

Croskell (Employment)

BUNURONG COUNTRY

Precinct Structure Plan

October 2025

ACKNOWLEDGMENT OF THE TRADITIONAL OWNERS

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 Custodians of the Croskell (Employment) Precinct Structure Plan area. We recognise their continuing connection to the lands and waters of Bunurong Country. We pay our respects to their Elders past and present and extend that respect to all First Nations People.

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1.0 CONTEXT

1.1 How to read this document

The precinct structure plan (PSP) guides land use and development where a planning permit is required under the Urban Growth Zone (Clause 37.07 of the Casey Planning Scheme), or any other provision of the Casey Planning Scheme that references this PSP.

The PSP is structured as follows:

Part 1 – Context

The first part contains the contextual overview of the PSP document and the function of individual components as well as infrastructure contributions required to deliver the precinct.

Part 2 – PSP outcomes

The second part contains the outcomes the PSP is seeking to achieve.

A planning application and subsequent planning permit must implement the outcomes of the PSP.

The outcomes are expressed as:

- The **vision**, which is the overarching unique place-based outcome intended for this PSP.
- The **purpose**, which sets out how the PSP will deliver on the vision for the precinct.
- The **place-based plan**, which outlines the intended urban structure for the precinct.

The **PSP performance summary** illustrates performance against the targets set out in the PSP Guidelines. Where targets are not met, the PSP identifies the reasons why the targets have not been met, and what alternative approaches have been adopted to comply with the PSP Guidelines principles.

Part 3 – Implementation

The third part contains the strategic land use context and place-making elements to be implemented for the precinct and responds to five of the seven 20-minute neighbourhood **hallmarks**.

Each hallmark is implemented according to the following sub-structure:

- **PSP objectives:** The PSP identifies a set of place-based objectives to achieve the vision and purpose for the precinct. These provide the guidance required to achieve the specific outcomes sought for the five hallmarks within the precinct.
- **PSP implementation and delivery:** The PSP provides guidance in the form of requirements, plans, tables and diagrams to help with interpretation and implementation of the requirements and guidelines.
- **Place-based requirements:** PSP Requirements must be adhered to in developing the land. Where they are not demonstrated in a permit application, requirements will usually be included as a condition on a planning permit whether or not they take the same wording as in the PSP. A requirement may reference a plan, table or figure in the PSP. The responsible authority may consider alternatives only where flexibility has been provided in the specific requirement.
- **Place-based guidelines:** The PSP Guidelines identify matters that should be addressed by a permit application, and guide how discretion will be exercised by the responsible authority in respect of those matters. The responsible authority may consider an alternative to a guideline if it is satisfied that an application for an alternative achieves the objectives. A guideline may include or reference a plan, table or figure in the PSP.

Alternative strategies to achieve the vision and objectives may be considered by the responsible authority. Alternative strategies must demonstrate how they will achieve the vision and objectives of the PSP.

To assist with understanding where alternative approaches may be supported, **plans, tables** and **diagrams** identify the level of flexibility that may be considered.

Any objective, requirement or guideline applies to the whole PSP, and not just to the hallmark under which it is nested. Meeting the requirements and guidelines will implement the vision, purpose and objectives of the PSP.

Part 4: Appendices

This section contains the technical and administrative information required to support the implementation of the strategic land use context and place-making elements of the PSP. It will generally comprise of a series of tables and plans. These include:

- Precinct infrastructure plan and table.
- Summary land use budget and parcel-specific land use budget.
- Cross-sections.
- Various concept plans (e.g., Victorian Desalination Project crossing concept plans, etc).
- Glossary of terms.

Not every aspect of land use, development or subdivision is addressed in this PSP. A responsible authority may manage development and issue permits as relevant under its general discretion. The [Generally in Accordance Guidance Note](#) is available on the VPA website to provide direction in the application of discretion where a PSP applies.

Development must comply with Acts and approvals where relevant e.g., the *Environment and Biodiversity Conservation Act 1999*, the *Melbourne Strategic Assessment (Environmental Mitigation) Levy Act 2020* and the *Aboriginal Heritage Act 2006*, among others.

PSP Guidelines refers to the **Precinct Structure Planning Guidelines: New Communities in Victoria**, available on [the VPA website](#)



1.2 Purpose of the PSP

The purpose of the PSP is to activate the PSP outcomes by:

- Providing the planning conditions for private industry delivery.
- Identifying and, where appropriate, providing the shared funding for a diverse range of open spaces and community infrastructure.
- Ensuring planning permit applications will generate the necessary population to support investment in critical infrastructure.

1.3 Regional context

The Croskell (Employment) PSP is located in the City of Casey, within the established suburbs of Clyde North and Cranbourne East, approximately 40km from Melbourne's CBD.

Growth Corridor Plans identify the approximate location for the future transport network and land uses for growth corridors, and provide the high-level spatial planning framework that the PSP needs to respond to. In the *South East Growth Corridor Plan*, the PSP is identified for "business with residential." The PSP is bordered by developing employment precincts to the north and east, as well as existing residential precincts to the north, south and west.

The City of Casey has been growing quickly, and the population is expected to grow by an additional 40 per cent to 550,000 people within the next 20 years. Rapid population growth has meant that the number of new residents has been growing faster than the rate of new jobs, and currently two thirds of Casey's workers need to commute out of the area for work. Delivery of a new employment precinct centrally located within a largely built out existing residential area provides an excellent opportunity to help reverse this trend.

Within the local area, the precinct has excellent access to several existing nearby activity centres, namely Avenue Village to the north, Selandra Rise and The Hunt Club to the south, and Springhill to the west. In addition, several additional activity centres are proposed in the nearby area, including an expansion of the Casey Central Major Activity Centre to the north and the development of the Hardys Road Major Activity Centre to the south east. Local residents and workers are also within cycling distance of a potential future Cranbourne East rail station to the south west.

In the wider region, the precinct is centrally located to several existing or planned State Significant Industrial Precincts (SSIP), including Dandenong South and the Officer Employment Corridor.

1.4 Precinct features

The Croskell (Employment) PSP is 317 hectares and while relatively small for a precinct structure plan, its location within a largely built out urban area represents a significant strategic development opportunity for the City of Casey.

The PSP is bounded to the north by Thompsons Road, a major east-west arterial road and part of the Principal Freight Network that is planned to be duplicated to 6 lanes and extended across the Cardinia Creek to the state significant industrial land in Officer South. To the west, the precinct is bordered by Narre Warren Cranbourne Road and to the east, Berwick Cranbourne Road – both of which are planned to be future six lane primary arterial roads. To the south, the PSP is bounded by Linsell Boulevard, a future four lane secondary arterial road.

The site generally falls from south to north and west to east with the northeast corner (at the intersection of Thompsons Rd and Berwick Cranbourne Rd) being the lowest point. The central northern section is elevated through man-made excavation and stockpiling of cut material with loose materials forming large berms, bunds and rises. On some of these landforms, trees have established to maturity. Large sections of the east and southern portions are relatively flat with modest fall to the south.

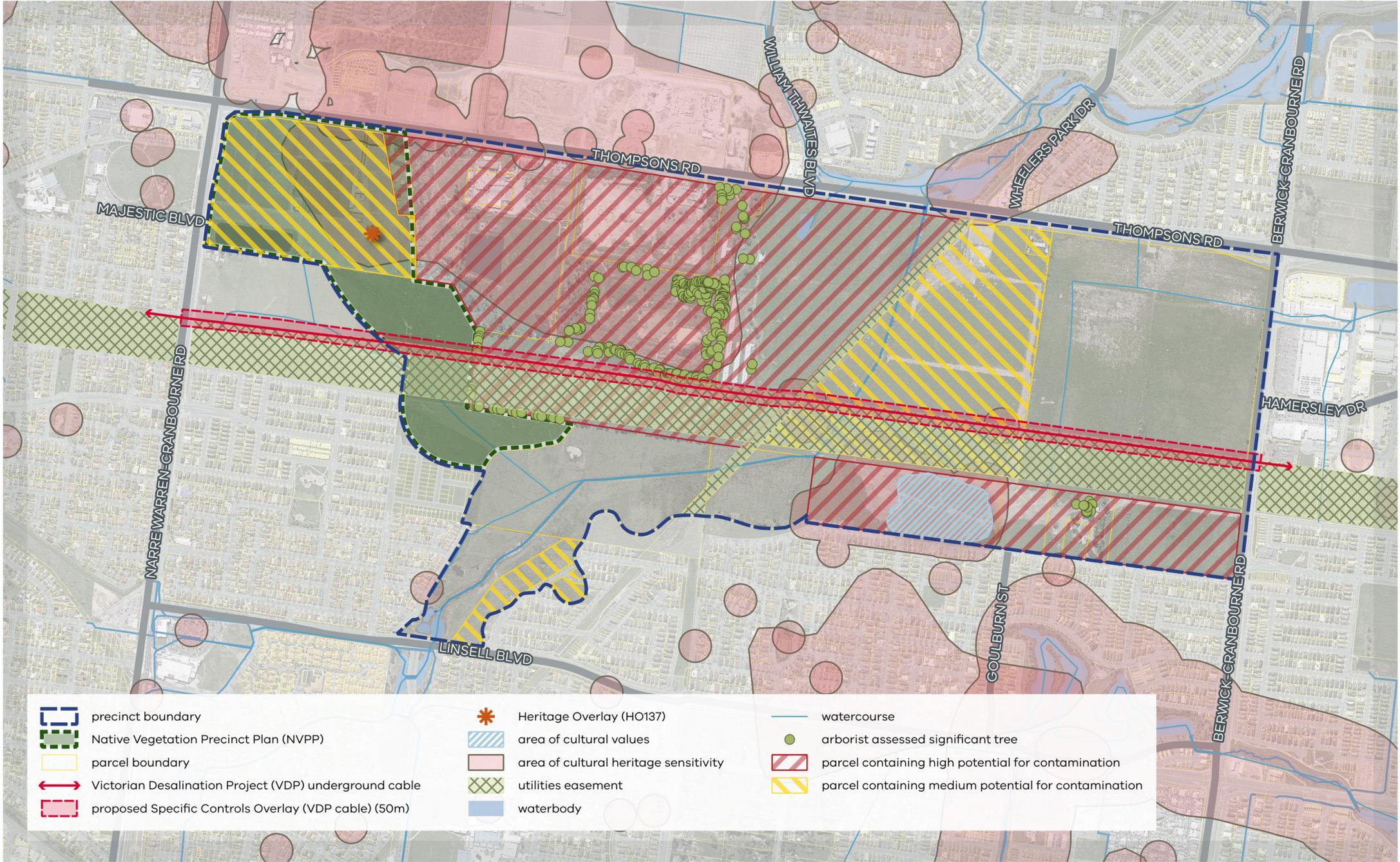
The precinct is currently predominately rural – comprising agricultural land, mainly for grazing and food production with small pockets of industrial land use, namely an abattoir, an old quarry and concrete batching plant. The land to the north of the precinct is currently commercial/residential. The land to the precinct's east is developed industrial and residential. The land to the south and west of the precinct is developed residential.

There is a water body to the south west corner of the PSP that is an extension of stormwater treatment wetlands from the development to the south. This connects to Ti Tree Creek through the site on a north-east alignment to connect with the development to the north. Some large dams also represent significant water bodies.

The PSP area sits within the broader Ti-Tree Creek Development Services Scheme area (DSS). The DSS area discharges generally in a north-easterly and then north-westerly direction into Greaves Road Retarding Basin before entering Hallam Valley Contour Drain. The PSP relies upon, and will assist in the implementation of, the DSS.

Significant easements impact the future development potential of the site and will inform the future character. Most notably there is an east-west easement in the southern portion of the site that contains both overhead electricity and a sub-surface high voltage power line to the Victorian Desalination Project. Development around the sub-surface high voltage power line is subject to restrictions under a proposed Specific Controls Overlay. There is also a critical Melbourne Water underground water supply pipeline reserve that runs diagonally through the middle of the site.

The PSP was surveyed as part of the Melbourne Strategic Assessment program, and while there are no conservation areas located within the project area, the Registered Aboriginal Party for the area, the Bunurong Land Council Aboriginal Corporation, has identified a patch of vegetation in the south eastern portion of the precinct that has significance to the Bunurong peoples.



	precinct boundary		Heritage Overlay (HO137)		watercourse
	Native Vegetation Precinct Plan (NVPP)		area of cultural values		arborist assessed significant tree
	parcel boundary		area of cultural heritage sensitivity		parcel containing high potential for contamination
	Victorian Desalination Project (VDP) underground cable		utilities easement		parcel containing medium potential for contamination
	proposed Specific Controls Overlay (VDP cable) (50m)		waterbody		

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1.5 Cultural context

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

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

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

- Place
- People
- Time.

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

The BLCAC also acknowledge that the landscape of the PSP area — both natural and cultural — is dynamic and has undergone many significant changes over millennia. The myriad natural and cultural processes that have and continue to inform the current configuration of the PSP area also shape the many complex and layered place meanings that the PSP area holds for Bunurong peoples and the broader community. Many of these place-making processes, as well as destructive processes such as climate change, erosion, urbanisation, private ownership, and land clearing and conversion, continue today.

