

Cardinia Creek South – Part 2
Precinct Structure Plan
Bunurong Country

Background Report

(For Public Consultation)

March 2026

ACKNOWLEDGEMENT 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 People as the Traditional Owners of the land to which this Precinct Structure plan applies.

The Cardinia Creek South (Part 2) Precinct Structure Plan is located on the traditional lands of the Bunurong People. The Bunurong People are represented by the Bunurong Land Council Aboriginal Corporation (BLCAC).

We acknowledge the Bunurong People as the Aboriginal Traditional Owners of their unceded Country. We acknowledge their ongoing connection to this land, and we pay our respects to their Elders past and present.

We thank Bunurong Land Council Aboriginal Corporation (BLCAC) for their engagement throughout this project.

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1 INTRODUCTION

The Victorian Planning Authority (DTP) in partnership with City of Casey (council) has prepared an amendment to the Casey Planning Scheme for the Cardinia Creek South Part 2 area within the Cardinia Creek South Precinct Structure Plan (PSP). A PSP is a land use and infrastructure plan which guides the development of an area over time.

The Cardinia Creek South Part 2 precinct is included in the Southeast Growth Corridor Plan (2012) which sets a strategy for long term development of the precinct. The precinct was initially planned for as part of the overall masterplan for the broader Cardinia Creek South (formerly McPherson) precinct, but was ultimately excised from the precinct, pending a decision on the location of a regional park. Now that an alternative site for the regional park has been confirmed, Council and DTP are working together to identify updates to the existing PSP to inform the development of the Part 2 precinct area.

The Cardinia Creek South Part 2 PSP:

- Will guide the delivery of quality urban environments with consideration of 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 the outcomes to be achieved
- Outlines the infrastructure projects required to ensure that future residents and visitors can be provided with timely access to 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 assessments and outcomes that have informed the preparation of the Cardinia Creek South Part 2 PSP.

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.

1.2 PSP Guidelines and PSP 2.0 process

The PSP Guidelines is a Victorian Government initiative that provide a consistent framework for preparing PSPs, ensuring that planning authorities prepare plans for places that enable best practice planning outcomes to create liveable new communities.

Ministerial Direction 12 Urban Growth Zone states:

"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 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 [DTP website](#).

Figure 1 illustrates how best practice inputs identified through the PSP process feed into the PSP Guidelines Integrated Framework to deliver a PSP.



Figure 1: Framework for delivering PSPs (Source: DTP)

1.3 PSP Guidelines in Cardinia Creek South Part 2

The amendment of the Cardinia Creek South PSP to incorporate the Part 2 area seeks to deliver outcomes responsive to the local context. The Cardinia Creek South Part 2 precinct was initially included in the master plan for the broader Cardinia Creek South (formerly McPherson) precinct but was excised from the PSP pending resolution of the regional park location. With an alternative site now confirmed, the Part 2 precinct will accommodate a mix of residential neighbourhoods, public open space, and stormwater management and drainage infrastructure.

Preparation of the PSP has been undertaken generally in accordance with the PSP 2.0 process with some streamlining and process consolidation due to the overall urban structure, land use framework and strategic directions being conceptually pre-established in the approved 2018 Cardinia Creek South PSP.

The PSP Guidelines set out a hierarchy of planning elements that explain what needs to be considered and delivered in a PSP. These elements are based on state policy, strategies and future directions for greenfield precincts.

Each precinct needs to include a clear purpose and vision for the place, which is supported by:

- Plans
- Diagrams
- Tables
- Objectives
- Requirements
- Guidelines
- Other tools as required

These tools provide a mechanism to implement the PSP by guiding the preparation and assessment of planning permit applications for subdivision, use and development. All of these sit within the broader goal of delivering 20-minute neighbourhoods. To achieve the vision of the precinct, strong commitment from stakeholders is essential.

2 STRATEGIC CONTEXT

2.1 Policy and legislation context

2.1.1 Commonwealth policy and strategies

Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) establishes Australia's primary national framework for environmental protection. It seeks to protect matters of national environmental significance; promote ecologically sustainable development through the conservation and sustainable use of natural resources; conserve biodiversity; protect and conserve heritage; and foster cooperative environmental management involving governments, communities, landholders and Indigenous peoples. The Act also gives effect to Australia's international environmental obligations and recognises the role of Indigenous peoples in conserving and sustainably using Australia's biodiversity, including by promoting the use of Indigenous knowledge with their involvement and cooperation.

The area supports threatened fauna, notably the EPBC Act-listed Vulnerable Growling Grass Frog. Accordingly, measures to protect and manage habitat for vulnerable species, including the Growling Grass Frog, are required. The principal conservation corridor (Conservation Area 36) within the Part 2 precinct is situated to the east and extends along Cardinia Creek within the PSP area. This conservation area was defined as part of the Biodiversity Conservation Strategy for Melbourne's Growth Areas (see page 11)

2.1.2 State and regional policies and strategies

Plan for Victoria

Plan for Victoria sets out the state-wide vision for how Victoria will grow over time. It emphasises community engagement, sustainable practices and respect for Victoria's cultural diversity, and is structured around five pillars: inclusion, liveability, sustainability, prosperity and enrichment.

Pillar 1 (Housing for All Victorians) recognises that affordable, diverse and accessible housing is fundamental to creating inclusive, prosperous and liveable communities. For the City of Casey, the total housing target is 87,000 dwellings, comprising 58,500 in greenfield areas and 28,500 in non-greenfield (established) areas, indicating that the majority of new housing is expected to be delivered within growth-area precincts.

Pillar 3 of the Plan (Great Places, Suburbs and Towns) aims to ensure suburbs, towns and neighbourhoods are vibrant, resilient and inclusive, with progress tracked across great streets, parks and squares; well-designed buildings; healthy lives; rich culture and heritage; and timely, eco-friendly infrastructure. Enabling actions include community-centred design with close access to local facilities; safe, inclusive and accessible public places; greener streets and quality open space near homes; support for local businesses; heritage protection; and prioritised active transport with better connections to public transport.

The *Plan for Victoria* can be viewed here: <https://www.planning.vic.gov.au/planforvictoria>

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.

Whilst not specifically listed in the Housing Statement itself, Cardinia Creek South Part 2 is identified as one of three priority projects for early release under the Victorian Government's *A Ten-Year Plan for Melbourne's Greenfields*.

Growth Corridor Plans – Managing Melbourne's Growth (2012)

The Growth Corridor Plans were released by the Minister for Planning in June 2012. The plans provide a corridor level spatial framework for accommodating Melbourne's future greenfield housing and employment land supply over the next 30 to 40 years.

The Cardinia Creek South precinct is located in the South East Growth Corridor (SEGC) Plan (**Figure 2**), 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 have the capacity to provide between 86,000 jobs.

Within the SEGC Plan, the Cardinia Creek South Part 2 area shows the Cardinia Regional Park, which has since been relocated, and the area determined for residential land use.

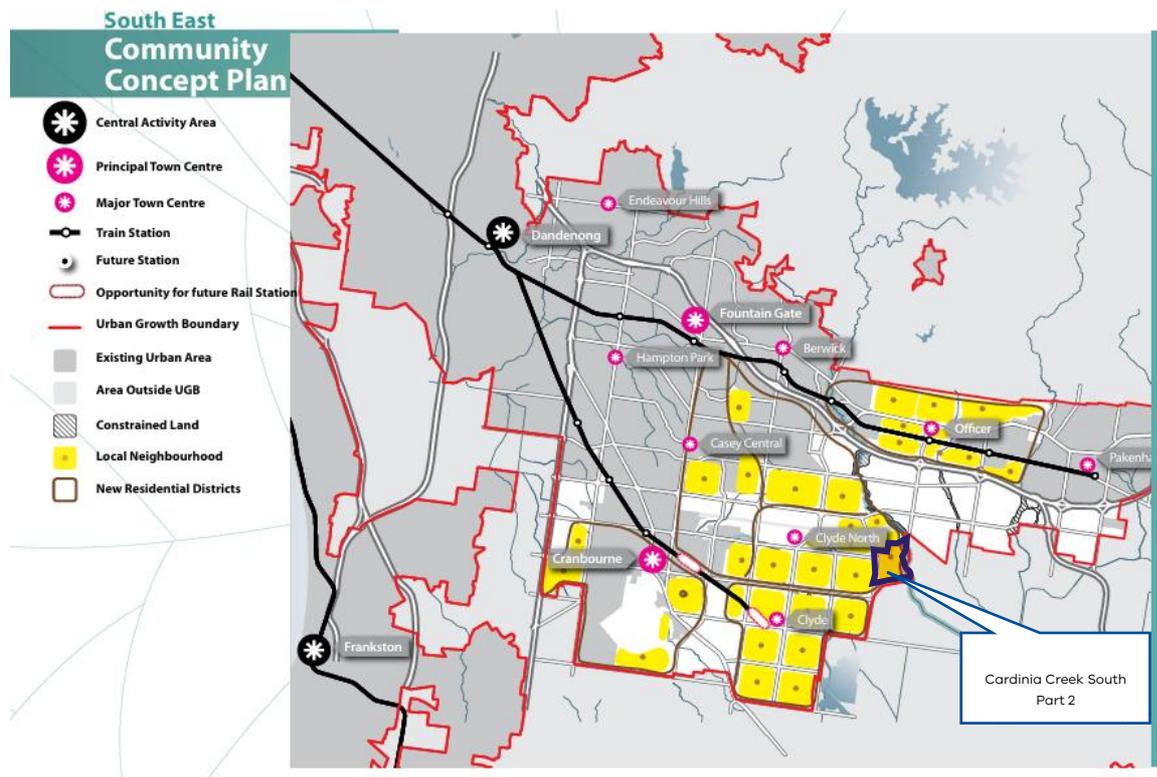


Figure 2: South East Growth Corridor (Source: DTP)

Melbourne Strategic Assessment (Environment Levy Mitigation) Act 2020

The *Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020* sets down a legislative framework for developers in our growth corridors. It includes the MSA levy, which developers need to pay when construction or other works are undertaken in the MSA levy area. The levy funds are used to purchase, secure and protect important areas of habitat and protect threatened native plant and animal species. The Act also sets out how the levy funds are allocated and outlines requirements for regular reporting.

The MSA Levy Area includes the entire Part 2 precinct outside of the Cardinia Creek corridor which is identified as Conservation Area 36B (see **Figure 3**).

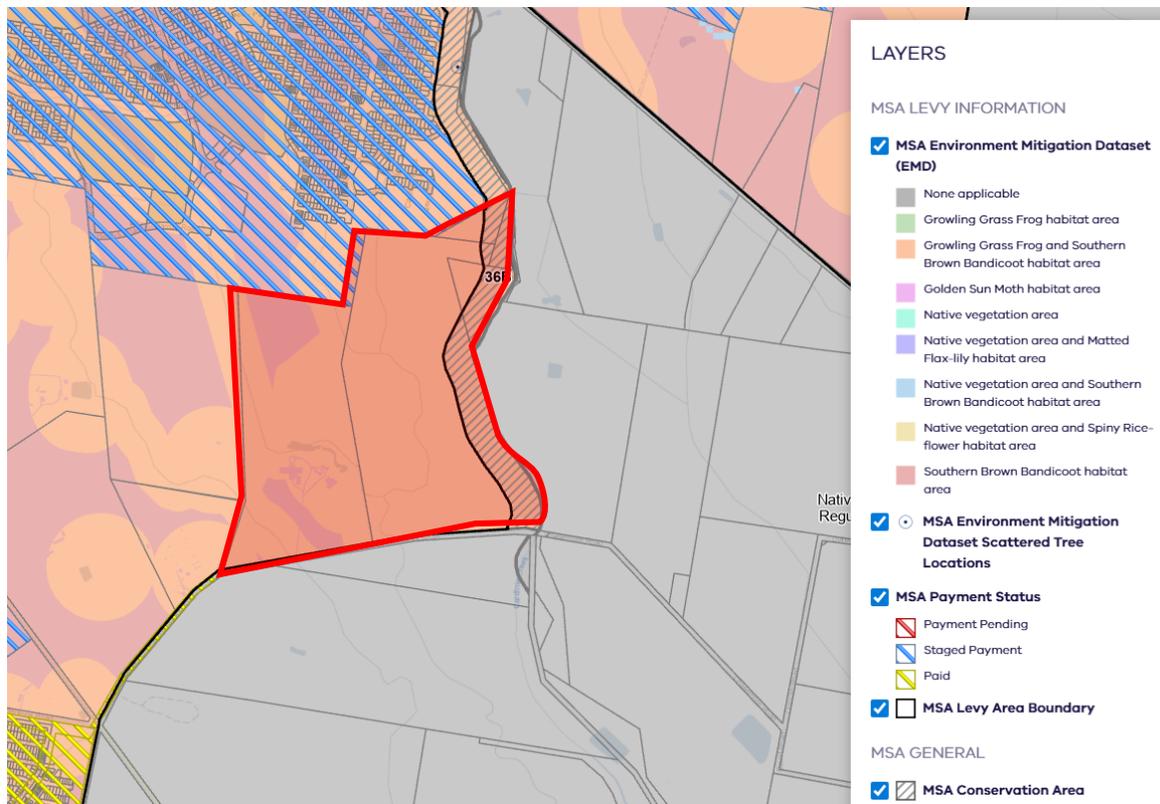


Figure 3: MSA Levy Area (Source: DEECA)

Biodiversity Conservation Strategy for Melbourne's Growth Corridors (2013)

The area is identified as Conservation Area 36 – South-Eastern Growth Corridor: Growling Grass Frog Corridors and is managed for Growling Grass Frog conservation and floodplain/open space (**Figure 4**). Boundaries may be refined at the PSP stage provided the corridor's area and function are maintained and DEPI approval is obtained. Conservation Area 36 (**Figure 5**) protects key Growling Grass Frog populations and connectivity and supports nationally significant habitat for Australian Grayling (Cardinia Creek) and Dwarf Galaxias (Cardinia Creek), with protection implemented through targeted riparian management, precinct-level conservation/integrated water management planning, and appropriate planning controls and agreements.

