage assets and the Cardinia Creek will also contribute to the creation of a pleasant living and recreational environment for the

community and its visitors.

To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

An Aboriginal Cultural Heritage Assessment (ACHA) has been prepared in support of the draft amendment. The ACHA is an addendum to the original ACHA prepared to inform the incorporated PSP. The ACHA notes that several Cultural Heritage Management Plans (CHMP) are either approved or currently being prepared in association with development in the Part 1 area of the PSP. The Place Based Plan (PBP) for the Part 2 area has been designed to ensure alignment with the conditions of these CHMPs. For land within Part 2 where CHMPs are neither approved or under preparation, the PBP has been designed to avoid and minimise impacts on areas of high and very high archaeological sensitivity.

Development proponents are required to comply with the *Aboriginal Heritage Act 2006* in relation to any matters of aboriginal cultural significance on the land.

The historically significant St Germain's homestead is located within the precinct at 95 McCormacks Road and is affected by an existing Heritage Overlay (HO16). As part of the draft amendment, a new Statement of Significance for the homestead will be incorporated into the Scheme. The Statement of significance recognises the homestead, garden and mature trees as being of particular significance. The HO16 boundary is amended to include these heritage elements.

To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

Land within the draft amendment area can be serviced by extending infrastructure (potable water, sewer, power and NBN) from adjoining development to the west and north. Future drainage systems will drain into Melbourne Water's McCormacks Drainage Services Scheme.

To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).

The draft amendment facilitates development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).

To facilitate the provision of affordable housing in Victoria;

The draft amendment facilitates the provision of affordable housing in Victoria by increasing the supply of new homes in Melbourne's South East Growth Corridor.

To balance the present and future interests of all Victorians.

The PSP identifies land for local parks and the provision of utilities that will benefit future residents of the precinct.

How does the draft amendment address any environmental, social

and economic effects?

Environmental effects

The draft amendment incorporates new provisions within the UGZ12 to address potentially contaminated land at 125 McCormacks Road, Clyde North 3978. The UGZ12 requires a Preliminary Risk Screen Assessment (PRSA) for the land as part of any application to use or develop land for a sensitive use. This will enable the site-specific assessment of potential contamination at the time land is proposed to be developed. This is discussed in more detail in the Ministerial Direction 1: Potentially Contaminated Land section of this report.

As previously noted, the Part 2 area includes land within the Cardinia Creek Growling grass frog conservation area (BCS Conservation Area 36). The IPO2 proposed under this draft amendment includes mandatory requirements and conditions relating to the fencing, management and transfer of land required for the conservation of Growling grass frog habitat under the BCS.

Social effects

The draft amendment will enable the construction of new homes for Victorians and facilitates the delivery of additional open space and a safe and convenient street/path network, enabling access to the town centres and community and education facilities located in Part 1 of the PSP and beyond.

Economic effects

The Part 2 area is expected to deliver approximately 1,213 homes providing significant employment benefits as part of the development process. On full build out, a total of around 61 additional home-based businesses are anticipated within the Part 2 area. There will also be employment opportunities for future residents within the town centres and community and education facilities located in Part 1 of the PSP.

Does the draft amendment address climate change?

The draft amendment is of a class which must have regard to the matters within Ministerial Direction 22 Climate Change Consideration as it will have the effect of enabling a significant change to, or intensification of, the use and development of urban land.

The draft amendment completes the strategic planning of the wider Cardinia Creek South PSP, an existing PSP within the UGB. The urban structure facilitates active transport to services and facilities within Part 1 of the precinct and provides a framework for the effective solar orientation of lots.

A Climate Change Consideration Report will be prepared to communicate how the draft amendment has considered and responded to climate change.

Does the draft amendment address relevant bushfire risk?

The draft amendment meets bushfire policy in Clause 13.02 of the Scheme because the Part 2 area is a lower risk location at the landscape, local, neighbourhood and site scales. Accordingly, it is a suitable location for siting growth and development.

The UGZ12 includes a requirement for a site management plan that addresses bushfire risk during and after construction, where necessary.

In the long term the only enduring landscape scale hazard will be Grassland beyond the UGB along the south and west precinct boundaries. Development within the precinct will have immediate access to reliably large and low threat areas within, and to the north and west of it, that will offer reliable safety from bushfire.

Most of the Part 2 proposed residential areas are sufficiently distant to achieve BAL-12.5. Large areas of the precinct can achieve BAL-LOW setbacks and will become eligible for excision from the BPA as the hazard is removed and development is completed within and to the west of the precinct. An urban road network that complies with the access objectives and standards for residential subdivision can be deemed to provide acceptable safety for bushfire purposes. Similarly, a reliable reticulated water supply for firefighting can be achieved by satisfying the fire hydrants objective for residential subdivision.