The BLCAC identified a patch of 5.40ha of vegetation in the south eastern portion of the precinct along Donohue Street that is significant to the Bunurong peoples. This vegetation might require retention in recognition of its significance. The vegetation sits within the largest of several Aboriginal Places in the precinct. These Aboriginal Places are registered under the Aboriginal Heritage Act 2006 and must be managed in line with the Act – Cultural Heritage Management Plans (CHMPs) must be prepared with the BLCAC as required.

1.6 Strategic policy context

This PSP is informed by:

- The Planning Policy Framework set out in the Casey Planning Scheme
- The [South East Growth Corridor Plan](#) (2012)
- [Plan for Victoria](#) (2025)
- The [Melbourne Industrial and Commercial Land Use Plan](#) (MICLUP) (2020)
- The [Precinct Structure Planning Guidelines: New Communities in Victoria](#) (VPA, 2021).

1.7 Infrastructure contributions plan (ICP)

This PSP is supported by the Croskell (Employment) Infrastructure Contribution Plan (the ICP) which is incorporated into the Casey Planning Scheme.

The ICP sets out the essential infrastructure requirements and expected contributions arrangements delivered as part of the development permit process.

1.8 Background information

The PSP Background Report provides detailed information relating to the precinct, including its local and metropolitan context, history, landform and topography, biodiversity, drainage, open space, transport infrastructure, employment, and community facilities. The report details the technical information and rationale that has informed the place-based decisions and planning outcomes expressed in this PSP.

The technical studies are available at <https://vpa.vic.gov.au/project/croskell/>

1.9 Implementation notes

Victorian Desalination Project assets

All crossings shown over the Victorian Desalination Project (VDP) assets within the PSP are indicative and subject to review by the Department of Energy, Environment and Climate Action (DEECA) in accordance with relevant easement or title restrictions. Each crossing will also require contractual arrangements to be entered into with DEECA to regulate its delivery.

Progressive certainty

The Croskell (Employment) PSP includes land set aside for development services scheme (DSS) assets.

- Any change to the size, type, staging or location of DSS assets, will be considered by the responsible authority as being generally in accordance if those DSS assets achieve the intended performance standards and are approved by Melbourne Water in respect of drainage matters.
- Should the land required for the delivery of these assets be reduced with the written consent of Melbourne Water post-gazettal of this PSP, then that surplus land may be used and developed in accordance with the applied zoning of that land under Schedule 15 of the Urban Growth Zone.
- Any increases in NDHA are subject to Section 4.2 of the Croskell (Employment) Infrastructure Contributions Plan – which sets out the process for changes to the land use budget.

Cultural heritage

The “area of cultural values” identified on parcel 20 may have potential constraints to development as highlighted within the *Cultural Values Interpretation Strategy Summary Report February 2024*. Developers are encouraged to engage early with the Registered Aboriginal Party (RAP) to address cultural heritage considerations.

Any development in this area must comply with the *Aboriginal Heritage Act 2006 (Vic)* and all relevant statutory requirements. While the vegetation present on this site is designated as “native vegetation that may be removed” on [Plan 8 Native Vegetation Retention and Removal Plan](#) and is therefore removable without a planning permit under the Metropolitan Strategic Assessment – the removal of this vegetation prior to the approval of a Cultural Heritage Management Plan may amount to an offence under the *Aboriginal Heritage Act 2006*.

Any increase in NDHA resulting from the outcomes of an approved Cultural Heritage Management Plan is subject to Section 4.2 of the Croskell (Employment) Infrastructure Contributions Plan – which sets out the process for changes to the land use budget.

2.0 PSP OUTCOMES

2.1 PSP vision

The Croskell (Employment) Precinct Structure Plan is an “infill” precinct that builds on the existing character of the surrounding Cranbourne East and Clyde North community. Development will leverage the amenity from the central north-south green spine following the course of the future wetlands. The retention of high quality existing vegetation where feasible will help establish a strong sense of precinct character.

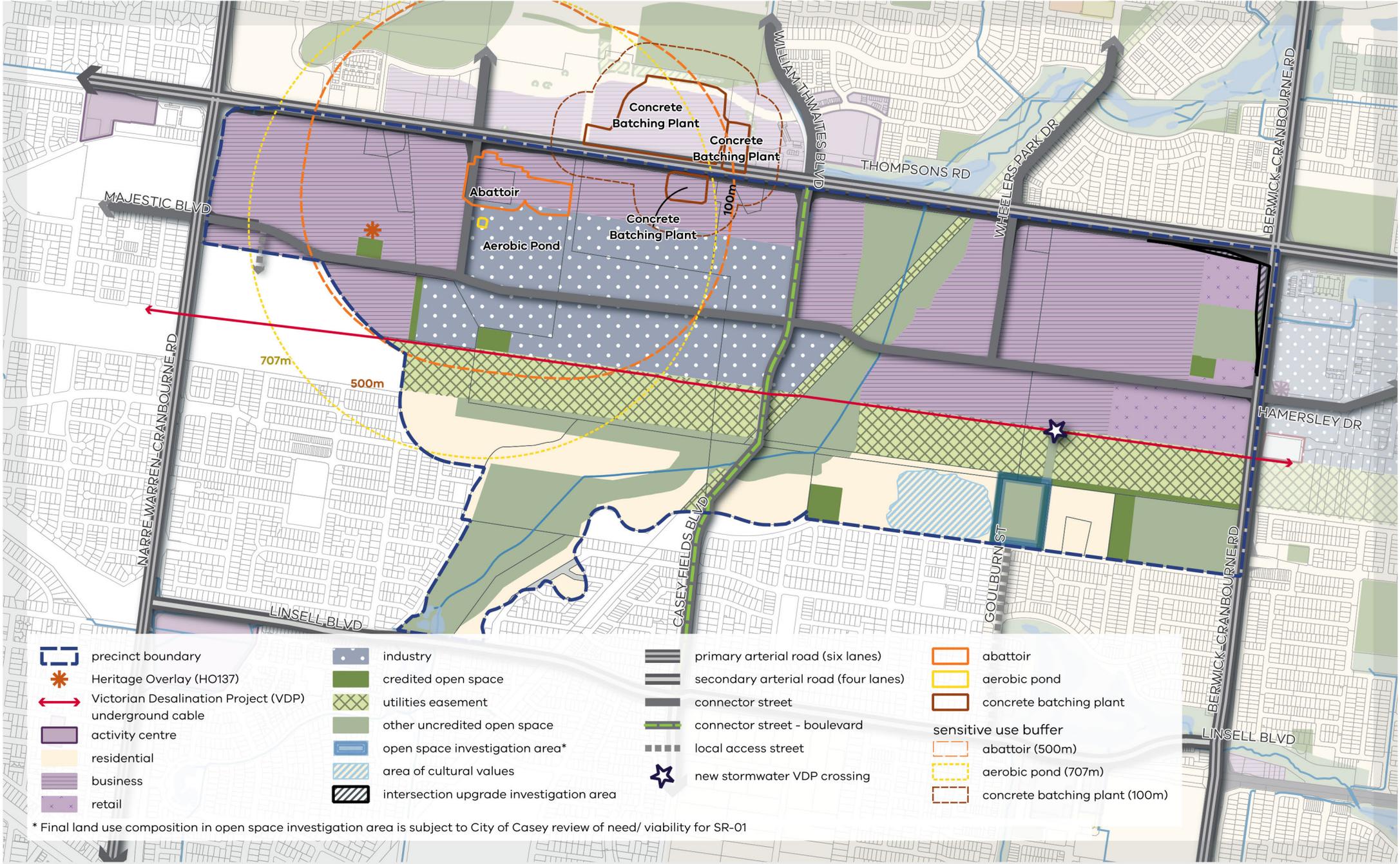
The PSP will deliver a regionally significant commercial precinct with 6,867 jobs, along with a mix of housing typologies and densities. The commercial precinct will extend the Thompsons Road business corridor, attracting employers by leveraging the precinct’s strong connections to other employment areas in the south east, including the Dandenong National Employment and Innovation Cluster and the Officer South State Significant Industrial Precinct. The PSP will play a key role in supporting local employment aspirations and the types of businesses that locate in the precinct are expected to commence with appropriate manufacturing, industrial, retail and service uses that will gradually transition towards higher order office and commercial uses over time within designated areas along key frontage roads.

The PSP will emphasise local and regional connections, delivering a road and pathway network that encourages walking and active modes of transport, enables connections across and through the high-voltage electricity utilities easement and support the use of emerging transport technologies. The precinct will connect workers and residents to internal destinations and surrounding activity centres, as well as the Cranbourne Railway Station and a potential future Cranbourne East Railway station. The precinct will be well serviced by public transport along the arterial roads and the internal connector road network.

2.2 PSP purpose

The PSP aims to deliver:

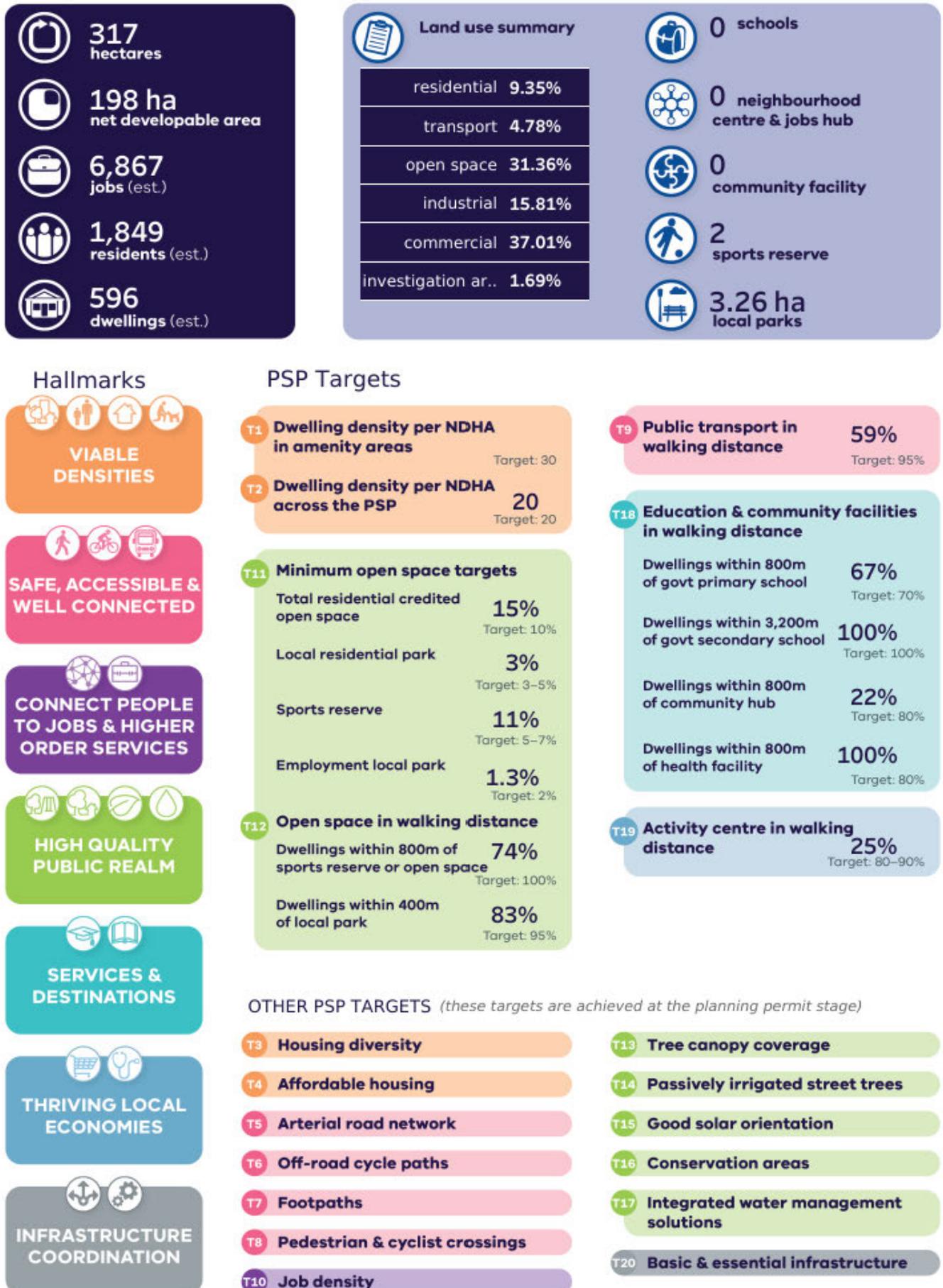
- 1** A diverse, and regionally significant mix of business and industry that will provide a range of job opportunities for Casey residents – helping to reduce the need to commute long distances to work.
- 2** A network of diverse, walkable neighbourhoods connected by a comprehensive and attractive street and path network.
- 3** A precinct that protects, manages and celebrates its Aboriginal places and values, and historic heritage sites.
- 4** A well integrated network of waterways and open spaces that tell the story of Country, safely and sustainably manage and drain stormwater and provide amenity to workers and residents.
- 5** A well connected precinct that integrates seamlessly with surrounding development and provides multi-modal linkages to nearby destinations such as activity centres, open space and rail stations.