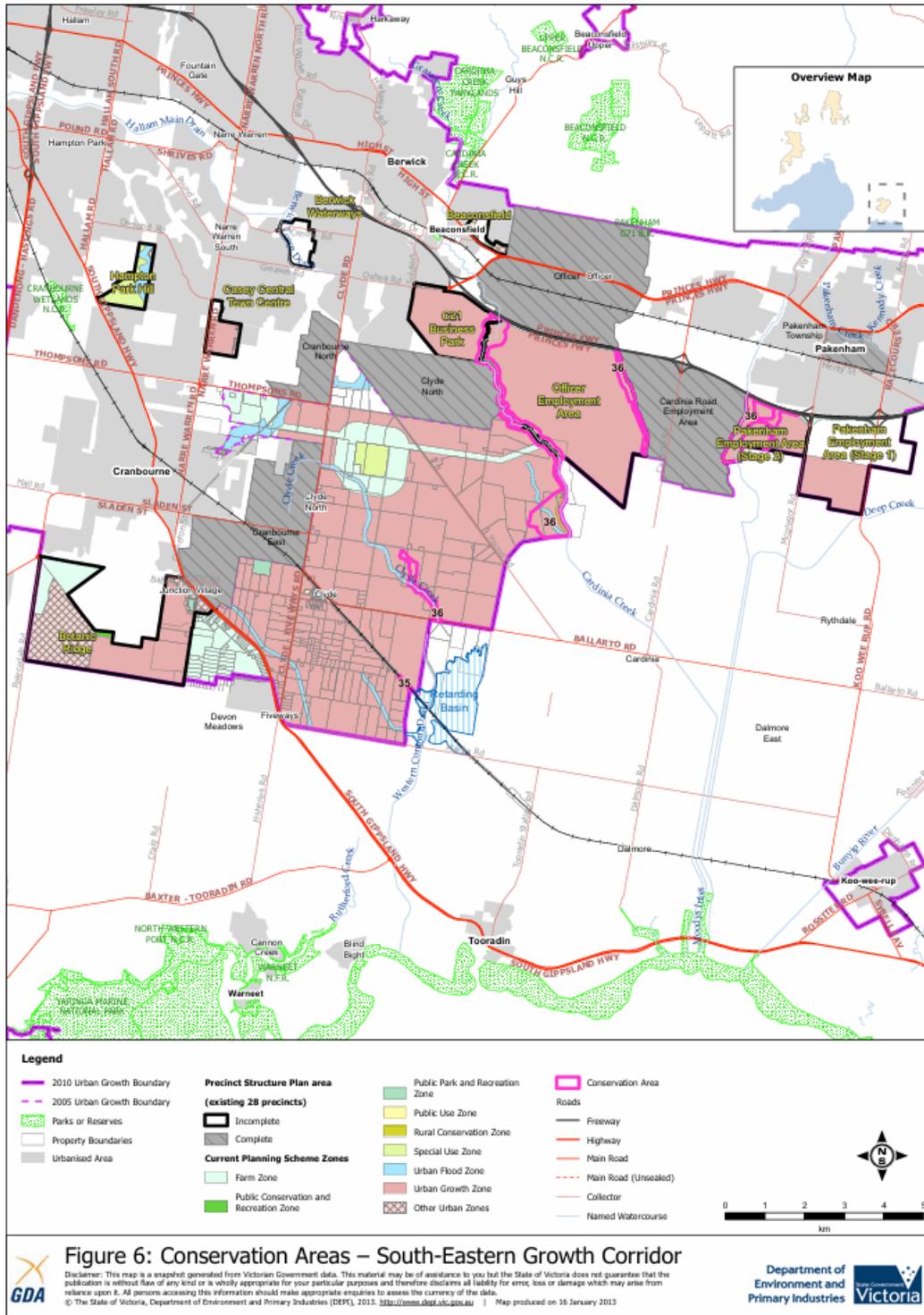


Figure 4: Conservation Areas, South-Eastern Growth Corridors (Source: DEECA)

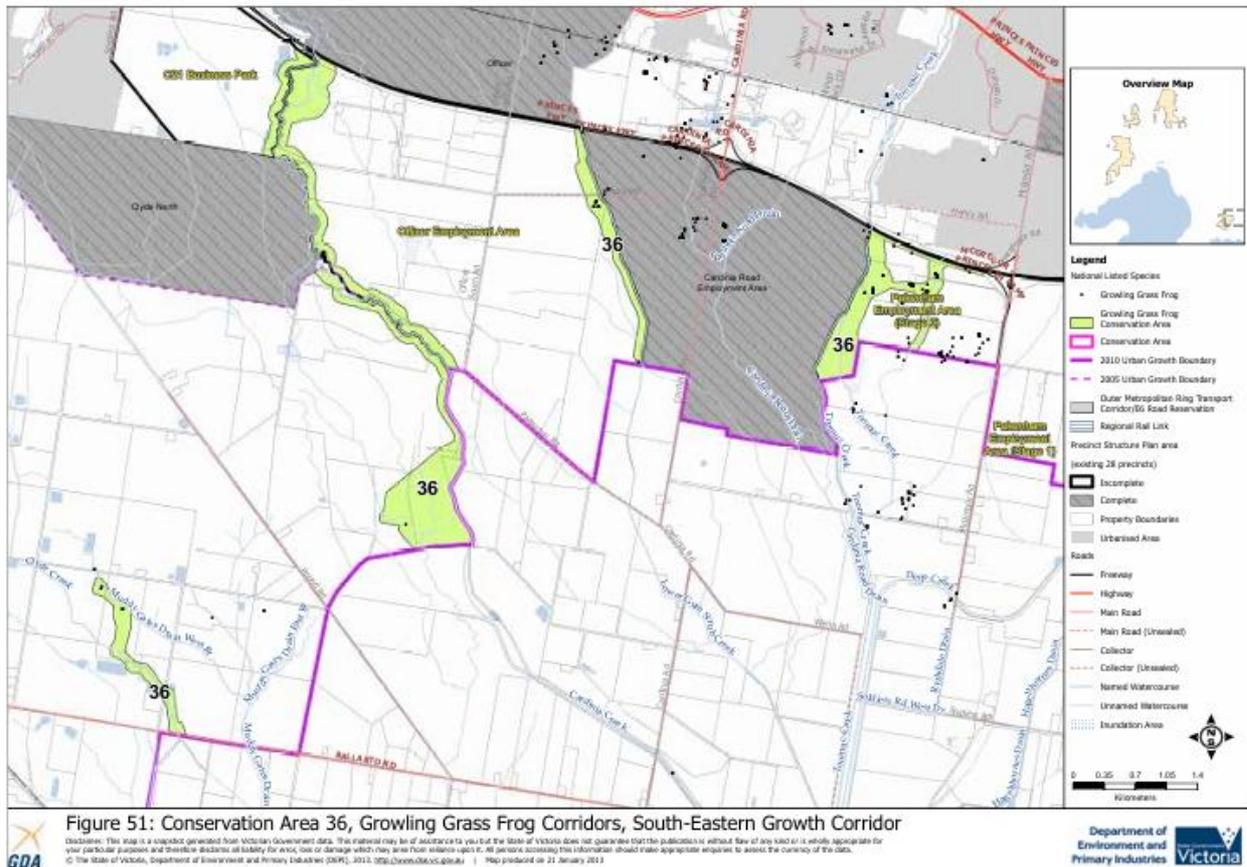


Figure 5: Conservation Area 36, Growing Grass Frog Corridors (Source: DEECA)

Ministerial Direction 11 – Strategic Assessment of Amendments

The Cardinia Creek South Part 2 PSP will be implemented through Amendment C306case to the Casey Planning Scheme (the draft amendment). The draft amendment has been assessed against the criteria in Ministerial Direction 11 (Strategic Assessment of Amendments) and is consistent with the objectives of planning in Victoria, providing for the fair, orderly, economic and sustainable use of land identified for urban purposes.

The draft amendment for the Cardinia Creek South Part 2 PSP addresses environmental impacts through a land use and development pattern informed by technical studies of flora and fauna, flooding, and stormwater management and drainage. It also considers relevant social and economic effects and is expected to deliver a net community benefit by enabling additional housing and open spaces. A full assessment against this Ministerial Direction is provided in the explanatory report for the draft amendment.

Ministerial Direction 12 – Urban Growth Areas

Ministerial Direction 12 applies to any planning scheme amendment that incorporates a Precinct Structure Plan into a scheme or introduces or amends provisions in a schedule to the Urban Growth Zone (UGZ).

The draft amendment for the Cardinia Creek South Part 2 PSP has been prepared in accordance with Ministerial Direction 12, with a full assessment provided in the explanatory report.

2.1.3 Local policies

City of Casey Council Plan 2025–2029

This plan outlines the long-term vision for the community, aiming to be a connected, innovative and resilient community. It focuses on collaboration with the community, key stakeholders, community organisations, surrounding municipalities and other levels of government.

Climate Resilient Casey 2024–2030

Climate Resilient Casey 2024–2030 aims to provide a roadmap for a safer, connected, and more resilient Casey, where Council and the community are climate ready and better prepared together.

Casey Climate Action Plan 2022–2030

The City of Casey is committed to net zero corporate emissions by 2030 and will support the community target of net zero emissions by 2040 or earlier.

Greening Casey – A Plan for Building Our Climate Resilience and Creating Places People Love

The proposed actions and implementation plan are tailored to the City of Casey and align with Living Melbourne's six key actions. For PSP areas, actions include continuing to support a 30 per cent tree canopy target across the public realm and open space in future PSPs.

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
- Inform an action plan that guides and monitors council's implementation of the strategy.

Casey Council 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*.

Casey Council 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 and sets a municipality-wide direction for how open space should be delivered and improved across both existing suburbs and future growth areas. In particular, the updated *Open Space Strategy (2023)* reinforces expectations that new precincts and development areas contribute to a

connected, coherent open space network, providing a strategic direction that informs more detailed precinct-level planning and delivery.

2.1.4 Cardinia Creek South Precinct Structure Plan (formerly McPherson)

The *Cardinia Creek South PSP* (formerly McPherson) was approved by the Minister for Planning in December 2018 and gazetted in January 2019 via Amendment C221 to the Casey Planning Scheme. Due to uncertainty regarding the location of the regional park at that time, a 104-hectare area (now the Cardinia Creek South Part 2 Precinct), was excluded from the parent PSP. An indicative future urban structure for Cardinia Creek South Part 2 was included as Appendix G to the Cardinia Creek South PSP (**Figure 6**).