The draft amendment is supported by a Bushfire Assessment (Terramatrix, *Cardinia Creek South Part 2 PSP Bushfire Assessment – Interim Addendum Report*, January 2026.)

Does the draft amendment comply with the requirements of any other Minister’s Direction applicable to the amendment?

The draft amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act and meets the requirements of the following relevant Ministerial Directions:

Direction No. 1 - Potentially contaminated land:

As previously noted, the draft amendment incorporates new provisions within the UGZ12 to address potentially contaminated land at 125 McCormacks Road, Clyde North 3978. The provisions require the preparation of a PRSA for any application to subdivide, use or develop land for a sensitive use on the land at that address.

The provisions have been included in response to the findings of the *Environmental, Hydrological and Geotechnical Assessment Report*, produced by Golder Associates, dated November 2014 and prepared to support the Part 1 amendment (Amendment C221Pt1). Soil testing described in the report identified potential imported fill soils at a single location on the property. The localised filling at test pit location TP08 included gravel and wire, in addition, car bodies were observed partially buried in vicinity of the test pit location. Given the extended period since publication of the report, a recent review by the VPA against the provisions of Planning Practice Note 30 (Potentially Contaminated Land) has been conducted. The review confirms that

the land is appropriately classified as 'medium' potential for contamination.

Ministerial Direction 1 provides three options for a planning authority to satisfy itself that potentially contaminated land is or will be suitable for sensitive uses prior to giving public notice of a planning scheme amendment. The options are summarised as follows:

Option 1 - the issue of a preliminary risk screen assessment statement by an environmental auditor, stating that an environmental audit is not required for sensitive uses

Option 2 - the issue of an environmental audit statement by an environmental auditor, stating that the land is suitable for sensitive uses

Option 3 – where complying with options 1 and 2 above are difficult or inappropriate, a planning authority *may defer the requirements of those subclauses provided the requirements are included in the amendment through the application of an Environmental Audit Overlay or other appropriate measure*'.

It was determined as inappropriate to undertake an environmental audit upfront at the strategic planning stage and this has been deferred to the planning permit stage. This is an appropriate response to Ministerial Direction 1 and addresses Option 3 above, i.e., Clause 6(3) of Ministerial Direction 1 and Planning Practice Note 30.

Direction No. 11 – Strategic assessment of amendments

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This explanatory report addresses the requirements outlined in this direction.

Direction No.12 – Urban Growth Areas

Parts 4, 5 and 6 of the Ministerial Direction 12 requires that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

How the amendment implements any Growth Area Framework Plan applying to the land

The PSP is generally consistent with the South East Growth Corridor Plan (SEGCP). The SEGCP identifies the Part 2 area as 'Residential, with 'Biodiversity' hatching and a Note 3 'Proposed Cranbourne Regional Park' (boundary to be determined).

As previously noted, the location of the park has since been resolved and will be located outside the precinct, south of Ballarto Road, Clyde. This has made most of the Part 2 area available for urban, residential development.

Is the amendment in accordance with the Precinct Structure Planning Guidelines approved by the Minister for Planning?

The draft amendment falls short of some targets contained in the '*Precinct Structure*

Planning Guidelines: New Communities in Victoria (Victorian Planning Authority, October 2021)' (the 2021 Guidelines).

The incorporated PSP (Part 1 area) was gazetted prior to the introduction of the 2021 Guidelines. In 2018 when the incorporated PSP (Part 1 area) was gazetted, the applicable PSP guidelines sought for an average of 15 dwellings per net developable hectare (NDHA) across a PSP, which the Part 1 area achieved.

Target 2 (T2) of the 2021 Guidelines aims for PSPs to facilitate an average density of 20 dwellings across the PSP area. The Part 2 area falls short of this target, achieving an average density of 18 dwellings per NDHA, consistent with the Part 1 area.

Similarly, the draft amendment cannot meet the 2021 Guideline targets of 70% of dwellings within 800 metres of a government primary school and 80% of dwellings within 800 metres of a community hub, with the Part 2 area achieving 15% for both targets. The low figure in relation to both targets is a result of the urban structure for the Part 1 area being already approved and there being insufficient additional population within the Part 2 area to warrant additional schools or community hubs.

In introducing or changing provisions in a schedule to the Urban Growth Zone, how the provisions give effect to the intended outcomes of the precinct structure plan.

The UGZ12 achieves the following:

- Application of the standard VPP General Residential Zone (GRZ) to facilitate residential development.
- The inclusion of application requirements to ensure future development appropriately responds to matters such as bushfire hazard and potentially contaminated land.
- Specific provisions to streamline planning permits for buildings and works for uses in a location that is generally in accordance with the PSP, including local parks, and community facilities.