- | | | | |
|--|---|--------------------------------------|--------------------------------|
| precinct boundary | industry | primary arterial road (six lanes) | abattoir |
| Heritage Overlay (HO137) | credited open space | secondary arterial road (four lanes) | aerobic pond |
| Victorian Desalination Project (VDP) underground cable | utilities easement | connector street | concrete batching plant |
| activity centre | other uncredited open space | connector street - boulevard | sensitive use buffer |
| residential | open space investigation area* | local access street | abattoir (500m) |
| business | area of cultural values | new stormwater VDP crossing | aerobic pond (707m) |
| retail | intersection upgrade investigation area | | concrete batching plant (100m) |

* Final land use composition in open space investigation area is subject to City of Casey review of need/ viability for SR-01

Figure 1 PSP performance summary



Note: See *Croskell (Employment) Precinct Structure Plan – Amendment C296case Background Report – September 2024* for a discussion of the place-based response to PSP target metrics.



3.0 IMPLEMENTATION

3.1 Viable densities

3.1.1 Place-based objectives – viable densities

OBJECTIVES	IMPLEMENTATION TOOLS
O1 To ensure subdivision and development delivers a legible and contextually responsive urban structure that is well integrated with the surrounding environment.	R1 R2 R4 R5 G1
O2 To provide a range of housing options that will support a diverse and inclusive community.	R3 G3 G4 Table 1
O3 To encourage affordable housing provision.	G2

3.1.2 Place-based requirements and guidelines – viable densities

REQUIREMENTS

R1	Subdivision for residential development must be generally in accordance with the Plan 3 Housing and Table 1 Housing density and diversity to the satisfaction of the responsible authority. Subdivision proposals involving the delivery of residential lots as shown on Plan 3 must deliver the minimum number of housing typologies and target density for each catchment as described in Table 1 unless it can be demonstrated to the satisfaction of the responsible authority that: <ul style="list-style-type: none"> sufficient housing diversity is achieved by other housing typologies within 800m, or the proposed subdivision is constrained in a way that makes compliance with this requirement impractical.
R2	Subdivision and development fronting existing dwellings must ensure that an active frontage is delivered towards the existing development unless otherwise approved by the responsible authority.
R3	Subdivision must provide a diverse neighbourhood character by providing a range of lot sizes and dwelling types throughout the precinct unless otherwise approved by the responsible authority.
R4	The design of any subdivision containing a lot within the area of cultural values shown on Plan 3 Housing must be consistent with any Cultural Heritage Management Plan approved under the <i>Aboriginal Heritage Act 2006</i> .
R5	While the land at 1500 Thompsons Road, Cranbourne East (parcels 5 and 6) is used for the purpose of an abattoir, land must not be used for a sensitive use within the abattoir and aerobic pond sensitive use buffers in Plan 2 Place Based Plan unless the responsible authority is satisfied that there is a low risk of offensive odour from the abattoir and abattoir aerobic pond to the sensitive use.

GUIDELINES

G1	Subdivision and development along Thompsons Road, Berwick Cranbourne Road and Narre Warren Cranbourne Road should: <ul style="list-style-type: none"> support a sense of arrival at a destination or point of interest along the route make a positive contribution to creating a distinct 'gateway character' when interfacing with connector roads into the precinct.
G2	Residential subdivision and development should contribute to the provision of affordable housing in the precinct.
G3	Opportunities for co-working, small office and home office arrangements should be provided in locations where they will make a positive contribution to neighbourhood character.

GUIDELINES

- G4** Specialised housing forms, such as retirement living, or aged care should:
- Respond to and integrate with adjoining development, avoiding inactive interfaces and blank facades to the public street network
 - Be accessible by public transport
 - Not present a barrier to movement through the surrounding road and pedestrian movement network.

Table 1 Housing density and diversity

RESIDENTIAL (GRZ)

Housing catchment area Applies to residential land as shown on [Plan 3 Housing](#)

Target density Average of 20 dwellings or more per NDHa

Target typologies **Character statement**

Development will have a conventional suburban neighbourhood character characterised by buildings up to three storeys in height.

Housing will generally comprise detached and semi-detached typologies, however more intensive forms of development such as terrace townhouses may be provided where it can be demonstrated that a positive contribution will be made to the planned neighbourhood character.

Typologies

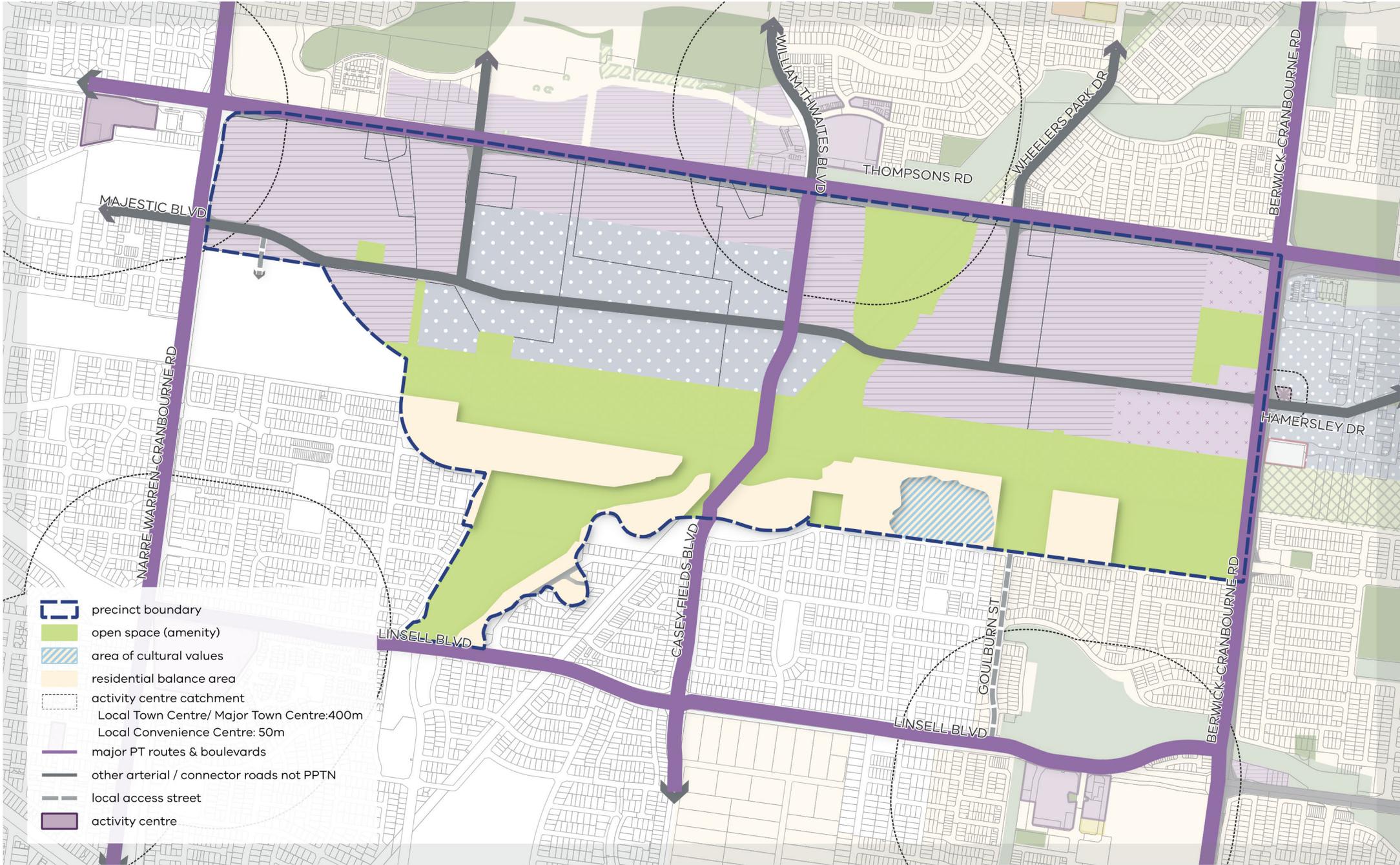
To support delivery of diverse housing outcomes in balance areas, the PSP and applicable planning applications should enable opportunities to deliver at least two (2) different housing typologies. The mix of dwelling typologies should include, but is not limited to:

- Detached dwelling
- Terrace townhouse
- Multi-unit
- Duplex.

Table 2 Dwelling yields

HOUSING CATCHMENT AREA	NDA (HA)	DWELLINGS/NDHA	NO. OF DWELLINGS
Residential	29.82	20	596
TOTAL	29.82	-	596
Anticipated population at 3.1 persons per dwelling			1,849





-  precinct boundary
-  open space (amenity)
-  area of cultural values
-  residential balance area
-  activity centre catchment
Local Town Centre/ Major Town Centre: 400m
Local Convenience Centre: 50m
-  major PT routes & boulevards
-  other arterial / connector roads not PPTN
-  local access street
-  activity centre

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3.2 Safe, accessible and well-connected

3.2.1 Place-based objectives – safe, accessible and well-connected

OBJECTIVES		IMPLEMENTATION TOOLS	
O4	To provide a transport network that integrates planned land uses with adjoining established areas and supports active and public transport options within the precinct and to surrounding areas.	R6 R7 R8 R15	G5 G6 G7 G8
O5	To establish an integrated and permeable transport network to encourage public transport, walking and cycling, reduce car dependency and maximise safety and connectivity for all road users.	R11 R12 R13 R14	G9
O6	To create a comprehensive pedestrian and cycling network that allows residents and employees to be active and travel safely and directly through the precinct between key destinations and local parks.	R9 R10	

3.2.2 Placed-based requirements and guidelines – safe, accessible and well-connected

REQUIREMENTS	
R6	Standard local streets must be designed and developed in accordance with the relevant standard cross sections in Appendix 3 Standard road cross sections , unless otherwise agreed by the relevant Authority. Alternative cross sections can be considered in line with the criteria outlined in G5 and G6 .
R7	The design and delivery of all sections of Casey Fields Boulevard must be undertaken in consultation with the responsible authority.
R8	The proponent delivering Casey Fields Boulevard over the high voltage transmission utilities easement and Victorian Desalination Project (VDP) infrastructure must: <ul style="list-style-type: none"> • Ensure the road is delivered in the location specified on Plan 4 Movement Network and Plan 5 Utility Easement unless otherwise approved by the Secretary to the Department of Energy, Environment and Climate Action and the responsible authority. • Design and develop the road in accordance with the relevant site-specific cross section in Appendix 4 Placed-based road cross sections and functional layout plans for the extent of road shown in Plan 4 and Plan 5 unless otherwise approved by the Secretary to the Department of Energy, Environment and Climate Action and the responsible authority. • Enter into an Interface Works Agreement with the Department of Energy, Environment and Climate Action for the development of an appropriate engineering response for the road crossing over the VDP assets, based on the design in Appendix 4 unless otherwise approved by the Secretary to the Department of Energy, Environment and Climate Action.
R9	The proponent delivering any shared user path crossing over Victorian Desalination Project (VDP) infrastructure must: <ul style="list-style-type: none"> • Enter in an Interface Works Agreement with the Department of Energy, Environment and Climate Action for the development of an appropriate engineering response for the shared user path crossing over the VDP assets – based on the design in Appendix 4 Placed-based road cross sections and functional layout plans unless otherwise approved by the Secretary to the Department of Energy, Environment and Climate Action.
R10	Pedestrian and active transport infrastructure must be provided in accordance with those items indicated in Plan 4 Movement Network and Plan 5 Utility Easement and the relevant cross sections in Appendix 3 Standard road cross sections and Appendix 4 Placed-based road cross sections and functional layout plans .

REQUIREMENTS

- R11** Vehicular access to commercial/industrial properties fronting Thompsons Road, Berwick Cranbourne Road and Narre Warren-Cranbourne Road must be from connector streets, service roads, internal loop roads or rear laneways, unless otherwise approved by the responsible authority and the Department of Transport and Planning.
- R12** If vehicular access to commercial/industrial properties fronting Thompsons Road, Berwick Cranbourne Road and Narre Warren-Cranbourne Road is provided via a service road, the proponent must demonstrate how the service road will not prejudice either:
- the safe operation of any existing active transport infrastructure within the state road reserve or;
 - the safe delivery and operation of any future active transport infrastructure provided within the state road reserve
- to the satisfaction of the responsible authority.
- R13** Pedestrian and cyclist crossings must be provided every 400–800m, where appropriate, along arterial roads, rail lines, waterways, and any other accessibility barriers:
- Crossings of the Victorian Desalination Project (VDP) infrastructure must be delivered where shown on [Plan 4 Movement Network](#) and [Plan 5 Utility Easement](#) unless otherwise approved by the Secretary to the Department of Energy, Environment and Climate Action and the responsible authority.
 - Crossings of the water supply pipeline infrastructure must be delivered where shown on [Plan 4](#) and [Plan 5](#) unless otherwise approved by Melbourne Water.
 - Crossings of waterways must be delivered where shown on [Plan 4](#) and [Plan 5](#), and must be designed to ensure that flood flows can still be conveyed by the waterway or the overland flow path, to the satisfaction of Melbourne Water.
- R14** Design of all subdivisions, streets and intersections must provide:
- A permeable, direct and safe street network prioritising walking and cycling, particularly walking and cycling to schools.
 - Safe and convenient crossing points of connector roads and local streets at all intersections and on key desire lines as well as crossing waterways.
 - Safe pedestrian crossings within major intersections to arterial roads, at key desire lines, and on regular intervals appropriate to the function of the road and public transport provision.
 - Safe and convenient transition between on and off-road bicycle networks.
 - Convenient access to regional and local points of interest and destinations for effective integration with neighbouring properties, parkland and sports reserves.
 - Direct and convenient walking access to public transport services.
- R15** Roads must be designed and constructed to property boundaries where inter-parcel connections are required:
- To existing and approved roads immediately outside the PSP area.
 - Across separately owned or developed parcels within the PSP area.
 - Across other land constraints, such as waterway crossings.