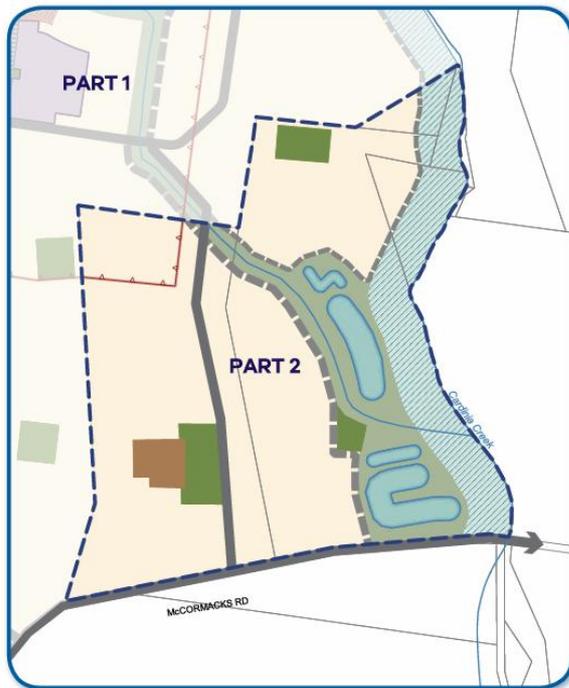


Figure 6: Indicative future urban structure for Cardinia Creek South Part 2 (Source: DTP)

Cardinia Creek South Infrastructure Contributions Plan

This 2019 *Cardinia Creek South Infrastructure Contributions Plan* (ICP) is incorporated into the *Casey Planning Scheme* to establish the statutory framework for collecting infrastructure contributions from development within the ICP plan area.

The plan sets out both monetary and land contribution requirements to support the delivery of infrastructure and public land identified in the Cardinia Creek South PSP. Specifically, the ICP:

- Establishes the statutory mechanism for monetary contributions towards required infrastructure projects.
- Provides the mechanism for securing land for public purposes as identified in the PSP.
- Lists all infrastructure projects to be funded or provided through the ICP.
- Has been prepared in accordance with legislative requirements under the *Planning and Environment Act 1987*, the Ministerial Direction on preparing ICPs, and the *Infrastructure Contributions Plan Guidelines*.

All infrastructure items in this ICP are located outside the Part 2 PSP area, with no infrastructure obligations under the ICP applying within the Cardinia Creek South Part 2 PSP.

Overall, the ICP provides the statutory framework necessary to ensure coordinated, equitable and transparent funding of infrastructure to support development within the Cardinia Creek South area.

2.2 Cardinia Creek South local context

2.2.1 Cardinia Creek South Part 2

The Cardinia Creek South Part 2 precinct area is located in the south-east of Melbourne's Urban Growth Boundary, on the rural urban fringe, approximately 50 km from Melbourne's CBD and 8 kilometres east of Cranbourne. As shown in **Figure 7**, Part 2 covers 104 hectares and lies to the east of Part 1, with McCormacks Road forming its southern interface and Cardinia Creek its eastern edge.



Figure 7: Cardinia Creek South Part 2 Precinct Area

2.2.2 Cultural heritage

The Cardinia Creek South Part 2 PSP is located on the lands of the Bunurong people. The Bunurong Land Council Aboriginal Corporation (BLCAC) represents the Bunurong people, recognised as the Traditional Owners of their lands and waters. BLCAC aims to preserve and protect their sacred lands, waterways, cultural practices, and stories.

Archaeological studies indicate use of elevated sandy rises on the margins of swampland and waterways for stone-tool manufacture over at least 5,000 years, with much lower archaeological potential in current and former waterways and swamps. At least 250 generations of Bunurong people lived, worked and travelled through the precinct, with north-south ridgelines enabling movement across an increasingly inundated landscape until at least the 1850s.

Barnibyrrong is a rare, registered Aboriginal historical place with direct connections to Bunurong ancestors, gathering and ceremonial places, travel routes, and cross-cultural interactions. Historically, the name applied to a campsite on Cardinia Creek near the St Germain's property, where European occupation is believed to have begun with Alexander Patterson's 1848 purchase of St Germain's.

2.2.3 Surrounding land use

The City of Casey is experiencing sustained growth and development, with an estimated resident population of 444,700 in 2026 projected to increase by approximately 38.10 per cent to around 614,075 by 2046. Seventeen PSPs have been completed to date, with a further four to either be prepared or finalised (including Cardinia Creek South Part 2 PSP). At current sales rates, the South East Growth Corridor has approximately ten years of greenfield land supply remaining.

A key consideration for the PSP is to accommodate new growth while remaining responsive to established residential communities and the rural-urban interface, including carefully managing built-form transitions, sequencing infrastructure, and protecting local character and amenity.

There are multiple surrounding land-uses near the precinct.

- Immediately east of Cardinia Creek and south of McCormacks Road is land outside of the Urban Growth Boundary designated as Green Wedge Zone (GWZ). Rural and farming uses reflect the historical Koo-Wee-Rup swamp drainage and agricultural development characteristics of the region.
- Immediately north and west of the Part 2 precinct is land within the Part 1 Cardinia Creek South precinct designated as Urban Growth Zone (UGZ) for residential development.
- Surrounding precincts include Clyde Creek to the west, Clyde South to the south, Clyde North to the north-west, and Officer South (Employment) to the north-east.

2.2.4 Transport

The Cardinia Creek South Part 2 precinct is located east of Part 1, with McCormacks Road along its southern edge and Cardinia Creek along its eastern edge. The area will be supported by the broader Cardinia Creek South road network (including Pattersons Road, Thompsons Road and Bells Road corridors), planned intersection upgrades, and active transport links along the Cardinia Creek corridor and across the creek into Cardinia Shire.

- McCormacks Road bounds the southern edge of Part 2 and will function as a key access and east–west movement corridor for the precinct. Outside of the precinct, McCormacks Road connects to a major access node that is planned at the Pattersons Road / Muddy Gates Lane / Pound Road intersection via a secondary arterial/connector roundabout (interim treatment) (IN-07, staged S–M).
- Part 2 relies on a north–south connector road through Part 2 that will carry the majority of Part 2 traffic, and both development parcels (95 and 125 McCormacks Road) are assumed to primarily access via this north–south connector.
- Alexander Boulevard: primary north–south movements between Thompsons Road and the northern end of the Part 2 connector.
- Existing McCormacks Road bridge over the Cardinia Creek is approximately 6.4 m wide (two-way movements) and is expected to operate safely with a minimal long-term vehicle per day increase, being used for local residents only.

Key transport issues to be addressed through the Cardinia Creek South Part 2 PSP include:

- Providing land to facilitate the delivery and upgrade of McCormacks Road.
- Providing new access points that will allow the precinct to ‘tie into’ the surrounding arterial and connector road network.

- Providing an internal movement network (including a continuous north–south connector) that connects planned and existing communities and facilitates high levels of integration with surrounding land and Part 1 of the PSP.
- Addressing the existing trend of car dependency, and inadequate provision of public transport infrastructure and services, including enabling bus-capable streets and early service planning.
- Facilitating movement through the precinct so surrounding communities can easily connect to and access key local destinations, including activity areas and open space networks.
- Ensuring walking and cycling permeability and provision of cross-precinct links (including along the Cardinia Creek corridor and to adjoining areas) to support safe, direct and attractive active transport connections.
- Ensuring traffic modelling of the proposed road network and associated land uses appropriately informs the PSP transport network design, including the establishment of suitable road cross-sections and intersection treatments.

Public transport

The Cardinia Creek South Part 2 Precinct currently has no fully constructed road access points and no established internal street network.

Across the broader Cardinia Creek South PSP area (Part 1), public transport planning is focused on extending the Principal Public Transport Network (PPTN) through the Casey growth area corridor and into Cardinia Shire. The PPTN route is planned to operate north from Ballarto Road (including the future Clyde Station), along Tuckers Road to Thompsons Road, and then continue to Officer Station in Cardinia.

All connector roads proposed in the precinct will be bus-capable to support future bus network planning.

Active transport

There is currently no dedicated on-road or off-road cycling infrastructure within the Part 2 PSP area. However, existing and planned cycling connections are being delivered through the surrounding precinct structure planning area.

The approved Cardinia Creek South PSP (Part 1) requires the delivery of shared pedestrian and bicycle paths along waterways (including Cardinia Creek), including a continuous 3.0 metre shared path along the perimeter of the Cardinia Creek corridor and within the associated utility easement.

The proposed roads within the Part 2 precinct will include pedestrian and bicycle paths to support a well-connected active transport network.

Employment and activity centres

Within the surrounding area, a number of existing and planned activity centres will service the broader catchment. The closest centres relevant to the Part 2 PSP are those identified in the Part 1 PSP, comprising:

- the Alexander Boulevard Town Centre (approx. 8,000 sqm retail and 3,000 sqm commercial)
- the Pattersons Road Town Centre (approx. 8,000 sqm retail and 3,000 sqm commercial), and
- the Ballarto Road Local Convenience Centre (approx. 1,500 sqm retail and 300 sqm commercial).

Together, these centres are intended to provide local retail, services, community facilities and associated employment as the precinct develops. Other established and planned centres in the wider area include the Avenue Village Shopping Centre, the planned higher-order Hardy's Road Town Centre (approx. 60,000 sqm) and Clyde Town Centre (approx. 50,000 sqm), and a network of planned Local Town Centres across Clyde North, Thompsons Road and Clyde Creek (typically 5,000–8,000 sqm); however, these centres are more proximate to the Part 1 precinct and located at a greater distance from the Part 2 PSP.

Key employment and activity issues to be addressed through the Part 2 PSP are primarily about integration and access, noting Part 2 is a small precinct component focused on residential development, drainage and open space and does not include dedicated employment land or town centre provision. The PSP should therefore support the Part 2 community to be serviced by and connected to the activity centre network identified in Part 1, including safe and legible walking, cycling and public transport connections, and appropriate local movement links. The PSP should also ensure the development and staging of residential areas support timely access to everyday services, and that open space and drainage corridors are planned to complement the urban structure and connections to surrounding precincts.

Community and recreation

There are a number of significant community and recreational facilities located adjacent to the Part 2 PSP area, including:

- A planned network of local sports reserves within the Part 1 PSP, including Alexander Boulevard, Old Pound Road, Pattersons Road and Ballarto Road reserves (with ovals/pitches, courts and supporting pavilions).
- Planned community facilities within the Part 1 PSP, including the Pattersons Road Integrated Community Centre, Ballarto Road Family and Community Centre, and a Pattersons Road indoor sports facility (joint use with the government secondary school), alongside broader indoor sports facility contributions in adjoining PSPs.
- An integrated equestrian/shared use trail adjacent to the Cardinia Creek, along McCormacks Road and continuing down Muddy Gates Lane.

The approved Part 1 PSP also considers an open space framework that supports integration of recreation with drainage/service open space, including shared path opportunities (and, where relevant, equestrian trail connections).

There are several planned school sites located in the broader Part 1 PSP catchment, including:

- Government primary schools (P-6) at Alexander Boulevard, Old Pound Road and Southern locations
- One government secondary school (7–12), and
- a potential non-government primary school.

Beyond the Part 1 precinct (and therefore generally at a greater distance from Part 2), broader sub-corridor destinations include Cranbourne Botanic Gardens, and other higher-order facilities distributed across the wider growth area.

Key contextual issues relating to community infrastructure & recreation to be addressed through the Part 2 PSP include:

- Ensuring Part 2 staging delivers safe and direct walking/cycling connections into the established Part 1 network of schools, community facilities, sports reserves and town centres.

- Integrating drainage and open space outcomes to maximise recreation value (e.g., shared paths) while responding to constraints in sensitive creek corridor areas relevant to Part 2.

Development staging

Development of the Part 2 PSP is expected to be delivered as a dual ownership, staged residential subdivision, generally progressing from north to south to support orderly delivery of open space and road infrastructure.

Staging for Part 2 is proposed to be guided by a light-touch approach through consideration of the Part 1 Precinct Infrastructure Contributions Plan and the proposed Part 2 Precinct Infrastructure Contribution Plan, supported by a graphical north–south staging aspiration rather than prescriptive statutory triggers. This reflects that the key servicing networks are either already in place or have capacity, and practical sequencing can be managed through the permit process in conjunction with infrastructure requirements.

The main staging considerations for 95 McCormacks Road relate to access capacity and drainage readiness. Traffic advice indicates that approximately 650–700 lots can be accommodated via the existing Smiths Lane access arrangements before an additional external connection is required, with McCormack Road identified as the preferred candidate link (subject to resolution). If 125 McCormacks Road develops in parallel, network pressure will increase and the timing of additional access upgrades may need to be brought forward.

Early delivery of key community assets will also inform sequencing, with the northern local park to be delivered within the proposed first four stages. Melbourne Water-related infrastructure items remain the primary external dependency and will be managed through standard approvals and asset readiness processes.