How a translation of provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.

A translation of the provisions to standard VPP zones could be achieved through a future planning scheme amendment once the PSP is substantially developed. Land could be rezoned to reflect the required extent of parks, town centres and residential areas based on a combination of the built environment and subdivision pattern at the time, and the applied zones under the PSP.

Direction No. 19 – Amendments that may result in impacts on the environment, amenity and human health

The Environment Protection Authority (EPA) has been engaged in the preparation of the draft amendment. The views of the EPA have been considered as part of the preparation of this draft amendment in relation to managing potentially contaminated land at 125 McCormacks Road, Clyde North 3978.

The EPA confirmed that the deferral of the requirement for a PRSA or audit is available where it is difficult or inappropriate to do at the time of the amendment as is the case with this draft amendment. The EPA also advised that DTP should satisfy itself that no potentially contaminating land uses/activities have taken place on the site since the original environmental assessment in 2014. DTP has since confirmed with Council that no potentially contaminating uses or activities have taken place on the site since the assessment was completed.

The provisions included in the UGZ12 that relate to the potentially contaminated land at 125 McCormacks Road, Clyde North 3978 will ensure the issue is considered at the permit application stage.

Direction No. 22 – Climate Change Consideration

The PSP supports climate resilience and emissions reduction, both directly and indirectly. As previously noted, the Part 2 area is effectively an infill precinct within the existing incorporated PSP and the SEGCP. The urban structure facilitates active transport to services and facilities within Part 1 of the precinct and provides a framework for the effective solar orientation of lots.

A Climate Change Consideration Report will be prepared to communicate how the draft amendment has considered and responded to climate change.

Ministerial Direction on the preparation and content of Infrastructure Contributions Plans and ministerial reporting requirements for Infrastructure Contributions Plans

A standard levy ICP is currently being prepared for the Part 2 area and will be prepared as a separate, prescribed amendment under the Act – it does not form part of this draft amendment.

How does the draft amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with the following clause of the Planning Policy Framework and will assist in achieving objectives of the clauses:

- Clauses 11.01 Victoria, 11.02 Managing Growth, 11.03 Planning for Places – The PSP plans for orderly and coordinated urban growth by providing residential land with access to existing and planned amenities, services and infrastructure.

Clause 11.01-1S Settlement outlines a strategy to plan for the delivery of 2.24 millions homes across Victoria by 2051. Clause 11.01-1S lists *Plan for Victoria* (Department of Transport and Planning, 2025) and *Victoria's Housing Statement – The Decade Ahead 2024-2034* (Department of Premier and Cabinet, 2023) as policy documents to consider.

- The Part 2 area is identified as 'Residential, with 'Biodiversity' hatching and a Note 3 'Proposed Cranbourne Regional Park' (boundary to be determined).in

the SEGCP which is listed as a policy document in Clause 11.03-2S Growth areas. As previously noted, the proposed regional park has been located elsewhere, allowing the residential development of the Part 2 area. The draft amendment is consistent with the above policies. Clause 13.02-1S Bushfire Planning – The PSP has responded to the requirements of Clause 13.02 (Bushfire) of the Planning Policy Framework through a combination of defensible space at the development edge and construction management requirements as described earlier in this report.

- Clause 13.04-1S Contaminated and potentially contaminated land - The amendment responds to this clause as described earlier in this report.
- Clause 16.01 Residential Development – The Part 2 area provides residential land with access to services, employment opportunities, community infrastructure and open spaces.
- Clauses 18.01 Integrated Transport, 18.02 Movement networks – The draft amendment plans for a transport network that is well-integrated with the existing surrounding network. This includes a road network that provides for an efficient movement network across the precinct, shared paths and bicycle and pedestrian paths.
- Clause 19.03 Development Infrastructure – The draft amendment will be supported by an ICP (prepared as a separate amendment) to require developer contributions to fund infrastructure within the Part 2 area.

Is the draft amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

Plan for Victoria sets a housing target for the Casey of 87,000 new homes across the municipality by 2051, with 58,500 of these to be in Greenfield Areas. The Part 2 area will contribute approximately 1,213 new homes well located to jobs and services in the wider SEGC.

How does the draft amendment support or implement the Municipal Planning Strategy?

The draft amendment supports the Municipal Planning Strategy, including the strategic vision and directions outlined in *Clause 02.02 – Vision* of the Scheme, as follows:

Clause 02.03-1 Settlement - The PSP will enable the development of a new residential community and complete the planning of the Cardinia Creek South precinct. Clause 02.03-1 identifies Clyde North as a 'growth area' to be transitioned from farming to urban uses.