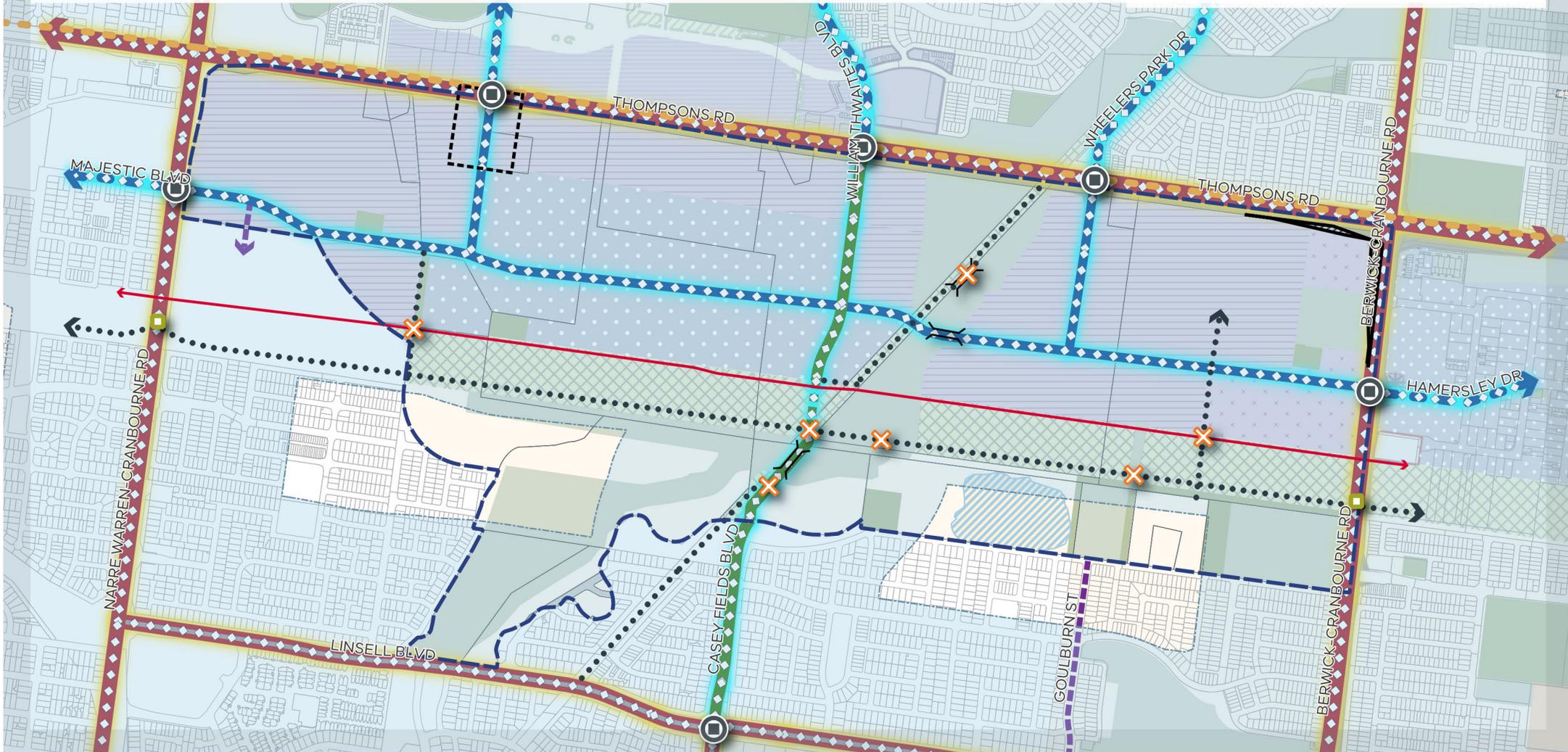
GUIDELINES

- G5** A variety of cross sections should be used in subdivision layouts for local streets, to create differentiation, sense of place and neighbourhood character. Alternative cross sections should ensure that:
- Sufficient provision is made for street tree planting to achieve 30% canopy tree coverage in the public realm.
 - Minimum required carriageway dimensions are maintained to ensure safe and efficient operation of emergency vehicles on all streets as well as buses on connector streets.
 - The performance characteristics of standard cross sections as they relate to pedestrian and cycle use are maintained.
 - Relevant minimum road reserve widths for the type of street are maintained.
- G6** Where alternative cross-sections have been implemented, they should provide for off-road bicycle paths on all connector streets and arterial roads.
- G7** Alternative footpath or shared path approaches may be used where they enhance walkability and permeability and respond to the purpose of the place and character of the urban form to the satisfaction of the responsible authority.



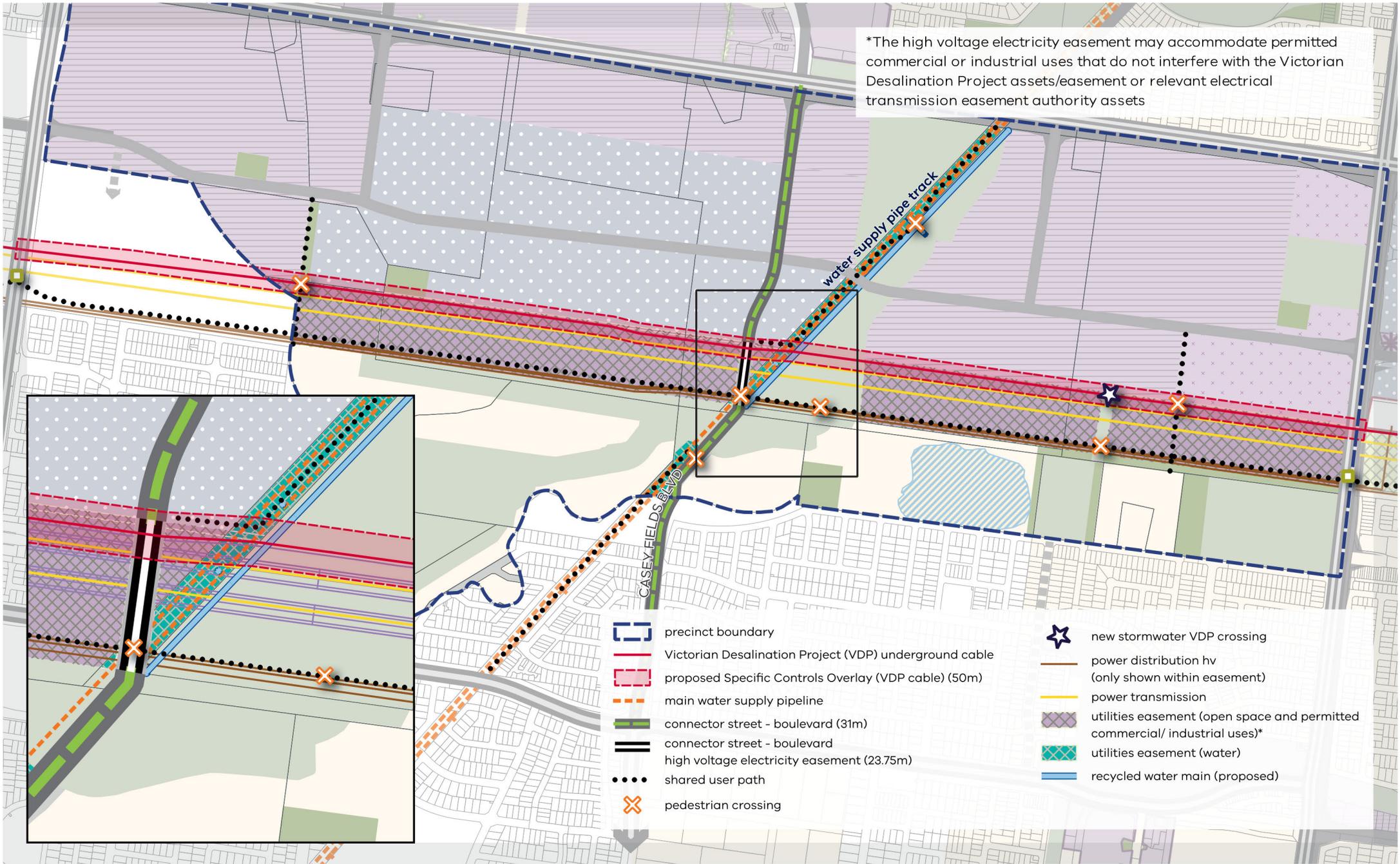
- | | | | |
|---|----------------------------------|--|--|
| precinct boundary | connector street | off-road 2-way bike path | principal freight network |
| primary arterial road (six lanes - 41m) | local access street (20m) | intersection project (IN) | Victorian Desalination Project (VDP) underground cable |
| secondary arterial road (four lanes - 34m) | bus capable road (PPTN/Priority) | intersection upgrade investigation area | intersection upgrade investigation area |
| connector street - boulevard (31m) | bus capable road | alternative intersection alignment investigation area* | |
| connector street - boulevard - high voltage electricity easement (23.75m) | public transport catchment area | culvert (CU) | |
| connector street - industrial (26m) | shared user path | pedestrian signals | |
| | | pedestrian crossing | |

*The alignment of IN-01 may shift with the written approval of the responsible authority, having regard to the existing abattoir operations and any approved future expansions



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*The high voltage electricity easement may accommodate permitted commercial or industrial uses that do not interfere with the Victorian Desalination Project assets/easement or relevant electrical transmission easement authority assets



- precinct boundary
- Victorian Desalination Project (VDP) underground cable
- proposed Specific Controls Overlay (VDP cable) (50m)
- main water supply pipeline
- connector street - boulevard (31m)
- connector street - boulevard
- high voltage electricity easement (23.75m)
- shared user path
- pedestrian crossing
- new stormwater VDP crossing
- power distribution hv (only shown within easement)
- power transmission
- utilities easement (open space and permitted commercial/ industrial uses)*
- utilities easement (water)
- recycled water main (proposed)

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GUIDELINES

- G8** Street layouts should provide multiple convenient routes via direct off-road active network paths to major destinations such as local parks, sporting reserves, train/ bus interchanges and significant employment areas both within the precinct and in surrounding areas.
- G9** In preparing any application that proposes to create or change access to a primary or secondary arterial road in or adjacent to the high voltage electricity easement consideration should be given to the constraints of the Victorian Desalination Project assets.

3.3 Connect people to jobs and higher order services

3.3.1 Placed-based objectives – connect people to jobs and higher order services

OBJECTIVES		IMPLEMENTATION TOOLS	
O7	To develop Croskell (Employment) into a regionally significant destination for business and industry to grow and innovate.	R16 R17	G13
O8	To reduce the need for local workers to travel out of the region for employment.	R16 R17	
O9	To ensure Croskell (Employment) has a flexible and adaptable urban structure that can attract ongoing investment and higher order employment uses over time.	R17	G10 G13
O10	To ensure the structure of employment land is well-integrated with the surrounding environment, and that the location, scale and intensity of commercial and industrial activity is compatible with adjoining land uses.	R16 R17 R18 R19	
O11	To increase access to jobs by walking, cycling and public transport.	R16 R18	
O12	To ensure that the location and design quality of retail and commercial focused facilities and spaces makes them inviting, attractive, and safe places to work and visit.	R16 R18 R19	G10 G11 G12 G13
O13	To support a night-time economy in appropriate locations.	R17	G10 G12
O14	To maximise net developable land within the Regionally Significant Commercial Area.	R16	G11

3.3.2 Placed-based requirements and guidelines – connect people to jobs and higher order services

REQUIREMENTS

- R16** Subdivision and development of employment land must be generally in accordance with [Plan 6 Employment and Activity Centre](#) and [Table 3 Employment area planned character outcomes](#) to the satisfaction of the responsible authority.
- R17** Subdivision and development involving the delivery of employment land must:
 - provide for a form, scale and intensity of land use and activity that is compatible with adjacent land uses.
 - provide a diversity of lot sizes at subdivision to meet the needs of a range of commercial business and industries while ensuring that large lots are provided to facilitate larger footprint economic and employment uses and protect opportunities for future higher order redevelopment.



REQUIREMENTS

- R18** Buildings directly fronting Thompsons Road must:
- Provide two metre minimum depth landscaping planting zone setbacks between the road and buildings to allow landscaping to soften building edges and provide a vegetated landscape character
 - Locate car parking along the side or at the rear of the site with the exception of disabled and short stay car parking which can be provided closer to the main entrance of the building
 - Break up car parking areas by providing tree islands at a rate of at least one island per six spaces, where feasible
 - Ensure that trucks/heavy vehicles are able to safely egress the site and avoid conflicts with pedestrians or cyclists
- to the satisfaction of the responsible authority.