3 CARDINIA CREEK SOUTH PART 2 PSP PREPARATION

The scope of the Cardinia Creek South Part 2 PSP and the associated draft planning scheme amendment is deliberately limited. The overarching urban structure, land use framework and strategic directions for the precinct were established through the approved 2018 *Cardinia Creek South PSP*, including an indicative concept plan to guide the future development of the Part 2 area.

This PSP and the resulting amendment primarily extend and update the existing approved framework to formally incorporate the Part 2 area, rather than undertaking a comprehensive re-planning of the precinct. The proposed urban structure remains broadly consistent with the 2018 indicative concept plan, with only minor refinements to reflect updated technical inputs and further design resolution. The project does not involve review of requirements, guidelines, planning controls or the overall place based plan as it relates to the Part 1 area of the precinct.

This section outlines the PSP preparation process for the Cardinia Creek South Part 2 PSP, including stakeholder engagement activities and supporting technical investigations. To the extent relevant, the Cardinia Creek South Part 2 PSP has been prepared in accordance with the PSP 2.0 process shown in **Figure 8**.

In this instance, the strategic planning foundation has already been established through the approved 2018 *Cardinia Creek South PSP*, which included an indicative future urban structure for the Part 2 investigation area. The Part 2 land was excluded from the original amendment due to a Panel recommendation and uncertainty at the time regarding the Clyde Regional Park location, rather than due to incomplete strategic planning or unresolved viability matters. The current PSP and associated planning scheme amendment primarily extend and update the approved framework to formally incorporate the Part 2 area, rather than re-planning the precinct. Accordingly, matters requiring further resolution have been addressed through pre-commencement scoping and targeted technical assessment and engagement, consistent with the limited scope of the PSP.

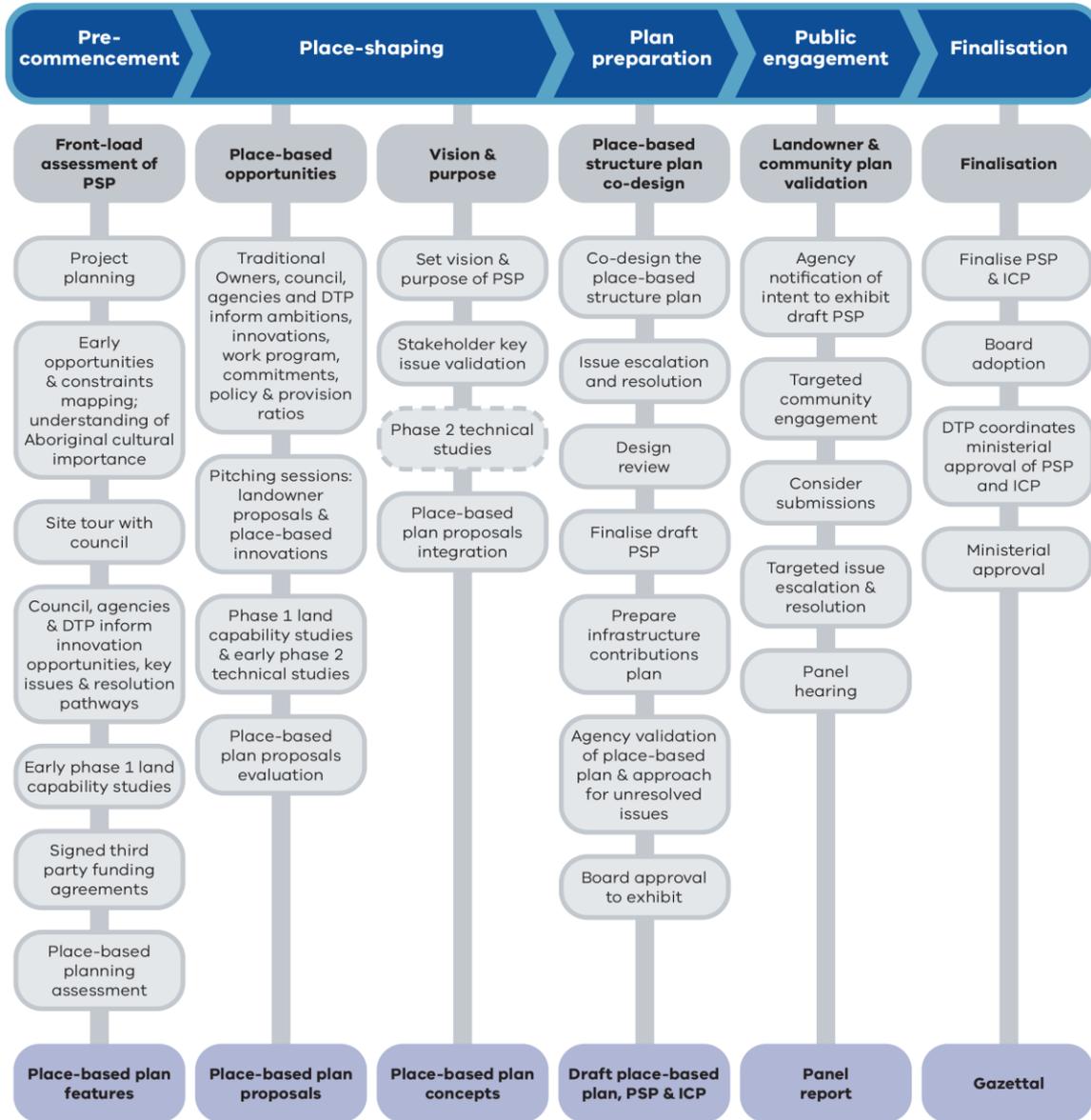


Figure 2: PSP 2.0 Process

3.1 Vision and purpose

The ‘place-based opportunities’ pathway (including early ambition setting, pitching of landowner proposals, broad land capability testing and proposal evaluation) was not applied to the *Cardinia Creek South Part 2 PSP*. This is because the strategic planning foundation for Cardinia Creek South was established through the approved 2018 PSP, which included an indicative future urban structure for the Part 2 investigation area. The Part 2 PSP process has adopted a proportionate approach focused on pre-commencement scoping, targeted engagement and technical assessment to confirm alignment with the approved framework and to finalise any necessary refinements to support incorporation of the Part 2 area into the Casey Planning Scheme.

The Vision Statement for the Cardinia Creek South Precinct remains as adopted in the 2018 gazetted PSP and continues to be appropriate for guiding the precinct’s overall development. The purpose of the Part 2 PSP is to incorporate the Part 2 area within the existing approved framework, rather than revisit or reframe the precinct’s strategic intent.

Accordingly, the proposed changes are limited and primarily relate to updated growth assumptions arising from the inclusion of Part 2. This includes updating the total projected dwellings, population and employment figures, and a minor refinement to Objective 3 to ensure consistency with the road network and land use outcomes for Part 2.

The Vision Statement was tested with stakeholders through the Plan Validation Workshop, where there was agreement to retain the existing vision (with numeric updates only). This approach confirms that the precinct's intended identity and character remain consistent with Part 1.

3.2 Key issue validation & place-based plan integration

Stakeholder key issues validation is a key engagement activity within the PSP 2.0 plan preparation phase, supporting the development of a shared direction for the precinct and the early resolution of priority planning matters. The DTP in partnership with City of Casey held an in-person Stakeholder Key Issues Validation Workshop in February 2025 to inform preparation of the Cardinia Creek South Part 2 PSP, as part of the PSP 2.0 process.

The purpose of the Cardinia Creek South Part 2 Validation Workshop was to:

- Validate the precinct vision.
- Review, discuss and validate the draft Cardinia Creek South Part 2 place-based plan.
- Identify targeted refinements, PSP-specific requirements and delivery concerns.
- Agree an implementation pathway to support a streamlined PSP process with minimal changes.
- Consider proponent presentations, including the vision, subdivision concept and key issues.

The Stakeholder Key Issues Validation Workshop was attended by representatives from the following stakeholder groups:

- Department of Transport and Planning (DTP)
- Melbourne Water
- Department of Energy, Environment and Climate Action (DEECA)
- Landowners
- Casey City Council

The workshop was structured into two primary components:

- **Plan validation activities:** This component focused on confirming the strategic direction for Part 2 and included:
 - The purpose and framing of the session.
 - An overview of the precinct and its background.
 - Discussion of the PSP strategy, scope and vision.
 - Proponent presentations, followed by discussion on key issues and challenges.
- **Draft concept plan activity:** The second component was dedicated to reviewing and informing the Draft Concept Plan. Discussions were structured around the following themes:
 - Theme 1: Image, Character and Housing

- Theme 2: Open Space
- Theme 3: Biodiversity, Threatened Species and Bushfire Management
- Theme 4: Transport and Movement
- Theme 5: Integrated Water Management and Utilities
- Theme 6: Precinct Infrastructure Plan and Staging

3.3 Plan preparation and agency validation

Agencies and council are integral participants in the PSP process and are essential to validating and supporting the opportunities and delivery pathways identified through the plan. Following the Stakeholder Key Issues Validation Workshop, an Agency Validation Briefing was held online on 18 December 2025 to initiate targeted consultation with relevant agencies and stakeholders on the draft documentation.

DTP commenced a streamlined agency validation process in mid-January 2026. The validation process was focused on identifying any 'red flag' or high-risk issues that could materially affect the appropriateness of the amendment or its delivery. Relevant materials were provided to each agency to support their review, with documentation and sections tailored to the matters most relevant to each agency's responsibilities.

Submissions were invited from a targeted group of statutory authorities, service providers, and local stakeholders including:

- APA Group
- AusNet Services
- Bunurong Land Council Aboriginal Corporation (BLCAC)
- Cardinia Shire Council
- Country Fire Authority
- City of Casey
- Department of Energy, Environment and Climate Action (DEECA)
- Department of Transport and Planning – Transport (DTP)
- Environment Protection Authority (EPA)
- Melbourne Water
- South East Water

Agencies were provided three weeks to review the validation package and provide feedback, focusing on any critical issues. Where agencies were unable to complete a review within this timeframe, there will be a further opportunity to provide input during the public consultation period (late February to March).

3.4 Background reports and technical studies

A targeted suite of technical assessments was undertaken to provide an empirical basis for the Cardinia Creek South Part 2 PSP and to confirm the appropriateness of the proposed design and planning response, consistent with the evidence-led approach anticipated under the PSP Guidelines.

This work comprises four technical assessment addenda to the existing 2015 technical assessment package. Collectively, the addenda review the earlier findings and provide a high-level strategic refresh to account for

the passage of time, updated assumptions and changes in context. In particular, the addenda address updates arising from the confirmed relocation of the regional park outside the Part 2 precinct (which differed from assumptions used in earlier strategic transport modelling) and the proposed land use mix for Part 2, including residential, open space and drainage uses.

The four addenda relate specifically to the Part 2 precinct. However, inter-precinct dependencies with Part 1 are recognised and have been considered where relevant to ensure outcomes and assumptions remain coherent across the broader Cardinia Creek South precinct, particularly where network performance and infrastructure planning are reliant on shared systems.

A summary of the reports are available at **Appendix 1** and the full reports are available at: [Cardinia Creek South \(Part 2\) - VPA](#).

Table 1: Summary of technical reports

Technical report	Consultant	Status
Services Investigation Report – Engineering Servicing Advice	Taylors	Completed 2025
Aboriginal Cultural Heritage Assessment Addendum to the Cardinia Creek South (formerly McPherson) PSP	Extent Heritage	Completed 2026
Bushfire Assessment – Interim Addendum Report	Terramatrix	Completed 2026
Transport Network Assessment	Stantec	Completed 2026

4 DRAFT CARDINIA CREEK SOUTH PART 2 PSP

This section provides a summary of the key features of the draft Cardinia Creek South Part 2 PSP.

4.1 Cardinia Creek South Part 2 vision and purpose

The vision for Part 2 is to extend the established Part 1 neighbourhood character by delivering a cohesive residential community that draws on the homestead/heritage setting and the creek and drainage interfaces as defining place-making elements. In doing so, the precinct will continue to function as a discrete, walkable neighbourhood within a sustainable riverine environment, with Cardinia Creek forming the primary riparian, recreation and environmental corridor.

Incorporation of the Part 2 area results in minor amendments to the PSP, primarily to reflect updated residential yield and population projections. The precinct is now anticipated to accommodate approximately 11,243 dwellings, incorporating an additional 1,213 dwellings within Part 2, and a population of around 31,860 people, an increase of approximately 3,760 people based on revised land use assumptions, while continuing to support local employment and strong regional connections. The future urban structure remains predominantly residential and is designed to protect and enhance biodiversity and heritage values, including conservation outcomes for Growling Grass Frog habitat and the identification and preservation of Aboriginal cultural heritage within the Cardinia Creek conservation area.