Clause 02.03-2 Environmental and landscape values - The draft amendment supports the protection, conservation and enhancement of biodiversity. As previously noted, the precinct includes land within the Cardinia Creek Growling grass frog

conservation area (BCS Conservation Area 36). The IPO2 proposed under this draft amendment includes mandatory requirements and conditions relating to the fencing, management and transfer of land required for the conservation of Growling grass frog habitat under the BCS.

Clause 02.03-5 Built form and heritage – identifies the need to conserve places of post-contact heritage and Aboriginal cultural heritage significance. The draft amendment makes changes to the HO16 to reflect the new Statement of Significance being incorporated into the Scheme for the St Germain's homestead.

The future urban structure for the Part 2 area has been planned in a way that is consistent with CHMPs that have been approved or are currently being prepared for the land. The location and size of Barnibyrnong Park have been planned to enable the ongoing protection of the registered Aboriginal Historical Place component for VAHR 7921-1846, known as Barnibyrnong and highly significant to the Bunurong people.

Clause 02.03-6 Housing – The Part 2 area will facilitate the development of the land for residential purposes and promote a range of typologies to suit varying household types and lifecycle needs.

Clause 02.03-8 Transport – The Part 2 area provides a high degree of accessibility to goods, services, jobs and facilities within the Part 1 area of the Cardinia Creek South PSP as well as other surrounding PSP areas. The PSP identifies the road network needed to allow for the efficient movement of people through the precinct and include guidance on local road typologies and design to provide for sustainable transport.

Does the draft amendment make proper use of the Victorian Planning Provisions?

The draft amendment makes proper use of the Victorian Planning Provisions. The UGZ schedule is the most appropriate planning tool to guide the future use and development intended by the PSP.

The IPO2 is already applied to the extent of Conservation Area 36 within Part 1 of the PSP and is an established tool for implementing the BCS within PSPs.

The HO16 has been appropriately used to reflect the extent of the St Germain's heritage place.

How does the draft amendment address the views of any relevant agency?

The amendment has been prepared in consultation with relevant agencies including:

- Bunurong Land Council Aboriginal Corporation
- City of Casey Council
- Cardinia Shire Council

- Country Fire Authority
- Ausnet
- APA Group
- Department of Energy, Environment and Climate Action
- Department of Health
- Department of Transport and Planning
- Environment Protection Agency
- Melbourne Water
- South East Water

Does the draft amendment address relevant requirements of the Transport Integration Act 2010?

The draft amendment will impact the transport system at a local level. The transport network within Part 2 includes a north-south connector road that will accommodate most traffic in and out of the area. It is expected that more than 75% of traffic will travel north into the Part 1 area of the PSP. The draft amendment also nominates McCormacks Road as a connector road with volumes of up to 7,000 vehicles per day.

The proposed transport system in the Part 2 area will meet the transport system objectives by:

- Providing for an interconnected road system that responds to the likely level of use generated by the PSP area (Part 1 and Part 2), thereby encouraging development and services investment.
- Enabling efficient access to existing and planned employment and services, and planned extensions to bus services.
- Ensuring the road network minimises impacts on the site's topography, native vegetation and water flow regimes.
- Provides access to local sports and recreational facilities (within Part 1 of the PSP) reducing the need for travel.
- Designing the function and scale of roads to match the expected travel demand

The VPA and the Minister for Planning are both defined as an 'interface body' under the Transport Integration Act 2010. Under Section 25 of that Act:

- (1) An interface body must have regard to the transport system objectives when exercising powers and performing functions under any interface legislation which are likely to have a significant impact on the transport system.*
- (2) An interface body must have regard to the decision making principles in making decision under any interface legislation which are likely to have a significant impact on the transport system.*

How does the draft amendment have regard to the principles set

out in the *Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The draft amendment does not affect land identified as Yarra River land in Part 3 of the *Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017*. The draft amendment affects land in the City of Casey, outside of the municipal districts listed in Section 15 of the *Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017*.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The draft amendment is expected to have minimal impact on the resources and administrative costs of the responsible authority. The inclusion of the Part 2 area within the incorporated PSP will facilitate the orderly and proper planning of the area and appropriately allows for a reduction of notice provisions for future planning permit applications.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Part 2 area - Cardinia Creek South Precinct Structure Plan	Part 2 area excluding the Cardinia Creek corridor zoned RCZ	C306case Map 13ZN	Numerous	Rezone from UGZ and UFZ to UGZ15		
Part 2 area - Cardinia Creek South Precinct Structure Plan	Cardinia Creek corridor zoned RCZ within the Part 2 area	C306case Map 13IPO	Numerous		Apply IPO2	
Part 2 area - Cardinia Creek South Precinct Structure Plan	95 McCormacks Road, Clyde North 3978	C306case Map 13HO	95 McCormacks Road, Clyde North 3978		New HO16 extent	Existing HO16