- R19** Development within business and industry areas must provide a transition to any existing or future adjacent residential uses or heritage buildings. Transition may be achieved through the use of landscaping, differences in building height, setbacks and materials or other methods to the satisfaction of the responsible authority.

GUIDELINES

- G10** Subdivision and development of employment land should:
- Provide a transition in scale and intensity between employment-oriented areas and sensitive land use areas (e.g. residential).
 - Deliver a high-quality, high amenity setting attractive to businesses and workers.
 - Provide car parking efficiently through the use of shared and consolidated parking areas, including multi-level parking.
 - Locate car parking and loading facilities to the side or rear of any buildings. Any visitor car parking and access areas in the front setback area should be set back a minimum of 3 metres from any local street frontage to enable provision of sufficient landscape strips at the street frontage.
 - Ensure any large expanses of continuous wall visible to the street have appropriate articulation and other elements to provide relief and visual interest.
- G11** Land within the high voltage electricity easement should be utilised for permitted commercial and industrial uses, compatible with the utilities easement.
- G12** The design of buildings at interface areas should reflect an appropriate transition between employment and residential areas by encouraging a finer grain style of buildings or other transition outcome.
- G13** Subdivision and development involving the delivery of employment land should consider the design guidance within the City of Casey *Employment Land Design Guide 2022* and, where relevant, the City of Casey *Restricted Retail Design Guide 2023* (or subsequent revisions of either document).

Table 3 Employment area planned character outcomes

EMPLOYMENT AREA	PLANNED CHARACTER OUTCOMES
<p>Retail (C2Z)</p> <p>Applies to areas indicated as 'Retail' area shown on Plan 6 Employment and Activity Centre</p>	<p>The Retail area is located along the precinct's frontage with Berwick–Cranbourne Road north of the high voltage transmission line utilities easement.</p> <p>The Retail area is envisaged as a walkable destination for workers and visitors to the precinct to access larger household goods and services as well as daily needs and services. It is anticipated that this area will include lots capable of supporting retail, restricted retail and other commercial services.</p> <p>Subdivision and development within the Retail area should:</p> <ul style="list-style-type: none"> • Provide a common building setback for each street. • Prioritise connectivity to key local or connector entry streets to support accessibility to active transport and potential future public transport and routes. • Provide tree islands with car parks at a rate of at least one island per six spaces, where feasible. • Locate any cafes, restaurants, convenience shops and convenience restaurants fronting open space, drainage waterways or a connector street or connector boulevard.
<p>Business (C2Z)</p> <p>Applies to land located within the 'Business' area shown on Plan 6 Employment and Activity Centre</p>	<p>The Business area is located along key arterial, local or connector entry streets and within the heart of the precinct set back from the arterial road frontages.</p> <p>The Business area is envisioned as a walkable and multi-functional employment area with a variety of commercial, manufacturing, retailing and business uses. Uses located along key local or connector entry streets will be expected to address the street directly to support the higher-amenity character of these areas and provide a pedestrian-focused street environment.</p> <p>Uses located along arterial roads, including Thompsons Road and Casey Fields Boulevard, should evoke a gateway character. Over the longer term, offices are encouraged to locate along the arterial road frontages and Casey Fields Boulevard.</p> <p>Subdivision and development within the Business area should:</p> <ul style="list-style-type: none"> • Encourage small to medium scale tenancies and land uses to locate along key local or connector entry streets to allow a greater number of uses to present to the street. • Provide medium and large scale lots along arterial frontages • Minimise side setbacks between adjacent buildings along frontages to key local or connector entry streets. • Encourage multi-storey buildings to locate along arterial frontages, and adjacent to key local or connector entry street frontages and waterways and drainage areas. • Prioritise the needs of pedestrians through the design of buildings and the public realm. • Prioritise connectivity to key local or connector entry streets to support accessibility to active transport and potential future public transport routes. • Provide tree islands with car parks at a rate of at least one island per six spaces, where feasible. • Locate cafes, restaurants, convenience shops and convenience restaurants fronting open space, drainage waterways or a connector street or connector boulevard.

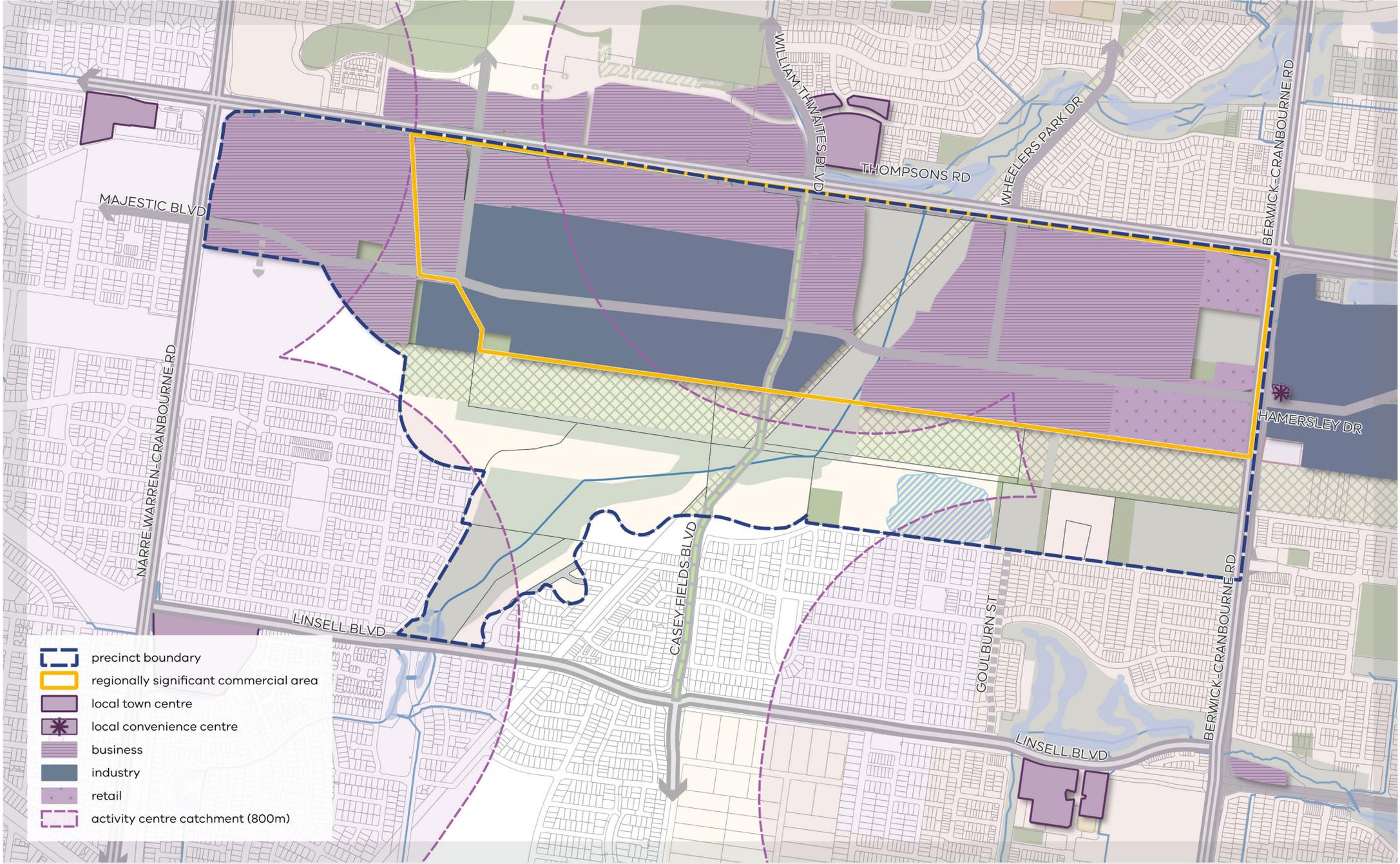




EMPLOYMENT AREA	PLANNED CHARACTER OUTCOMES
<p>Industry (IN3Z)</p> <p>Applies to land located within the 'Industry' area shown on Plan 6 Employment and Activity Centre</p>	<p>The Industry area is located in the core of the precinct with good access to the Principal Freight Network along Thompsons Road via Casey Fields Boulevard.</p> <p>The Industry area is envisaged as supporting a range of appropriate industrial uses with limited sensitive use impacts. Uses with the industry area are expected to integrate well with the surrounding business and residential and areas.</p> <p>Subdivision and development within the Industry area should:</p> <ul style="list-style-type: none"> • provide a common building setback for each street. • prioritise connectivity to key local or connector entry streets to support accessibility to active transport and potential future public transport and routes. • incorporate tree islands into any open space parking unless they are providing sunshade design alternatives. • locate any cafes, restaurants, convenience shops and convenience restaurants fronting open space, drainage waterways or a connector street or connector boulevard.

Table 4 Employment generation

LAND USE	NDA (ha)	ESTIMATED JOBS
Regional Significant Commercial Area (RSCA)	136.28	5,333
Other employment land supporting the RSCA	32.08	1,516
SUBTOTAL	168.36	6,849
Residential (refer to Table 1 Housing density and diversity)	29.82	18
TOTAL	198.18	6,867



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3.4 High quality public realm

3.4.1 Place-based objectives – high quality public realm

OBJECTIVES		IMPLEMENTATION TOOLS	
O15	To retain and protect features of the natural environment that make an important contribution to local character, amenity, culture and ecology.	R20 R22 R23	G19 G20 G21 G22 G23
O16	To encourage development to incorporate the natural environment and landscaping as key features of neighbourhood structure and place-based character.	R20 R25 R26	G19 G20
O17	To ensure that development within the public realm provides sufficient canopy tree coverage to support cooler and greener neighbourhoods in line with the City of Casey's <i>Greening Casey Strategy (2025)</i> or subsequent revisions.	R20 R26	G14 G20 G21 G22
O18	To provide a range of local parks, open space and recreation opportunities that meet the needs of the community.	R25 R26	G18 G24
O19	To support the conservation or management of cultural heritage and traditional owner values.	R23	G19 G20 G23
O20	To develop safe, resilient, water sensitive, environmentally sustainable urban environments that respond to climate change and other hazards	R21 R30 R34	G16 G17 G18 G21
O21	To develop sustainable water, drainage and wastewater systems that protect, conserve, and improve biodiversity, waterways and other natural resources and maintains or enhances the safety, health and wellbeing of people and property.	R28 R29 R30 R31 R32 R33 R34	G15 G16 G18 G21
O22	To ensure stormwater is managed for flood protection factoring in climate change and water quality treatment, and the need to facilitate safe and appropriate crossings of critical infrastructure (including water supply mains, and the VDP cable).	R28 R29 R31 R32 R33	
O23	To ensure stormwater meets all requirements for crossing over critical utility infrastructure consistent with the Development Services Scheme (DSS).	R28 R29 R30	
O24	To encourage a strong sense of place through the identification, retention and celebration of places of post-contact and Aboriginal cultural heritage significance within the precinct.	R23 R25	G19 G23

3.4.2 Place-based requirements and guidelines – high quality public realm

REQUIREMENTS	
R20	Canopy tree coverage within the public realm must achieve a minimum of 30% (excluding areas dedicated to biodiversity, native vegetation conservation, and DSS assets).
R21	A landscape plan must specify tree species which are suitable to the local climate and soil conditions, to the satisfaction of the responsible authority and – when relating to land adjacent to DSS assets – Melbourne Water.
R22	The removal of native vegetation on land to which the <i>Croskell (Employment) Native Vegetation Precinct Plan October 2025 (NVPP)</i> applies must be generally in accordance with the NVPP.

REQUIREMENTS

R23 The retention, enhancement and integration of the existing natural environment, landscape features, registered Aboriginal Places or any areas of tangible or intangible Aboriginal cultural significance identified via a Cultural Heritage Management Plan must be managed through subdivision design, and, where applicable, building design. Where possible, harm should be avoided and/or minimised to any identified Aboriginal cultural heritage values.

R24 Appropriate transition must be provided with landscape, building height, setbacks and materials to any buildings adjacent to the historic heritage site (HO137) on [Plan 7 Public Realm and Water](#).

R25 Unless there is an agreement in writing between affected landowners and the responsible authority, all local parks must:

- Be located, designed and developed in accordance with the location identified in [Plan 7 Public Realm and Water](#) and the attributes described in [Table 5 Open space delivery](#) unless otherwise approved by the responsible authority.
- Adhere to any conditions outlined within an approved Cultural Heritage Management Plan if relevant.

The responsible authority may request an alternate location for LP-03 within parcel 20, having regard to any approved Cultural Heritage Management Plan for the land and [Plan 14 Alternative LP-03 Location](#).

R26 Local parks must contain planting of vegetation or large canopy trees that are suitable to the urban environment, local climate and soil conditions to the satisfaction of the responsible authority.