4.2 Cultural heritage and values

The Cardinia Creek South Part 2 precinct is located on Bunurong Country. The *Bunurong Land Council Aboriginal Corporation* (BLCAC) is the Registered Aboriginal Party (RAP) for this area, with its RAP boundary variation taking effect from 1 July 2021. Consistent with contemporary PSP practice and the PSP Guidelines' emphasis on strengthening collaboration with Traditional Owners in plan-making, the Part 2 PSP has sought to ensure that Bunurong cultural values and cultural heritage considerations meaningfully inform the planning response.

An Aboriginal Cultural Heritage Assessment (ACHA) addendum was prepared to update the 2015 ACHA and to provide an additional opportunity for BLCAC to inform PSP design with Bunurong cultural values. The addendum provides an updated desktop assessment for the Part 2 precinct, incorporating revised predictive modelling, mapping and recommendations. It also consolidates the results of subsequent investigations, including:

- Newly registered Aboriginal Places, refined archaeological sensitivity mapping (very high to very low), and updated landform/disturbance mapping; and
- Additional historical research, including detailed information relating to a newly registered Aboriginal Historical Place known as 'Barnibyrrong'.

The archaeological sensitivity model defines archaeological sensitivity as a combination of likely density, integrity and research value of archaeological deposits. However, the addendum also recognises that modelling alone does not determine broader cultural heritage sensitivity, which must incorporate Aboriginal cultural knowledge and values.

A critical distinction for this precinct is that, unlike many greenfield PSPs where Cultural Heritage Management Plans (CHMPs) are typically prepared after PSP gazettal, multiple CHMPs are already approved or underway. The addendum notes that:

- Three CHMPs have been approved (including for a sewer pipeline and subdivision works at 95 McCormacks Road; major drainage works at 125 McCormacks Road; and a subdivision overlapping the north-east corner of the precinct); and
- Two further CHMPs are in preparation (including for Growling Grass Frog ponds adjacent to Cardinia Creek and a subdivision across much of 125 McCormacks Road).

These CHMPs include cultural heritage management conditions agreed with and approved by the RAP, and once approved those conditions become legal requirements under the Aboriginal Heritage Act framework.

The PSP will use the revised sensitivity mapping to inform layout decisions in areas not covered by an approved CHMP and will require early coordination on sequencing where CHMP conditions introduce implementation requirements (e.g., conservation management planning and legal agreements).

4.3 Ecology and vegetation

The Cardinia Creek South Part 2 precinct contains ecological values that are primarily associated with the Cardinia Creek riparian corridor and connected drainage lines, which form important habitat and movement pathways for protected species. Biodiversity outcomes for the precinct are principally managed through the Biodiversity Conservation Strategy for Melbourne's Growth Corridors (BCS) and associated Melbourne Strategic Assessment (MSA) arrangements, which provide the overarching policy and legislative mechanism for protecting matters of national environmental significance in growth areas.

A key biodiversity consideration for Part 2 is the interface with land identified under the BCS, including areas associated with Conservation Area 36 (Growling Grass Frog conservation area) that relate to the Cardinia Creek corridor. The PSP will protect the creek corridor and aquatic habitats and integrate these assets as defining elements of neighbourhood structure, with a connected network of open space and shared paths/trails that support movement and recreation along the creek system.

Overall, the PSP is focused on creating a greener, well-connected neighbourhood centred on Cardinia Creek, with integrated water-sensitive design and habitat outcomes (including Growling Grass Frog conservation), and with complementary recognition and protection measures for Aboriginal cultural heritage and significant trees and vegetation as part of the broader place-based planning response.

A desktop review of aerial imagery (2010, 2018, 2022, 2024 and 2025) indicates that, outside the 100-metre riparian buffer, the Part 2 area is predominantly pasture and that earlier dense cover largely comprised gorse that has since been cleared, rather than remnant woodland.

In addition, the PSP should respond to the limited extent of remnant and scattered vegetation on developable land, with higher-value trees and vegetation generally concentrated near the Cardinia Creek corridor and along local road edges. Where feasible and consistent with the approved urban structure intent, retention of identified higher-value trees and vegetation should be considered through the detailed design and subdivision staging to support neighbourhood character and biodiversity outcomes.

4.4 Development Services Scheme

A drainage scheme (also referred to as a development scheme or development services scheme) is a catchment-wide master plan that sets drainage requirements and performance standards to support flood protection, water quality outcomes, and waterway health. The Cardinia Creek South Part 2 area is located within the McCormacks Road Drainage Scheme (DS 1317).

The PSP identifies 17.14 hectares of land (approximately 16.41% of the Part 2 area of the PSP) to support delivery of the Development Services Scheme (DSS).

4.5 Transport network

As outlined in **2.2 Cardinia Creek South local context**, the existing and planned transport network enables the PSP area to connect directly to the surrounding street system. Accordingly, while the precinct is a greenfield site, the development will function as a 'semi-infill' outcome by integrating with an established and already planned network of streets.

The assessment confirms the ability of the proposed Part 2 transport network (and its integration with the Part 1 network) to support development, using a first-principles traffic assessment informed by review of the Part 1 strategic modelling and a Select Link Analysis from S-VITM to derive traffic distribution.

The precinct sits within the broader Cardinia Creek South PSP transport framework, which provides strategic connections to the surrounding arterial network including Thompsons Road, Pattersons Road, Bells Road and Ballarto Road, with Part 2 located on the eastern side of the PSP and bounded by McCormacks Road to the south and Cardinia Creek to the east. In operational terms, the key external routes supporting Part 2 access through Part 1 are:

- Alexander Boulevard (north–south) connecting toward Thompsons Road (noting it has been delivered as a four-lane arterial in the northern section, reflecting the earlier modelling outcome and providing capacity to accommodate higher volumes).
- Hardys Road providing north–east–south–west movement and access toward Smiths Lane / Bells Road.
- McCormacks Road (west and east segments) providing east–west access between the Part 2 connector and broader connections (including toward Pattersons Road to the west and across Cardinia Creek via an existing bridge to the east).

The primary access arrangement for Part 2 is via the internal north–south connector road, with:

- a northern connection to Part 1 at Hardys Road / Burnbank Parade (expected to be delivered first, consistent with north-to-south delivery sequencing), and
- a southern connection to McCormacks Road (to provide a second primary access route).
- McCormacks Road is identified as a key east–west connection at the southern edge of the PSP.

The assessment indicates:

- McCormacks Road volumes are generally below 7,000 vehicles per day in the assessed locations, supporting its role as a connector in the western section (particularly up to and including the Part 2 connector intersection).
- The Part 1 PSP cross-section for McCormacks Road is identified as a 25 m connector street cross-section; the assessment expects this connector cross-section to continue at least up to and including the Part 2 north–south connector intersection to support its function as a second primary access route.
- East of the Part 2 connector, forecast volumes are much lower (order ~1,500 vehicles per day), and given the setting becomes rural, the assessment indicates matching into an existing rural road cross-section could be appropriate.

The transport network assessment for Part 2 also notes the existing McCormacks Road bridge over Cardinia Creek is approximately 6.4 metres wide, can accommodate two-way movements, and (based on available safety information) is considered capable of operating satisfactorily under increased traffic volumes.

4.6 Land use and activity

To implement the vision outlined in Section 4.1, the PSP establishes an integrated land use and activity framework that coordinates housing, open space, and transport and servicing infrastructure. The following section summarises the land use and activity outcomes proposed for Cardinia Creek South Part 2.

Housing

Cardinia Creek South Part 2 is intended to extend the established Part 1 neighbourhood character, leveraging the homestead/heritage setting and creek/drainage interfaces as key place-making anchors. The precinct will deliver a broader housing mix (including smaller lots and modest medium-density product) while responding to sensitive edges, view corridors and the UGB/rural interface. The overall residential outcome is anticipated to achieve an average net density of approximately 18–20 dwellings per net developable hectare (dwelling/NDHA). The residential character areas are proposed:

- **Balance Area** is proposed for the entirety of Part 2 land with an applied zoning of General Residential Zone. The purpose of the area is to deliver a predominantly traditional suburban housing form that supports a cohesive extension of the Part 1 precinct character, while accommodating a broader mix than Part 1 through smaller average lots. Housing will primarily comprise detached dwellings with a range of lot sizes (noting an average lot size in the order of 330 sqm is envisaged in parts of Part 2), supported by a permeable street network and access to local open space and movement corridors. The Standard Residential Area is expected to achieve an indicative average density of 18–20 dwellings per net developable hectare.

Implementation across all residential character areas in Part 2 will prioritise housing diversity, with at least three dwelling typologies delivered, including detached homes, smaller-lot products and modest medium-density housing concentrated within the Medium Density Nodes. A consistent approach to interface design will be applied through standard local and connector street typologies, supplemented by Part 2-specific interface cross-sections where the urban edge intersects with conservation areas, wetlands, drainage infrastructure or the equestrian trail. Localised density variations will be used to respond to these interface constraints while still achieving an overall precinct-wide average density of approximately 18 dwellings per net developable hectare across Part 2.

Open space

The place-based plan for the part 2 area of the PSP provides for a local open space network that meets the applicable provision and access objectives. The precinct comprises a total area of 104.25ha and includes 36.84ha of open space in total (31.59% of the precinct). Of this, 3.91 ha is credited local open space (Local Park/ICP land), representing 3.75% of the total precinct area and 5.80% of net developable area (NDA). Uncredited open space totals 32.93 ha (31.59% of the precinct; 48.84% of NDA) and comprises the Growling Grass Frog conservation area (14.40ha), waterway and drainage reserves (17.09ha), and a post-contact heritage reserve (1.41ha).

A key refinement to the local open space framework shown in the 2018 gazetted *Indicative Future Urban Structure for Cardinia Creek South Part 2* is the reconfiguration of park provision within 95 McCormacks Road, replacing the single larger local park with two local parks of approximately 1 hectare each:

- The first Local Park is proposed adjacent to the Heritage Reserve/homestead setting to leverage the heritage character as a place-making anchor, retain a notable tree, and reinforce a high-quality neighbourhood focal point.

- The second Local Park is proposed adjoining the drainage reserve to improve walkable catchments, strengthen connections to the open space and movement network, and better distribute local recreation opportunities across the precinct.

Aboriginal cultural heritage considerations have also informed minor refinements to the siting of local parks within 125 McCormacks Road compared with the 2018 gazetted Indicative Future Urban Structure of Cardinia Creek South Part 2 in the Part 1 PSP.

Community facilities and services

The PSP does not include provision for additional community facilities or services within the Part 2 precinct. This reflects the precinct's role as a primarily residential extension of the broader Part 1 community and its proximity to existing and planned facilities within Part 1 and the surrounding growth corridor, which generally meet relevant accessibility benchmarks.

Local convenience centre

The PSP does not propose a Local Convenience Centre (LCC) within the Part 2 precinct. This reflects the precinct's role as a primarily residential area and its proximity to the established and planned activity centres within Part 1 and the broader growth corridor, which are intended to meet day-to-day retail and service needs for the local community.

Although a LCC is not provided in Part 2, the movement network will facilitate direct and legible access to nearby centres by walking, cycling and vehicle. This approach avoids duplication of retail provision, supports consolidation of activity in appropriately located centres, and reinforces the viability and placemaking role of the wider town centre network that will serve Part 2 residents.

Employment

Part 2 is planned as a primarily residential precinct that will be supported by a strong network of existing and planned employment areas within the broader growth corridor. The precinct is located in proximity to the recently gazetted Officer South (Employment) area to the north and the Cardinia Road employment area to the north-east, which together will provide substantial opportunities for industrial and commercial jobs within a short travel distance of new residents.

Local job creation within the community will be supported through the planned network of activity centres in the surrounding precincts, including the Local Town Centres proposed within the wider corridor, which are intended to provide day-to-day retail, services and associated employment. In combination, the nearby employment precincts and the activity centre network establish a coherent framework for employment access and local economic participation for Part 2 residents.

Education

Part 2 is not proposed to accommodate additional government or non-government school sites, as the education and community infrastructure delivered and planned through Part 1 generally meets relevant accessibility and provisional benchmarks for future residents.

The PSP approach for Part 2 therefore focuses on ensuring that the movement network provides direct, legible and safe connections to these established and planned education and community destinations, including via connector streets, shared paths and crossings that link residential neighbourhoods to schools, community facilities and activity centres.