R27 Residential lots directly abutting credited or uncredited open space must provide for a primary point of access from a footpath or shared user path proximate to the lot boundary

R28 The proponent delivering any drainage infrastructure over the Victorian Desalination Project (VDP) infrastructure within the high voltage electricity easement must:

- Ensure the drainage infrastructure is delivered in the location specified on [Plan 7 Public Realm and Water](#) unless otherwise approved by the Secretary to the Department of Energy, Environment and Climate Action, Melbourne Water and the responsible authority.
- Enter into an Interface Works Agreement with the Department of Energy, Environment and Climate Action for the development of an appropriate engineering response for the drainage crossing over the VDP assets.
- Ensure the asset is delivered in its ultimate form and not as an interim or staged asset.
- Design and deliver the drainage infrastructure to the satisfaction of Melbourne Water, the Department of Energy, Environment and Climate Action and the responsible authority.

R29 The proponent delivering any drainage, transport or other infrastructure over the water supply pipe track shown in [Plan 5 Utility Easement](#) must:

- Ensure the infrastructure is delivered in the location specified on [Plan 4 Movement Network](#) and [Plan 7 Public Realm and Water](#) unless otherwise approved by Melbourne Water and the responsible authority.
- Liaise with Melbourne Water to ensure the infrastructure meets all water supply pipe track guidelines, standards for asset protection, operation and maintenance, and/or removal of redundant assets within or adjoining the pipe track.
- Ensure the asset is delivered in its ultimate form and not as an interim or staged asset.
- Design and deliver the infrastructure to the satisfaction of Melbourne Water.

REQUIREMENTS

- R30** Permit applications must be accompanied by an appropriate Integrated Water Management plan to demonstrate the extent to which development will contribute towards:
- Outcomes identified in the *DEECA Western Port Strategic Directions Statement* (September 2018) and *Dandenong Integrated Water Management Catchment Plan* (September 2022)
 - Outcomes identified in the *Croskell Precinct Structure Plan Integrated Water Management Plan* (ARUP, Nov 2023)
 - The quantitative performance objectives relating to the mean annual runoff of stormwater stated in EPA Publication 1739.1 (June 2021), which are applicable to the PSP
 - Potable water reduction targets outlined in the draft *Greater Melbourne Urban Water and System Strategy – Water for Life*, which are applicable to the PSP
 - Waterways and integrated water management outcomes that enable land to be used for multiple recreation and environmental purposes
 - The delivery of IWM outcomes identified in [Plan 7 Public Realm and Water](#)
 - The delivery of the applicable Development Services Scheme
- to the satisfaction of South East Water, Melbourne Water and the responsible authority.
-
- R31** Stormwater runoff from development must meet the performance objectives of the Commonwealth Scientific and Industrial Research Organisation Best Practice Environmental Management Guidelines for Urban Stormwater (or as amended) prior to discharge to receiving waterways and as outlined in [Plan 7 Public Realm and Water](#), unless otherwise approved by Melbourne Water and the responsible authority.
- Proposals that exceed the performance objectives are highly encouraged and can be considered, all to the satisfaction of Melbourne Water and the responsible authority.
-
- R32** The final layout, boundaries and design of drainage, stormwater conveyance, flood storage and protection, stormwater quality treatment infrastructure, and associated paths, boardwalks, bridges, and planting must:
- Include appropriate treatments to provide protection for dispersive soils where these are present.
 - Mitigate the risk of erosion from sodic and dispersive soils.
 - Mitigate impacts to groundwater.
 - Be generally in accordance with Plan 7 Public Realm and Water and in accordance with the relevant Development Services Scheme.
- to the satisfaction of Melbourne Water and the responsible authority.
-
- R33** Drainage, stormwater conveyance, flood storage and protection, and stormwater quality treatment infrastructure must be designed in accordance with the relevant Development Services Scheme and generally in accordance with [Plan 7 Public Realm and Water](#), such that:
- Overland flow paths and piping within road reserves will be connected and integrated across parcel boundaries
 - Melbourne Water and the responsible authority freeboard requirements for overland flow paths will be adequately contained within the road reserves and waterways
 - The risk of erosion of sodic and/or dispersive soils is avoided or mitigated
 - The infrastructure typology (i.e. swales, open waterways, pipes) specified in the relevant Development Services Scheme for each asset are delivered
 - Any risks from shallow groundwater are avoided or mitigated
- to the satisfaction of Melbourne Water and the responsible authority.
-
- R34** Drainage, stormwater conveyance, flood storage and protection, and stormwater quality treatment infrastructure must be designed in accordance with the relevant Development Services Scheme and generally in accordance with [Plan 7 Public Realm and Water](#). Waterways must be delivered to:
- Provide safe drainage and flood protection
 - Incorporate environmental, cultural and amenity value
 - Provide an open drainage system where this typology is specified in the relevant Drainage Services Scheme
- to the satisfaction of Melbourne Water and the responsible authority.
-
- R35** Prior to the completion and handover of any drainage assets shown within the relevant Development Services Scheme, the proponent must obtain any relevant groundwater licenses and/or approvals from the relevant authority.





GUIDELINES

- G14** Canopy trees should have an average canopy of foliage of 6.4m in diameter at maturity in summer. Where this cannot be achieved because of local climate and soil conditions, a suitable species should be selected which closest achieves suitable canopy cover, to the satisfaction of the responsible authority. The requirement for a minimum 30% canopy tree coverage within the public realm must still be met.
- G15** Alternative irrigation may be considered where it can be demonstrated through a comprehensive alternative plan (such as an Integrated Water Management Plan) that passive irrigation is either unnecessary or inferior to the proposed alternative (for example, recycled water irrigation of street trees in mandated recycled water areas).
- G16** Subdivision and development should provide opportunities for the harvesting and/or re-use of stormwater where practical.
- G17** Applications should consider a range of IWM options as indicated in [Plan 7 Public Realm and Water](#). Potential IWM options may include but are not limited to:
- Recycled water to residential and / or non-residential areas.
 - Stormwater or regional rainwater harvesting for open space irrigation.
 - Rainwater harvesting for commercial/industrial zones.
 - Passive irrigation of street trees from road runoff.
 - Roof irrigation to evaporate stormwater in industrial areas.
 - Dedicated spongy areas in the waterway corridor.
 - Green roofs for commercial buildings.
- G18** Drainage assets and public open space areas should be located adjacent to waterways to provide a buffer to development where appropriate to the satisfaction of the responsible authority.
- G19** Development should include integrated water management initiatives to reduce reliance on potable water and increase the utilisation of storm and recycled water contributing to a sustainable urban environment by having regard to relevant water management policies and strategies implemented by the responsible authority. Integrated water management systems should be designed to:
- Maximise habitat values for local flora and fauna species.
 - Enable future harvesting and/or treatment and re-use of stormwater.
 - Recognise and respond to Aboriginal cultural heritage and values. Where possible, harm should be avoided and/or minimised to any identified Aboriginal cultural heritage values.
- G20** Subdivision and development should respond to significant landscape features and existing vegetation in a way that:
- Retains and protects landscape features and existing vegetation that make a significant positive contribution to place character, amenity, cultural and/or ecological values.
 - Incorporates the sense and experience of the natural environment into the planned urban character.
 - Provides for increased provision of tree canopy cover in the public realm over time.
 - Provides habitat or ecological links connecting areas of retained vegetation to T1 Tree Creek where feasible.
- G21** The design and layout of roads, road reserves, and public open space should optimise water use efficiency and long-term viability of vegetation, tree canopy and public uses to contribute to a sustainable and green urban environment. This should be achieved using overland flow paths, passive watering, and Water Sensitive Urban Design initiatives such as street swales, rain gardens and/or locally treated storm water for irrigation.
- G22** Subdivision design should consider opportunities to retain arborist assessed significant trees identified in [Plan 1 Precinct Features](#) were safe, sustainable and practicable within the public realm – including road reserves and open space – and within private lots but subject to Objective 14 and the need for earthworks, excavation, cut and fill and like activities that are necessary to deliver public infrastructure and appropriately sized, located and accessible commercial, industrial and residential lots.
- G23** Subdivision design, and, where applicable, building design should demonstrate how it has considered and – where possible and appropriate – responded to the principles outlined under **Section 5 – Interpretation Strategy** of the *Cultural Values Interpretation Strategy Summary Report* (February 2024).

GUIDELINES

G24

Alternative locations and configurations for local parks shown on [Plan 7 Public Realm and Water](#) may be considered subject to:

- Open space being retained within the same landownership, unless otherwise agreed with the affected landowners
- Not diminishing the quality or usability of the space
- Not adversely affecting walkable accessibility of the network
- Not adversely affecting the overall diversity of the precinct's open space network
- Adhering to any conditions outlined within an approved Cultural Heritage Management Plan if relevant

to the satisfaction of the responsible authority.

G25

Subdivision should provide for a local street separating development from development services scheme assets, sporting reserves, utility easements and local parks. Where subdivision does not propose a local street separating development, design and layout options should demonstrate:

- a) Lots directly fronting open space and landscape value areas should be set back at least 4.5 metres
- b) Lots directly fronting open space should allow for vehicular access via a rear laneway
- c) A 4 metre wide access way should be provided as the primary point of access from a footpath or shared path with a minimum width of 1.5 metres along the lot frontage
- d) Subdivision design should avoid side or rear fence treatments fronting open space and development services scheme assets
- e) Subdivision design should maximise opportunities for informal passive surveillance
- f) Subdivision design should not limit the use of adjacent open space

to the satisfaction of the responsible authority and, where relevant, Melbourne Water.



Table 5 Open space delivery

PARK ID	AREA (ha)	TYPE	LOCATIONAL ATTRIBUTES	RESPONSIBILITY
ACTIVE OPEN SPACE				
SR-01*	3.63ha	Sports Reserve	South-eastern catchment, adjacent to the high voltage transmission line utilities easement and area of cultural values	City of Casey
SR-02	8.81ha	Sports Reserve	South-eastern catchment, adjacent to the high voltage transmission line utilities easement	City of Casey
* Need/viability of this facility is subject to City of Casey review				
LOCAL PARKS				
LP-01	0.5ha	Local Park	North-western catchment, adjoining the heritage house and industrial connector and centrally located to the surrounding employment and residential land.	City of Casey
LP-02	0.71ha	Local Park	North-western catchment, adjoining the drainage reserve and high voltage electricity easement	City of Casey
LP-03	1.04ha	Local Park	South-eastern catchment, adjacent to Donohue Street	City of Casey
LP-04	0.5ha	Local Park	North-eastern catchment – centrally located to the surrounding employment land	City of Casey
LP-05	0.5ha	Local Park	North-western catchment, linear park	City of Casey