5 PSP OUTCOMES AND DTP POSITION

This section outlines the place-based response to the features and performance targets in the *PSP Guidelines*. To maintain the structural integrity of the Part 1 precinct and the Part 1 Infrastructure Contributions Plan, and to support a coordinated transition in density with the Part 2 precinct, performance targets were considered but have been implemented as relevant, subject to where there was significant divergence from the original PSP assumptions.

5.1 Target summary and adaptation

The PSP Guidelines establish seven hallmarks to guide the creation of more inclusive, vibrant and healthy neighbourhoods. These hallmarks are supported by 20 performance targets that should be met to achieve them. Many of these targets are already mandated through the *Victorian Planning Provisions*.

This section assesses how each of the 20 performance targets have been met or adapted in the *Cardinia Creek South Part 2 PSP*.

5.2 Viable densities

The hallmark aims to deliver housing/population at densities that make local services and transport viable. By applying Targets 1–4 of the *PSP Guidelines*, the *Cardinia Creek South Part 2 PSP* enables:

- diverse housing typologies and densities throughout the PSP
- affordable housing options in appropriate locations in the PSP.

Planning assessment

To ensure a smooth transition in density from Part 1 to Part 2, a decision was made with the City of Casey to include a target of approximately 18 dwellings per NDHA which is consistent with areas in Part 1. Part 2 contains exclusively residential land and is located on the edge of the Urban Growth Boundary. As such, a slightly lower minimum density target than the performance target of 20 dwellings per NDHA was considered appropriate with flexibility for the City of Casey as the responsible authority to reassess during permit application stage.

PSP performance targets summary

-
- 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: Not applicable

DTP Position: An average of 30 dwellings or more per NDHA is not considered appropriate for the *Cardinia Creek South Part 2 PSP* due to its interface and integration with Part 1, which includes a dwelling density of 18 dwellings per NDHA in walkable catchments, 25 dwellings per NDHA in mixed use areas, and 20 dwellings per NDHA in town centres. To better align with the dwelling density target of 18 dwellings per hectare within the walkable catchments, the same target has been applied to dwellings within the walkable catchment in Part 2.

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

Performance: Achieved with place-based changes

Adapted T2:

T2 The PSP should facilitate increased densities with an average of 18 dwellings or more per NDHA within Cardinia Creek South Part 2.

DTP Position: The PSP will facilitate increased densities with an average of 18 dwellings per NDHA across the Part 2 area. This represents an average density increase of 2.0 dwellings per NDHA compared to residential dwellings outside the walkable catchment in Part 1, and the same density as residential dwellings within the walkable catchment. The integration of Part 2 will increase the overall residential yield of Cardinia Creek South from 16.7 dwellings per NDHA to 16.9 dwellings per NDHA.

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).

Performance: Not applicable

DTP Position: The PSP identifies five housing typologies in Table 2 of the PSP that might be provided on a range of lot sizes to support housing diversity. Part 2 does not contain higher density areas.

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

Performance: Not applicable

DTP Position: The PSP does not specifically propose requirements or guidelines relating to the provision of affordable housing as it was developed prior to the introduction of the performance target.

The City of Casey published an *Affordable Housing Strategy* in December 2024. Development of a new Casey Affordable Housing Policy will commence in the 2025/26 financial year and will guide future planning permit applications for residential development within the Cardinia Creek South precinct.

Overall, it is considered that the provision of affordable housing in Cardinia Creek South Part 2 is more appropriately assessed at the planning permit application stage by the responsible authority.

5.3 Safe, accessible, and well-connected

Targets 5–9 of the PSP Guidelines aim to implement the *Safe, accessible and well-connected* hallmark by enabling:

- Transport network that balances the role of the movement of goods, people and places
- High amenity, safe, accessible, direct and comfortable walking and cycling environment
- Public transport network that is supported by high-intensity uses and connectivity between key destinations and major trip generating facilities.

Planning assessment

As a residential precinct, Cardinia Creek South Part 2 contains a strong internal transport network with connector roads and local access streets to provide access to amenities and services located in Part 1. Its riverine environment supports extensive pedestrian, cyclist, and equestrian trail connectivity to create a distinct place for residents to immerse themselves in nature and enjoy an active lifestyle.

PSP performance targets summary

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

Performance: Not applicable

DTP Position: There are no arterial roads proposed in Part 2. The Key Issues Paper that accompanies the 2018 PSP includes further information on the broader arterial network in relation to Part 1.

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.

Performance: Achieved

DTP Position: Off-road cycle and pedestrian networks are identified on all connector streets and arterial roads.

T6 is considered achieved through implementation of the PSP cross sections and Movement and Transport Plan, which feature off-road bicycle paths within the street reservations and align with the existing Strategic Cycling Corridor routes. The key municipal strategic cycling opportunity for Part 2 is the Cardinia Creek corridor along its eastern boundary.

An off-road shared walking and cycling path will be provided along McCormacks Road to facilitate connections to the Strategic Cycling Corridor Main Route (C2) along Tuckers Road, Hardys Road, and Ballarto Road.

T7 All streets should have footpaths on both sides of the reservation.

Performance: Achieved with place-based changes

DTP Position: **T7** is considered achieved through implementation of the PSP cross sections, which feature pedestrian paths on both sides of the street reservations. McCormacks Rd will feature an equestrian trail on the south side which can also be utilised as a path for walking and cycling.

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

Performance: Not applicable

DTP Position: **T8** has been considered in the development of the place-based plan. However detailed design of some crossings for accessibility barriers will be identified and achieved at planning permit stage.

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

Performance: Achieved

DTP Position: T9 is achieved by provision of bus capable connector roads throughout the precinct. The proposed road network for the PSP enables 95% of dwellings to be located within 400 metres to a bus capable road. This ensures the PSP road network enables safe and efficient access for buses subject to future bus network planning.

5.4 Connect people to jobs and higher order services

The aim of this hallmark is for the PSP to connect people to jobs and higher order services. Target 10 of the PSP Guidelines implements this hallmark by providing local employment opportunities and connections to public transport, jobs and services within the region

Planning assessment

Cardinia Creek South Part 2 demonstrates a moderate alignment with PSP Hallmark 5.4 by integrating connector roads to Thompsons Road and McCormacks Road, supporting regional access to employment corridors and higher order services beyond the precinct. While Part 2 itself is predominantly residential with open space and conservation interfaces, it benefits from proximity to the mixed-use and town centre functions identified in Part 1 and along the broader precinct structure. The planned boulevard and connector street network improves permeability and facilitates future public transport routing, strengthening links to jobs within the region. However, the limited allocation of local employment-generating land within Part 2 means reliance on surrounding precincts and established centres for higher order services.

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.

Performance: Achieved

DTP Position: There is sufficient employment land designated across various dedicated employment precincts to support the long-term employment needs within the municipality, including the nearby Officer South (Employment), Cardinia Road Employment, and Pakenham West Employment. **T10** is set to be achieved in the PSP through local employment and economic activities outside the PSP.

As such, the Cardinia Creek South Part 2 PSP has been planned as a residential area, with Part 1 providing employment opportunities focused on serving demand from the local population (e.g. retail, education, local industry and commercial).

5.5 High quality public realm

The aim of this hallmark is for the PSP to create a unique neighbourhood identity through the public realm and open space network of the PSP. Targets 11–17 of the PSP Guidelines aim to implement this hallmark by enabling:

- 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.
- Treatment of the public realm (including public infrastructure) that creates a safe, comfortable, high amenity and resilient environment.
- Protected and enhanced areas of significant environmental and biodiversity value, such as native vegetation, waterway corridors, natural wetlands and grasslands.

- 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.

Planning assessment

Cardinia Creek South Part 2 strongly aligns with PSP Hallmark 5.5 through its integration of the Cardinia Creek corridor as a defining landscape feature, providing significant environmental protection, visual amenity and biodiversity outcomes. The linear open space network along the waterway, supplemented by local parks distributed within the neighbourhood, supports equitable access to recreation and leisure opportunities. Conservation areas and waterway drainage reserves are clearly protected and embedded within the urban structure, reinforcing environmental resilience and ecological connectivity. The connected streets and open space framework contribute to a legible, high-amenity public realm, helping establish a distinct neighbourhood identity anchored by the creek interface.

PSP performance targets summary

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.**

Performance: Adapted place-based response

DTP Position: Part 2 does not include sports field reserves as those have been allocated to Part 1. 5.80% of NDA has been set aside for local parks which exceeds the sub-target of 3-5% NDA for local parks.

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.**

Performance: Achieved

DTP Position: The place-based plan achieves 100% catchment coverage of dwellings within 800 metres of active open space across the PSP.

The place-based plan has been designed to distribute passive open spaces throughout the PSP to enable 100% of dwellings to be within a 400-metre catchment from local parks, achieving the latter sub-point of **T12**.

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).

Performance: Achieved

DTP Position: **T13** is achievable via objectives, requirements and guidelines and cross sections to support implementation of this target. R1 and R22 requires provision of trees in car parks and along street interfaces.

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

Performance: Achieved

DTP Position: T14 is achievable via objectives, requirements and guidelines to support implementation of this target such as G48, R100, R102.

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

Performance: Not applicable

DTP Position: T15 can be achieved through the assessment of subdivision permit applications by the responsible authority.

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

Performance: Achieved

DTP Position: T16 is achievable in the Cardinia Creek South Part 2 precinct. The place-based plan has been prepared to retain the conservation area of Cardinia Creek. A conservation concept plan depicts indicative Growling Grass Frog ponds and infrastructure to protect the conservation area.

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).

Performance: Achieved

DTP Position: T17 is achievable in the Cardinia Creek South Part 2 precinct via the requirements and guidelines in Section 3.6 of the PSP.

5.5.1 Bushfire interfaces

Planning assessment

The DTP engaged Terramatrix to prepare a Bushfire Assessment for the *Cardinia Creek South Part 2 PSP*. The assessment considered environmental conditions such as vegetation type and extent, topography and weather and the resultant bushfire risk. The assessment also considered the surrounding urban and rural land uses, built form and the likely fire approach and severity risks. The assessment identified relevant planning policies, clauses and overlays that apply to the area under the *Casey Planning Scheme*.

DTP position

Cardinia Creek South Part 2 is a comparatively low bushfire risk location at the landscape and local scales, with no proximate BMO land and limited exposure to large, high-intensity forest hazards. Bushfire threats and interfaces are appropriately classified and identified in and reflected in the bushfire management section of the PSP. Supporting objectives, requirements and guidelines are included in the bushfire management section of the PSP to ensure bushfire risk is considered in future subdivision applications. Local access streets provide appropriate setbacks to conservation areas and drainage reserves.

5.5.2 Contaminated land

Planning assessment

The former MPA engaged Golder Associates to prepare an Environmental, Hydrological and Geotechnical Assessment for the *Cardinia Creek South Part 1 PSP*. The assessment included the Part 2 area and identified potential land contamination on 125 McCormacks Road due to uncontrolled fill. No detectable chemical

concentrations in the soils sampled presented an unacceptable risk. The site was flagged as having a 'medium' risk of potential land contamination.