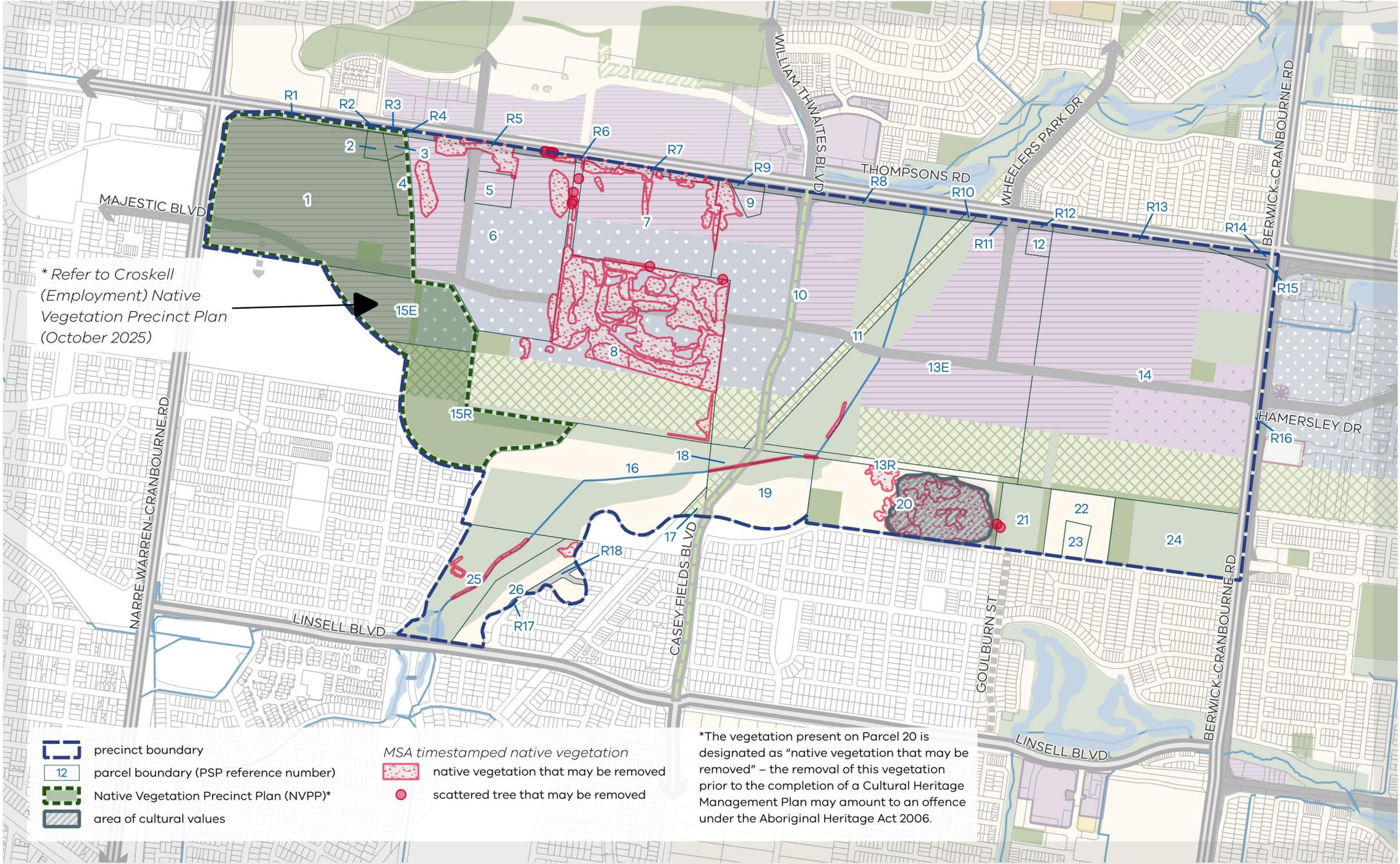


Figure 2 Integrated water management strategic outcomes



HIGH QUALITY PUBLIC REALM



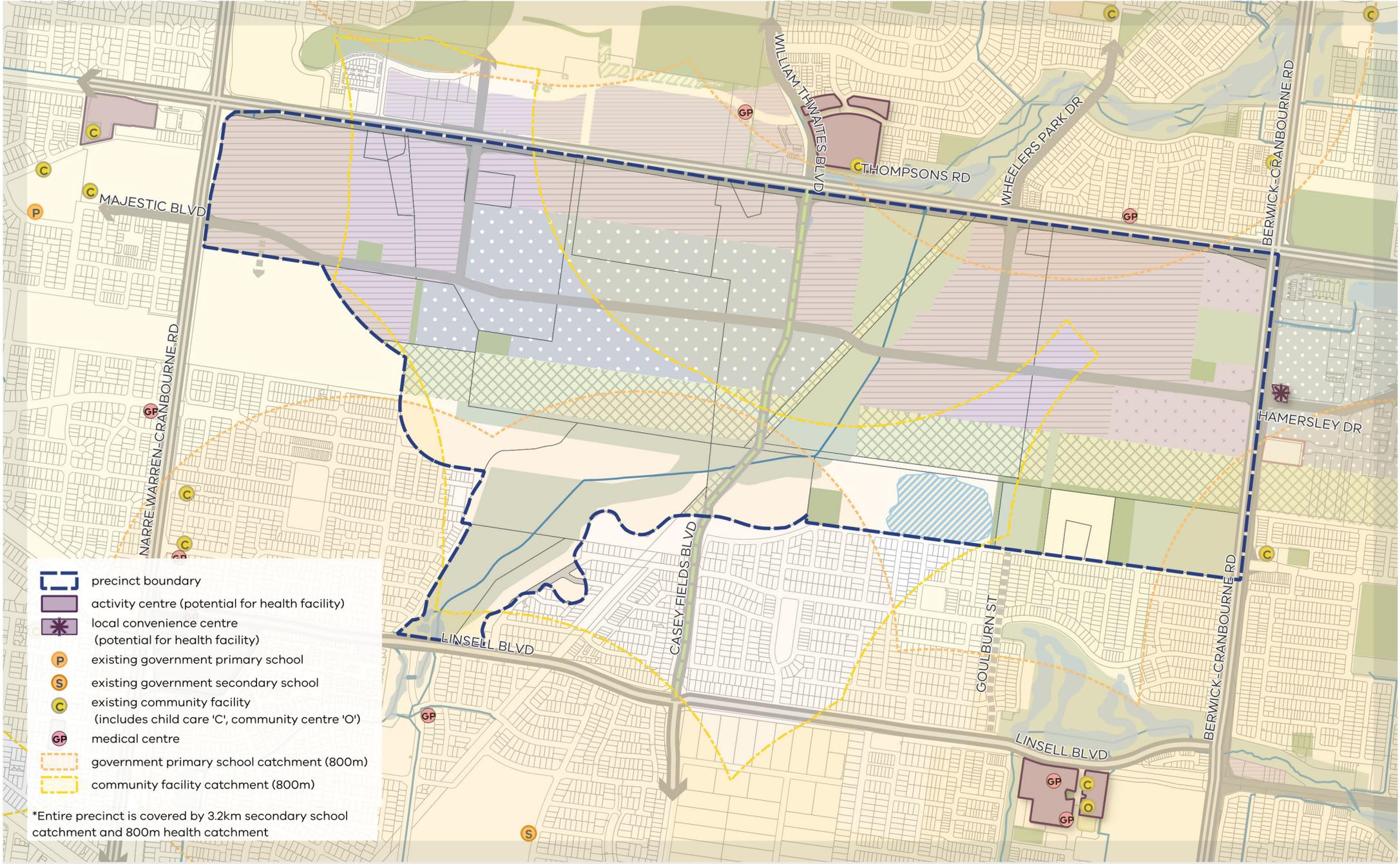


* Refer to Croskell (Employment) Native Vegetation Precinct Plan (October 2025)

- precinct boundary
- parcel boundary (PSP reference number)
- Native Vegetation Precinct Plan (NVPP)*
- area of cultural values

- MSA timestamped native vegetation*
- native vegetation that may be removed
 - scattered tree that may be removed

*The vegetation present on Parcel 20 is designated as "native vegetation that may be removed" – the removal of this vegetation prior to the completion of a Cultural Heritage Management Plan may amount to an offence under the Aboriginal Heritage Act 2006.



- precinct boundary
- activity centre (potential for health facility)
- local convenience centre (potential for health facility)
- existing government primary school
- existing government secondary school
- existing community facility (includes child care 'C', community centre 'O')
- medical centre
- government primary school catchment (800m)
- community facility catchment (800m)

*Entire precinct is covered by 3.2km secondary school catchment and 800m health catchment

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3.5 Bushfire management

3.5.1 Place-based objectives – bushfire management

OBJECTIVES		IMPLEMENTATION TOOLS	
O25	To appropriately avoid or mitigate potential risk associated with bushfire.	R36	G26 G27 G28 G29 G30 G31 Table 6

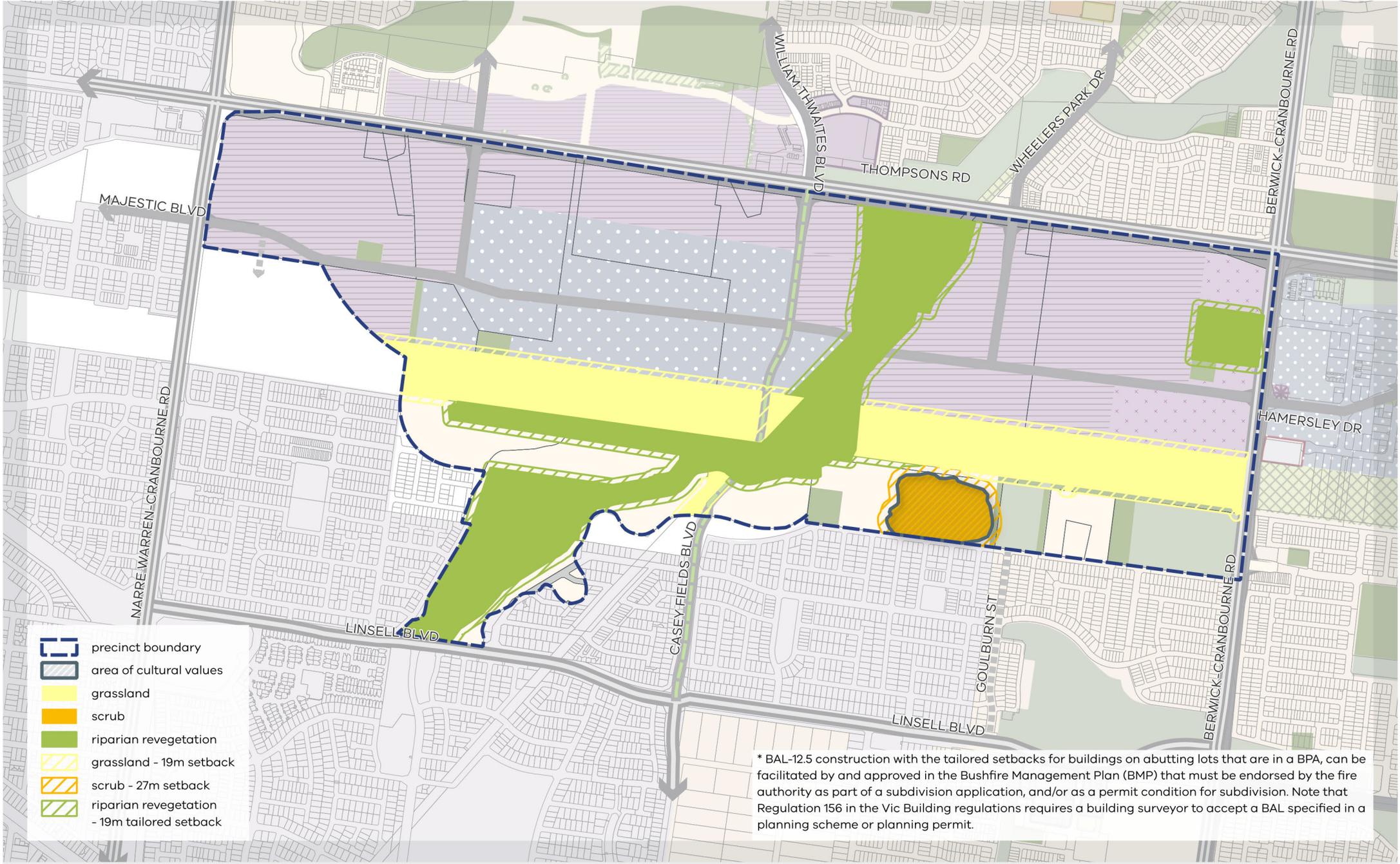
3.5.2 Requirements and guidelines - bushfire management

REQUIREMENTS	
R36	Development adjoining bushfire hazards shown on Plan 10 Bushfire must be set back in accordance with Table 6 Bushfire hazard areas and applicable setbacks for BAL-12.5 development unless the bushfire hazard has been removed to the satisfaction of the responsible authority. A lesser setback may be considered subject to a site-specific assessment of bushfire risk, vegetation classifications and setbacks to the satisfaction of the responsible authority and relevant fire authority.

GUIDELINES	
G26	Where a setback from a bushfire hazard area is required – the vegetation within the setback should be managed in accordance with Table 6 of Clause 53.02 to the Casey Planning Scheme.
G27	All vegetation outside of a bushfire hazard area shown on Plan 10 Bushfire should be managed to ensure a low risk of bushfire.
G28	Subdivision and development adjoining a bushfire hazard area in Plan 10 Bushfire should include a publicly accessible road as a perimeter road to separate the hazard from development and assist in fire fighting. In business, industry and retail areas, alternative site features can be considered where they provide an equivalent level of bushfire risk reduction and barrier free access between a public road and the potential bushfire hazard area, to the satisfaction of the responsible authority and relevant fire authority, and where the bushfire hazard area is drainage and waterway land to the satisfaction of Melbourne Water.
G29	Subdivision should include a network of streets that provide multiple evacuation routes away from bushfire risks and areas of bushfire hazard.
G30	Where a setback is required from a bushfire hazard, the setback should be provided on public land (excluding drainage reserve land unless otherwise agreed to in writing by Melbourne Water), where practical.
G31	The landscape design and plant selection in waterways and drainage land should be consistent with the level of bushfire protection provided by the bushfire hazard interface identified on Plan 10 Bushfire .

Table 6 Bushfire hazard areas

Bushfire hazard area	AS 3959 setback	Applicable tailored setback
Grassland	19 m	n/a
Scrub	27 m	n/a
Riparian revegetation	n/a	19m



- precinct boundary
- area of cultural values
- grassland
- scrub
- riparian revegetation
- grassland - 19m setback
- scrub - 27m setback
- riparian revegetation - 19m tailored setback

* BAL-12.5 construction with the tailored setbacks for buildings on abutting lots that are in a BPA, can be facilitated by and approved in the Bushfire Management Plan (BMP) that must be endorsed by the fire authority as part of a subdivision application, and/or as a permit condition for subdivision. Note that Regulation 156 in the Vic Building regulations requires a building surveyor to accept a BAL specified in a planning scheme or planning permit.