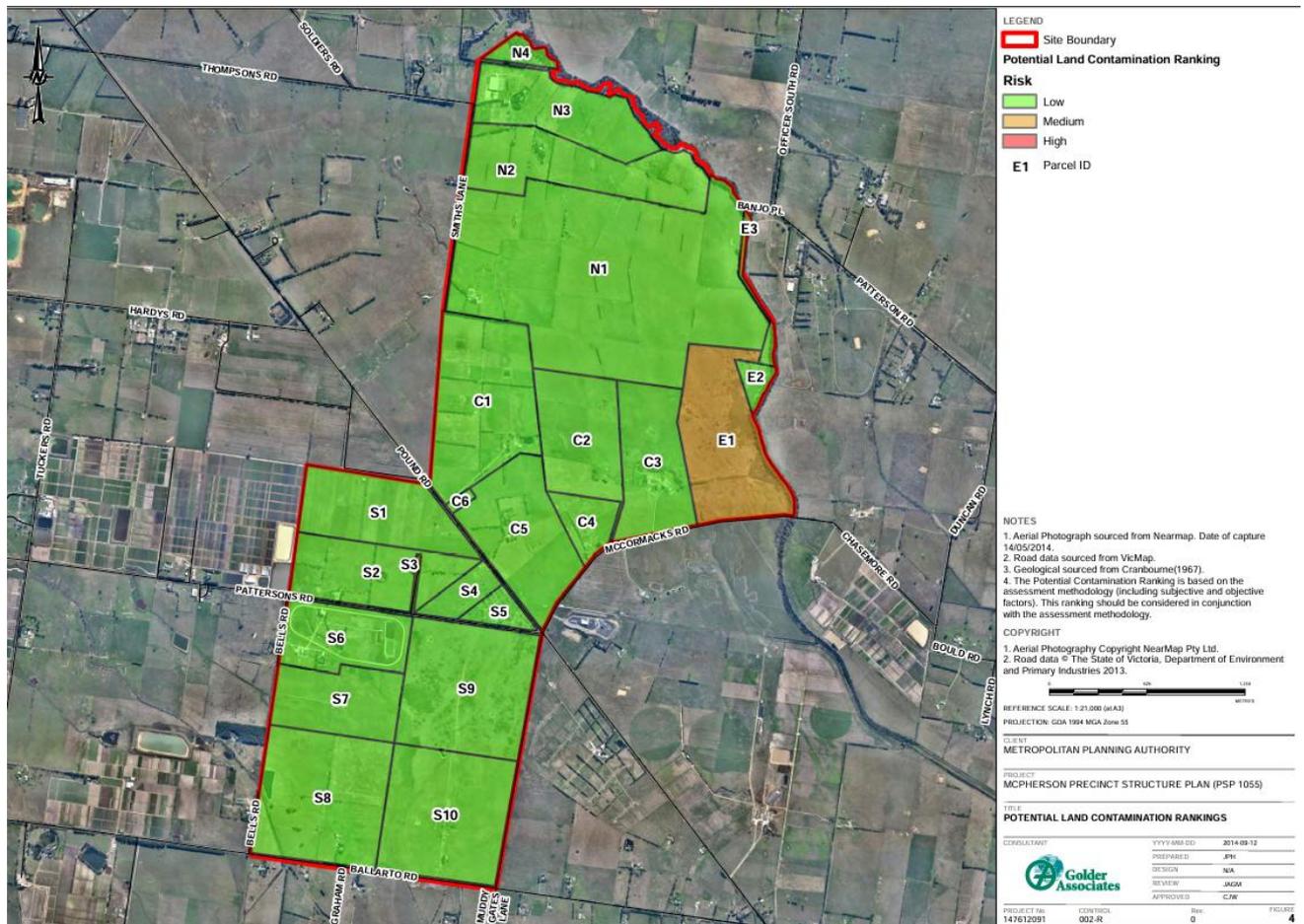


Figure 3: Potentially contaminated sites

DTP position

The site has historically remained vacant with no permit history or visual indication of commercial and industrial land use. Consequently, the risk of land contamination affecting future residential development is considered to be low. 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 consistent with guidance under Planning Practice Note 30 – Potentially Contaminated Land and advice received from the Environment Protection Authority.

5.6 Services and destinations

The aim of this hallmark is for the PSP to provide services and destinations in the PSP that support local living. Target 18 of the *PSP Guidelines* aim to implement this hallmark by enabling education and community infrastructure and facilities that are located equitably and efficiently to maximise their accessibility and shared use.

Planning assessment

Within Part 2, the PSP positions residential neighbourhoods to be directly connected to the local town centre and local convenience centre in adjoining Part 1 via a permeable and legible street network that supports convenient access to daily services. While the majority of Part 2 does not fall within walkable catchments, the place-based plan prioritises strong north–south and east–west connections to the education and community infrastructure located to the north and west. This approach ensures Part 2 residents can readily access key services and destinations without duplication of facilities. Overall, the PSP supports Hallmark 5.6 and Target 18 by leveraging the broader precinct’s distributed services to achieve equitable, efficient and accessible local living outcomes.

PSP performance target summary

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

Performance: Adapted place-based response

DTP position: 100% of dwellings within the Part 2 precinct are within 3,200m of a proposed government secondary school located in Part 1. 15% of dwellings are within 800m of a government primary school located in Part 1. The entirety of the Part 2 precinct falls within the primary school catchment of Topirum Primary School located at 451 Hardys Road, Clyde North in the Part 1 precinct.

5.7 Thriving local economies

The aim of this hallmark is for the PSP to facilitate thriving local economics in the PSP. Targets 19 of the PSP Guidelines aims to implement this hallmark by enabling activity centres that can accommodate the range of jobs, services, amenities, activities and housing that support their role and function, have strong transport links and meet the changing economic, climate and social needs of a place.

Planning assessment

While Part 2 does not contain activity centres, the PSP facilitates a thriving local economy by positioning Part 2 to be strongly connected to the network of local town centres located in Part 1. The street and movement framework enables efficient access to nearby centres located to the north-west and south-west that accommodate employment, retail, services, amenities and higher-density housing, supporting local jobs and economic participation for Part 2 residents. This integrated structure allows Part 2 to benefit from the economic role and function of adjacent centres without duplicating provision. Overall, the PSP gives effect to Hallmark 5.7 and Target 19 by ensuring Part 2 is well integrated with existing and planned local town centres.

PSP Performance Target

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

Performance: Not achieved

DTP position: 48% of dwellings in Part 2 will be located within 800m of the local town centre in Part 1. The proposed north-south connector road and upgrade of McCormacks Road will facilitate vehicle access and active transport access to activity centres in Part 1.

5.8 Infrastructure co-ordination

The aim of this hallmark is for the PSP to enable smarter infrastructure investment, and an integrated approach to land-use planning, to unlock development and support housing affordability. Target 20 of the PSP Guidelines aims to implement this hallmark by directing the staging and location of development within the 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.

Planning assessment

As part of considering an appropriate response to Target 20 of the PSP Guidelines, DTP and the City of Casey commissioned Stantec to include commentary on staging considerations in the Transport Network Assessment. It is generally understood that the Cardinia Creek South PSP is being developed in a north-to-south manner, which is also expected to occur with Part 2. As such, the north-south connector through Part 2 is expected to initially connect and integrate with the Part 1 Street Network at its northern end with the Hardys Road / Burnbank Parade intersection. The delivery of the southern connection of the north-south connector through Part 2 will be associated with the upgrade of McCormacks Road along the frontage of Part 2 and connection to Pattersons Road, where there is a roundabout to be delivered as part of IN-07 from the Part 1 ICP.

The need for the second connection at the southern end of the north-south connector through Part 2 will be when its operation and/or those on the connecting streets (namely Hardys Road and Burnbank Parade) reach their typical operational capacity (7,000 vehicles per day). The recommended trigger for the upgrade of McCormacks Road should occur when the north-south connector through Part 2 reaches 7,000 vehicles per day. Based on the traffic modelling, this is expected to occur when 875 dwellings (66% of all lots) in Part 2 are delivered.

To facilitate the timely delivery of McCormacks Road, it is proposed that that the road (to the extent it's proposed to be a connector street) be included as an infrastructure item in the standard levy Part 2 Infrastructure Contribution Plan (ICP). Based on the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans (ICPs), a standard levy may be used to fund allowable items, including those that might otherwise be funded by a supplementary levy, unless the relevant Annexure to the Direction specifies otherwise. Table 5 of the Ministerial Direction states that local and connector roads are a supplementary levy allowable item, and therefore also a standard levy allowable item if the requirements can be met.

The requirements in Table 5 of the Ministerial Direction state that local and connector roads can only be included as an allowable item provided that:

- The item must be a works, service or facility that a developer of land normally provides on or to the land in order to develop the land for urban purposes.

- The item must be constructed on, or adjoin, land in fragmented ownership and the fragmented ownership must make provision of the item by the developer difficult.
- The relevant municipal council must have agreed to be the development agency for the item.
- The estimated cost of the item must be fairly levied amongst the developers who will benefit from the delivery of the item.

It is considered that the upgrade of the section of McCormacks Road to a connector road meets those requirements on the following basis:

- The land take and construction associated with connector roads are normally provided by the developer in order to develop the land in a PSP.
- McCormacks Road is located outside the Cardinia Creek South Part 2 precinct boundary and the Urban Growth Boundary (UGB) which makes delivery of the road difficult as land to the south is unlikely to be developed.
- The City of Casey have agreed to be the development agency for the item and have supported the inclusion of the road in the ICP.
- The estimated cost of the road upgrade has been fairly levied amongst the developers in Part 2 who will benefit from the delivery to gain access to the broader connector and arterial road network.

The PSP includes requirements and guidelines in Section 3.7.2 and 3.7.3 to support orderly development and timely provision of 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.)

Performance: Achieved

DTP position

T20 is achieved through Plan 2 Future Urban Structure, Appendices Plan 1, and Appendix A Precinct Infrastructure Plan which identifies infrastructure required to support the future community.

APPENDIX 1 - TECHNICAL REPORT SUMMARIES

ABORIGINAL CULTURAL VALUES

Addendum to Cardinia Creek South PSP – Aboriginal Cultural Heritage Assessment (Extent Heritage Pty Ltd) Jan 2026

The Department of Transport and Planning (DTP) engaged Extent Heritage Pty Ltd to prepare an addendum to the Aboriginal Cultural Heritage Assessment (ACHA) completed for the broader Cardinia Creek South (formerly McPherson) PSP in 2015. The addendum focuses on the Part 2 precinct, which was excluded from the approved PSP, and responds to additional cultural heritage work completed since 2015, including multiple Cultural Heritage Management Plans (CHMPs). It is intended to support PSP design by clarifying known Aboriginal Places, the implications of approved and emerging CHMP conditions, and updated archaeological sensitivity mapping.

Purpose of the report

The purpose of the addendum is to update the 2015 ACHA for the Part 2 precinct, using current information from completed and in-preparation CHMPs, and revised landscape analysis. A CHMP is a statutory plan prepared under Victorian Aboriginal heritage legislation that assesses Aboriginal cultural heritage within a defined activity area and sets legally binding management conditions. The addendum also summarises the outcomes of a cultural values inception meeting with the Bunurong Land Council Aboriginal Corporation (BLCAC), the Registered Aboriginal Party (RAP) for this area, where matters relevant to landforms and the St Germain Homestead and Barnibyrong Aboriginal Historical Place were raised.

Findings and recommendations

Key findings from the addendum report include the following:

- Six Registered Aboriginal Places are recorded, comprising one Aboriginal Historical Place and five Aboriginal Places. Completed works to date have excavated 10,158 stone artefacts within the precinct, representing currently documented heritage values and investigation coverage, noting that additional cultural material may exist outside the areas assessed to date.
- Four CHMPs have been completed within the precinct and two additional CHMPs are in preparation. The addendum's assessment is that the predictive model and archaeological sensitivity mapping are most useful in areas not covered by completed CHMPs, as CHMP investigations provide more detailed, site-specific information within their activity areas.
- Recent CHMP investigations have materially expanded the evidence base and demonstrate that the recorded distribution and management requirements may change over time. For example, CHMP 18983 recorded five new Aboriginal Places and salvaged 6,289 flaked stone artefacts within the activity area, following limited standard and more intensive complex assessment coverage.
- The addendum's updated predictive factors indicate that artefact scatters comprised of stone artefacts are the primary Aboriginal Place type in the precinct. Higher-density artefact scatters and sub-surface deposits are considered most likely to be associated with crest landforms and "sandy rises", particularly where elevated areas overlook water sources or wetlands. The addendum also notes that some disturbances (including major earth removal) reduce the likelihood of intact deposits, while fill over undisturbed ground may be neutral in effect or potentially protective.

- Where approved CHMPs are not in place, the addendum links land use intensity to mapped sensitivity classes (Very Low to Very High) and provides PSP-level guidance for each class. In Very High sensitivity areas, it recommends prioritising low-impact land uses such as open space, riparian corridors, bio-links, pedestrian movement links, property set-backs and asset protection zones. Where impacts cannot be avoided, it recommends protective design responses such as “fill and capping” to minimise harm. Conversely, Low and Very Low sensitivity areas are recommended as the focus for higher-impact PSP outcomes such as a town centre and medium- or high-density residential, industrial or commercial uses.
- The addendum also identifies a governance consideration relevant to open space delivery. Recommendation 4 proposes that the City of Casey revisit its approach to public open space encumbrances where Registered Aboriginal Places are treated as encumbered land and therefore incompatible with open space outcomes. It further notes that some Registered Aboriginal Places relate to former Bunurong walking routes, presenting opportunities for culturally aligned pedestrian movement and interpretation, subject to engagement with the RAP.

How has this report informed planning for the Cardinia Creek South Part 2 precinct

In response to the addendum’s findings, the proposed PSP amendment incorporated the following planning decisions:

- The establishment of the St Germain’s homestead as a protected heritage site with amended curtilage of the Heritage Overlay to reflect its important features and values.
- The establishment of Barnibyrrong Park adjacent to St Germain’s homestead in response to CHMP 17418 Condition 17 for VAHR 7921-1846. As a local park, Barnibyrrong will retain its historical and cultural value as a place of meeting and connection.
- The establishment of a local park in the north-east of the precinct in response to a condition of ‘partial avoidance of impact’ from CHMP 18983 for VAHR 7921-1974.

BUSHFIRE ASSESSMENT

Addendum to Bushfire Assessment and Report (Terramatrix) Feb 2026

The Department of Transport and Planning and Casey City Council commissioned Terramatrix to review bushfire risk for the Cardinia Creek South Part 2 area. Terramatrix previously prepared a Bushfire Development Report (BDR) in September 2017 as expert evidence for the parent PSP (then McPherson PSP) panel process. Given the passage of time and updated development assumptions for Part 2, Terramatrix has prepared an Interim Addendum Report (IAR) (2026) as a high-level strategic refresh of the 2017 BDR to inform finalisation of the PSP as it relates to Part 2. The interim addendum is based on the *Indicative Future Urban Structure* contained in Appendix G of the 2018 gazetted PSP. If required, an “ultimate” addendum is expected to be prepared to address any changes to the draft Future Urban Structure (Plan 2) in response to submissions through the public consultation process.

Purpose of the report

The purpose of the interim addendum report is to assess bushfire hazard affecting the Part 2 precinct and identify the measures required for the PSP and future development to respond to bushfire risk in accordance with current Victorian planning and building controls. In particular, the assessment is intended to ensure alignment with the Planning Policy Framework, including Clause 13.02-1S Bushfire Planning, and relevant guidance and standards (including Planning Practice Note 64, DELWP settlement planning guidance, and AS 3959:2018). The study also provides strategic recommendations on dwelling setbacks, Bushfire Attack Levels

(BAL) construction standards, and vegetation management assumptions, informed by local topography (including Cardinia Creek “effective slope”) and the drainage/waterway footprint.

Findings and recommendations

Key findings from the interim addendum report include the following:

- **Policy and designation:** The entire Part 2 precinct is currently within a Bushfire Prone Area (BPA). There is no Bushfire Management Overlay (BMO) affecting the precinct, with the nearest BMO located more than 6 km to the north. The absence of BMO and the broader landscape context indicate the precinct is a comparatively low-risk location from a bushfire perspective.
- **Bushfire hazard type:** The only credible large-scale bushfire scenario affecting the precinct is a grassfire. As development to the west progresses (Part 1), the potential for a fire approaching from that direction is expected to reduce as grassland hazard is permanently removed, leaving the southern and eastern interfaces as the primary enduring hazards beyond the urban growth boundary.
- **Vegetation classification:** Treed vegetation along the Cardinia Creek corridor has been conservatively classified as “Forest” for the purpose of applying AS 3959 setback distances, noting the corridor is relatively narrow (approximately 30 m on average) and could, in parts, potentially be considered “Woodland” subject to further analysis. Surrounding pasture and potential unmanaged open areas are treated as “Grassland” where minimal-fuel management cannot be assured in perpetuity.
- **Topography:** The precinct is generally flat and benign from a bushfire behaviour perspective. Localised steep creek embankments are short and do not materially influence the “effective slope” used for BAL setback determination. Accordingly, the “all upslopes and flat land” slope class is applicable.
- **Settlement planning thresholds (BAL-12.5):** The assessment identifies that most proposed residential areas can achieve a maximum BAL-12.5 outcome, consistent with Clause 13.02-1S settlement planning requirements. For BAL-12.5, the mapped indicative minimum setbacks are:
 - at least 48 m from classified Forest vegetation; and
 - at least 19 m from classified Grassland.
- **Safer areas (BAL-LOW):** Significant areas of the precinct can achieve BAL-LOW, with indicative minimum setbacks of:
 - at least 100 m from classified Forest vegetation; and
 - at least 50 m from classified Grassland.
- **BPA excision potential:** As urban development proceeds and hazardous vegetation is removed or converted to reliably low-threat land, substantial parts of the precinct are expected to become eligible for excision from the BPA through DTP’s periodic hazard mapping review process, subject to meeting statewide criteria.
- **Access, egress and urban design:** An urban road network meeting subdivision access standards (and CFA access requirements) is considered capable of providing acceptable bushfire safety outcomes. The report identifies a perimeter road along the eastern interface (adjoining the conservation and drainage reserves) as a desirable “best practice” measure to provide a hard edge, assist in achieving vegetation separation, and support property protection and firefighting access.

How has this informed planning for the Cardinia Creek South Part 2 precinct?

- 17.0–20.0m wide local access streets have been planned along conservation area and drainage interfaces to establish a defensible urban edge and assist with vegetation separation in line with the recommendations of the Bushfire Assessment.
- Schedule 12 to Clause 37.07 Urban Growth Zone applies an application requirement of a Site Management Plan that addresses bushfire risk during, and where necessary, after construction, which is approved by the Country Fire Authority. The plan must specify, amongst other things:
 - The staging of development and the likely bushfire risks at each stage;
 - An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2018, where bushfire risk is managed to enable the development, on completion, to achieve a BAL-12.5 rating under AS3959-2018;
 - The measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape and protect residents and property from the threat of fire;
 - How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.

HIGH LEVEL UTILITY SERVICING

Services Investigation Report (Taylors) Dec 2025

The City of Casey and DTP engaged Taylors to prepare an addendum to the *Infrastructure and Servicing Assessment Mcpherson Precinct Structure Plan (PSP 1055) Clyde North* completed for the broader Cardinia Creek South PSP in 2015. The addendum focuses on the Part 2 precinct and provides a desktop-based view of existing servicing and the likely pathway to extend services into the Study Area at 95 and 125 McCormacks Road, Clyde North. It draws on information supplied by service authorities and nearby estates, and should be read as preliminary advice, pending detailed design, authority approvals and on-ground verification.

Purpose of the report

The purpose of the investigation is to identify the location and capacity of existing services, and outline future servicing requirements for potable water, recycled water, sewerage, drainage, electricity, telecommunications and gas to support the proposed PSP. The report also outlines expected funding arrangements and probable staging, based on current authority advice. As a desktop study, it assumes information provided by service authorities accurately represents existing conditions, and it does not replace detailed design or site investigations required at subdivision and permit stage.

Findings and recommendations

- The Part 2 precinct is not fully serviced at present, however adjoining development areas are serviced, and the report considers that economical extensions of key services are feasible. It summarises service status as drainage available, sewerage available, potable water available, recycled water available, telecommunications available, electricity constrained, and gas available for certain non-residential uses only.
- Part 2 will be a mandated recycled water supply zone, meaning developers will be required to provide a recycled water connection to each new allotment.

- The precinct sits within the McCormacks Road Drainage Scheme (DS). The DS requires a constructed waterway connecting Smiths Lane Estate to Cardinia Creek and two wetland or retarding basin structures. The constructed waterway requires a minimum corridor width of 50 metres.
- Electricity is the main servicing constraint identified. AusNet Electricity Services is the responsible authority. The Study Area is currently serviced by a 22-kV overhead high-voltage feeder (CLN22) along McCormacks Road, and AusNet advises it is unlikely to support additional load and will require upgrade. The report anticipates a high voltage supply may also be obtained through Smiths Lane Estate to create a ring main feeder. It assumes an all-electric precinct, including allowance for electric vehicle charging, and estimates about 22 kiosk substations would be required, with typical size and siting guidance provided.
- Gas policy affects residential outcomes. The report notes Planning Scheme Amendment VC250 and Clause 53.03, which prevent permits being granted to connect to reticulated natural gas for new dwellings, apartment developments and residential subdivisions requiring planning permits. Gas infrastructure exists in surrounding areas, but the report treats gas as relevant only for certain non-residential uses – of which there are none planned for the Part 2 precinct.
- The report recommends coordinating future service construction in McCormacks Road with any upgraded road pavement works to avoid rework and service disruptions. The PSP should reinforce this as a sequencing requirement, particularly where multiple authorities need to access the same corridor.
- The report anticipates initial development along the northern boundary via extension of Smiths Lane Estate into 95 McCormacks Road, based on existing service access. It also notes potential staging from the south, with different constraints, particularly trunk water delivery, electricity augmentation and NBN extension along McCormacks Road.

How has this informed planning for the Cardinia Creek South Part 2 precinct?

In response to the findings of the Services Investigation Report, the PSP proposes to implement the following, noting that detailed design, approvals and final servicing routes sit with service authorities and the subdivision and infrastructure delivery process:

- The western extent of McCormacks Road along the southern boundary of the Part 2 precinct is proposed to be upgraded to a 25m wide connector road and the eastern extent will be upgraded to a sealed 20m local access street to service anticipated traffic generation and house required utility mains.
- As part of the Agency Validation process to inform the development of the PSP amendment, DTP engaged with Ausnet, APA/AGIG, and South East Water to understand potential infrastructure requirements.
 - No significant infrastructure requirements beyond normal development provisions were identified by agencies.
 - No additional land take for infrastructure was identified.

TRANSPORT

Transport Network Assessment for Cardinia Creek South Part 2 (Stantec) Feb 2026

City of Casey and DTP commissioned Stantec Australia Pty Ltd to prepare an addendum to the *Strategic Transport Modelling Assessment (Ultimate Scenario) for McPherson, Croskell and Minta Farm Precincts (CG141047)* completed for the broader Cardinia Creek South PSP in 2015.

Purpose of the report

The purpose of the report is to assess the anticipated transport implications of Part 2, including how the proposed transport network and development yield will perform when integrated with Part 1. It reviews the 2015 strategic transport modelling for Part 1 and tests its suitability against current conditions and the latest available State-wide Victorian Integrated Transport Model (S-VITM). S-VITM is the Department of Transport and Planning's strategic model used to forecast travel behaviour based on future population, employment and network inputs. The Part 2 assessment is primarily a first principles traffic assessment, informed by S-VITM distribution outputs.

Findings and recommendations

Key findings from the transport network assessment include the following:

- **Development yield and trip generation.** Part 2 comprises two development parcels, 95 and 125 McCormacks Road, delivering 1,320 dwellings (1,153 standard density and 167 medium density). Using daily trip rates agreed for Part 1, the report estimates Part 2 will generate 10,393 vehicles per day, split broadly 50 per cent inbound and 50 per cent outbound.
- **Conservative access assumption.** For assessment purposes, all Part 2 dwellings are assumed to access the wider network via the internal north south connector street through Part 2. The report states this is conservative because, in practice, some trips will use other local streets, and some trips will remain within the PSP.
- **Traffic distribution method.** The report uses a Select Link Analysis (SLA) from S-VITM to infer directional distribution of Part 2 traffic. An SLA is a model output that shows where trips from a defined zone travel on the network. Because the S-VITM zone used (Zone 2762) covers a broader area than Part 2, the report notes that interpretation is required.
- **Street type performance and thresholds.** The report references Clause 56.06 of the Casey Planning Scheme and notes that the daily volume ranges relate to amenity, not theoretical capacity. On this basis, four locations are identified as exceeding the typical connector street threshold of 7,000 vehicles per day, being the Part 2 Connector (North), Hardys Road (West), Hardys Road (East), and Alexander Boulevard. The report considers Alexander Boulevard is appropriately functioning as an arterial road, with four lanes already delivered in the northern section, and therefore is expected to operate satisfactorily. For the Part 2 Connector (North), the report expects satisfactory operation due to the conservative assignment approach and notes it should be bus capable.
- The report identifies that a second primary access connection via McCormacks Road is not required until the Part 2 connector reaches 7,000 vehicles per day. Based on the adopted trip rates, this occurs when approximately 875 dwellings are delivered, which is about 66 per cent of Part 2 lots.

How has this informed planning for the Cardinia Creek South Part 2 precinct?

In response to the report's findings, the proposed PSP amendment implements the following:

- The north-south connector street through Part 2 remains as the primary movement spine in line with the indicative concept plan from the original PSP. The north-south connector road will be a bus-capable road to facilitate future bus network planning.

- McCormacks Road is proposed to be upgraded to a 25m connector street to the west of the Part 2 north-south connector, reflecting forecast volumes within the connector range. To the east, the report identifies lower volumes consistent with an access street level so the PSP proposes McCormacks Road to be upgraded from an unsealed gravel road to a 20m local access street along the southern boundary of the precinct.
- All connector roads and local access streets provide pedestrian and cycling paths or shared use paths to facilitate a well-connected active transport network.

Cardinia Creek South Part 2
Precinct Structure Plan
Background Report

March 2026