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3.6 Infrastructure coordination

3.6.1 Placed-based objectives – infrastructure coordination

OBJECTIVES		IMPLEMENTATION TOOLS	
O26	To sequence the staging of development and the delivery of the relevant Development Service Scheme (DSS) assets to provide flood protection, manage environmental risks and minimise disturbance to the Victorian Desalination Project assets, water supply mains and electricity transmission assets.	R37 R38	G32 G33 Table 7

3.6.2 Placed-based requirements and objectives – infrastructure coordination

REQUIREMENTS	
R37	<p>Prior to the issue of a statement of compliance for the first stage of the subdivision of a PSP parcel or completion of the first stage of the development of a PSP parcel, all Development Services Scheme (DSS) assets identified for that PSP parcel within the:</p> <ul style="list-style-type: none"> • Plan 11 Infrastructure and Development Staging; • Table 7 Infrastructure coordination requirements – parcels <p>must be delivered. Where it can be demonstrated that this is not reasonably practicable, with the written consent of the responsible authority and Melbourne Water, a development may rely on:</p> <ul style="list-style-type: none"> • The staged delivery of the assets identified for that PSP parcel; or • A proposal for interim drainage solutions for one or more stages; or • The delivery of the assets identified for that PSP parcel at a later stage of the subdivision or development. <p>An interim solution will not be considered for drainage crossings of the VDP infrastructure and water supply pipe track. These assets must be delivered in their ultimate form.</p>
R38	The final location and alignment of any Development Service Scheme pipes required to be delivered by R37 must be clearly shown within a road, public space or a lot on a subdivision master plan prior to the first statement of compliance to the satisfaction of the responsible authority and Melbourne Water.

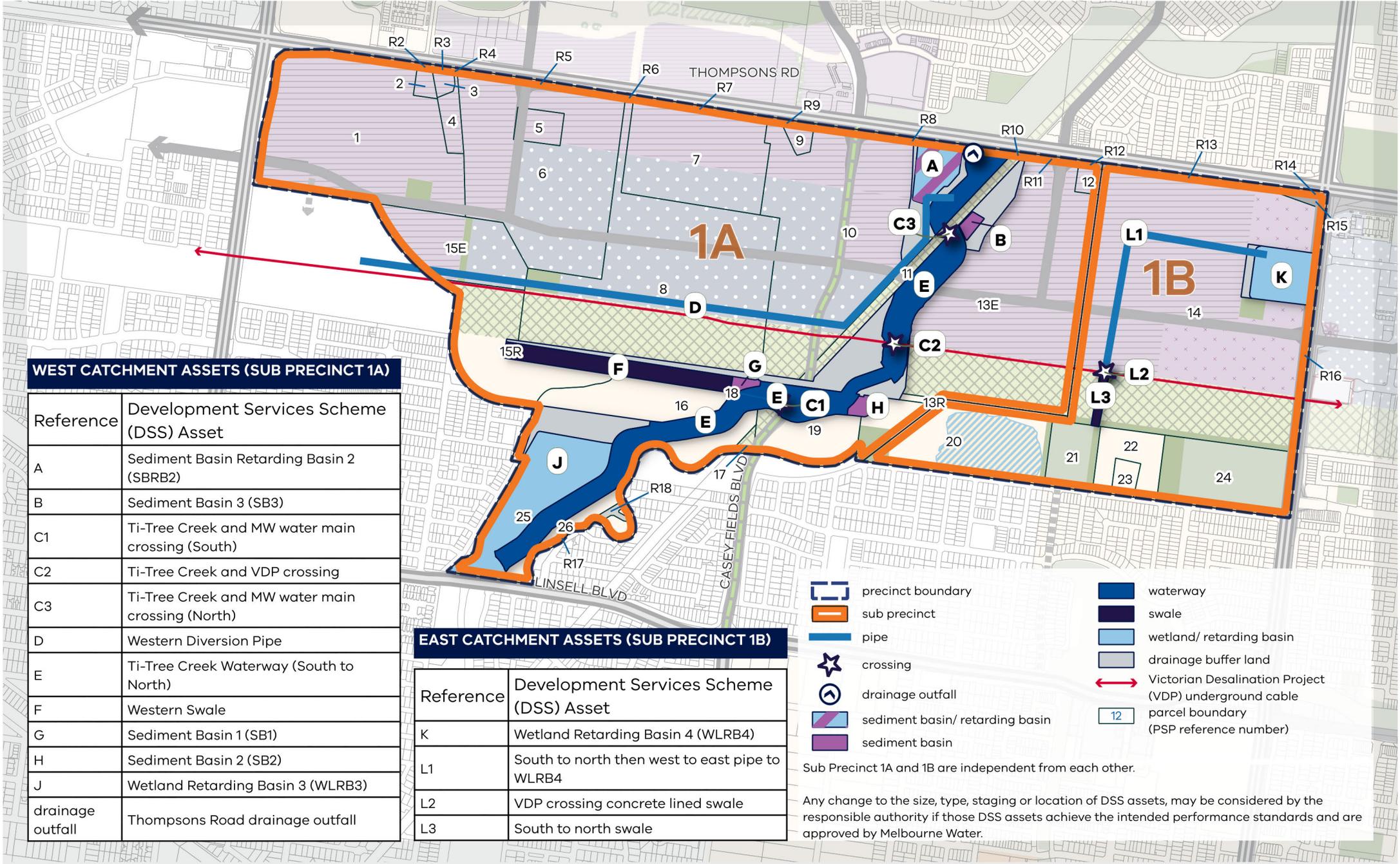
GUIDELINES	
G32	<p>Proposals for the staged delivery of the assets identified for that PSP parcel, interim drainage solutions, or the delivery of the assets identified for that PSP parcel at a later stage, may be considered by the responsible authority and Melbourne Water, provided this is submitted in writing and demonstrates:</p> <ul style="list-style-type: none"> • The basis for not providing the ultimate assets prior to the issue of a statement of compliance for the first stage of the subdivision of the PSP parcel or completion of the first stage of the development of the PSP parcel. • How any interim or staged drainage solution will satisfactorily manage flow rates and treat stormwater generated from the development without causing adverse impacts to the other properties within or outside the precinct, the environment, cultural heritage, groundwater, or other infrastructure. • No risk to the ultimate delivery of drainage assets. • No additional costs to the DSS arising from providing the interim or staged drainage solution. • The ultimate asset will be delivered prior to the issue of a statement of compliance for the final stage or the completion of development of the PSP parcel.
G33	Development should consider telecommunications utility planning and provision at the subdivision and/or development design stage, including requirements for mobile telecommunications infrastructure under the Commonwealth Telecommunication In New Developments (TIND) Policy (2024).

Table 7 Infrastructure coordination requirements – parcels

PSP parcel #	DSS assets required for development
1	D, E (from C3 to drainage outfall)
2	D, E (from C3 to drainage outfall)
3	D, E (from C3 to drainage outfall)
4	D, E (from C3 to drainage outfall)
5	D, E (from C3 to drainage outfall)
6	D, E (from C3 to drainage outfall)
7	A, E (from C3 to drainage outfall)
8	A, D, E (from C3 to drainage outfall)
9	A, E (from C3 to drainage outfall)
10	A, D, C3, E (from C3 to drainage outfall), J (at a minimum, the part of asset J within parcel 25)
12	B, C3, E (from C2 to drainage outfall)
13E	B, C2, C3, E (from C2 to drainage outfall), J (at a minimum, the part of asset J within parcel 25)
13R	C2, C3, E (within the property and to drainage outfall)
14	K, L1, L2, L3
15E	D, E (from C3 to drainage outfall)
15R south of high voltage electricity easement	F, C1, C2, C3, E (from C1 to drainage outfall)
16	C1, C2, C3, E, J, G
19	H, C2, C3, E (from C1 to drainage outfall)
20 (east side)	L1, L2, L3, K
20 (west side)	H, C2, C3, E (from C1 to drainage outfall)
21	L1, L2, L3, K
22	L1, L2, L3, K
23	L1, L2, L3, K
24 (west side)	L1, L2, L3, K
26	E, C1, C2, C3

Notes

The drainage outfall noted in [Table 7](#) is the existing Thompsons Road culverts.
Land parcels 11, 17, 18, and 25 are Melbourne Water land.



WEST CATCHMENT ASSETS (SUB PRECINCT 1A)

Reference	Development Services Scheme (DSS) Asset
A	Sediment Basin Retarding Basin 2 (SBRB2)
B	Sediment Basin 3 (SB3)
C1	Ti-Tree Creek and MW water main crossing (South)
C2	Ti-Tree Creek and VDP crossing
C3	Ti-Tree Creek and MW water main crossing (North)
D	Western Diversion Pipe
E	Ti-Tree Creek Waterway (South to North)
F	Western Swale
G	Sediment Basin 1 (SB1)
H	Sediment Basin 2 (SB2)
J	Wetland Retarding Basin 3 (WLRB3)
drainage outfall	Thompsons Road drainage outfall

EAST CATCHMENT ASSETS (SUB PRECINCT 1B)

Reference	Development Services Scheme (DSS) Asset
K	Wetland Retarding Basin 4 (WLRB4)
L1	South to north then west to east pipe to WLRB4
L2	VDP crossing concrete lined swale
L3	South to north swale

- precinct boundary
- sub precinct
- pipe
- crossing
- drainage outfall
- sediment basin/ retarding basin
- sediment basin
- waterway
- swale
- wetland/ retarding basin
- drainage buffer land
- Victorian Desalination Project (VDP) underground cable
- parcel boundary (PSP reference number)

Sub Precinct 1A and 1B are independent from each other.

Any change to the size, type, staging or location of DSS assets, may be considered by the responsible authority if those DSS assets achieve the intended performance standards and are approved by Melbourne Water.

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4.0 APPENDICES

[Appendix 1 Precinct infrastructure plan](#)

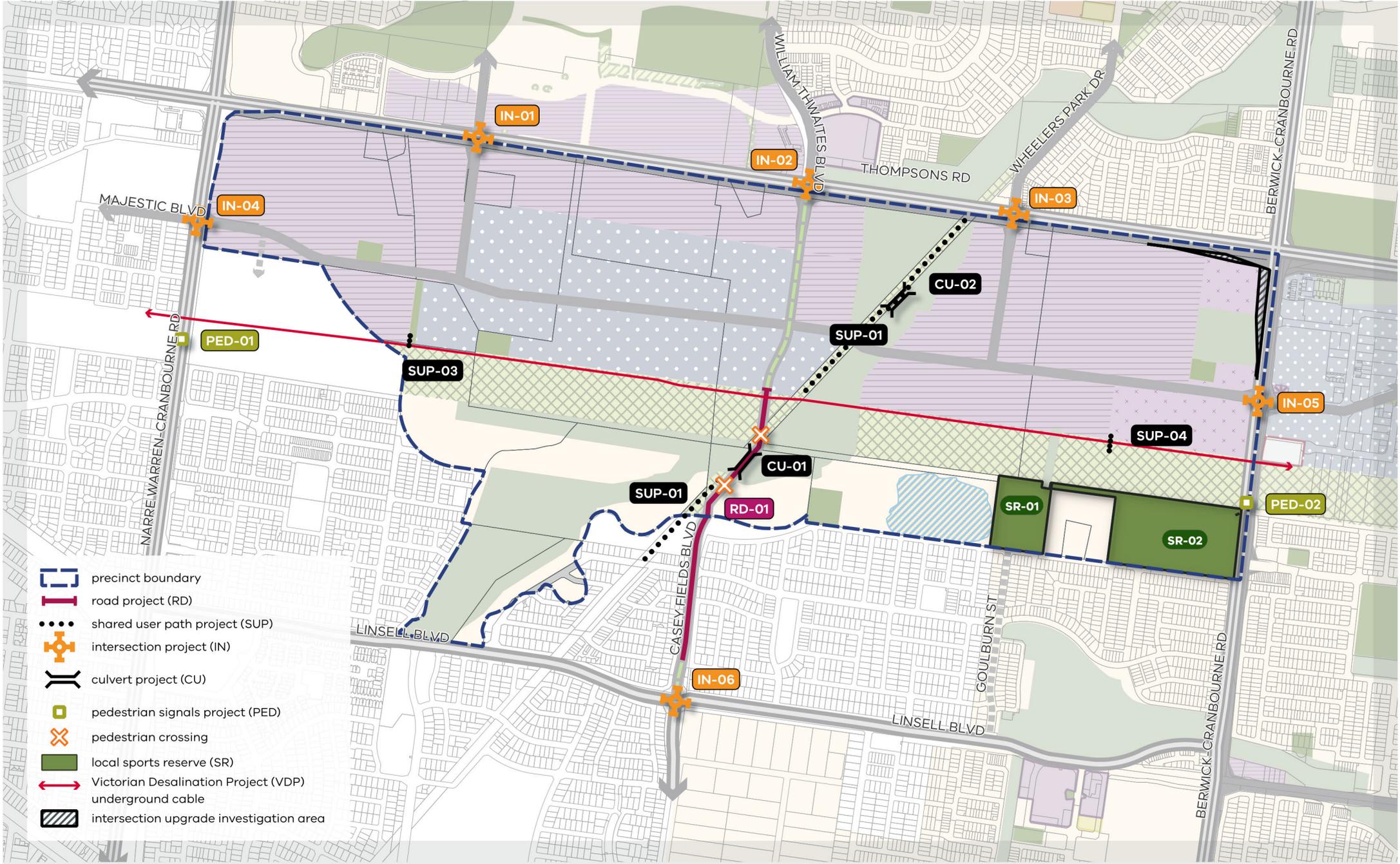
[Appendix 2 Summary land use budget and parcel-specific land use budget](#)

[Appendix 3 Standard road cross sections](#)

[Appendix 4 Placed-based road cross sections and functional layout plans](#)

[Appendix 5 Alternative LP-03 location](#)

[Appendix 6 Glossary of terms](#)



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Table 8 Precinct infrastructure

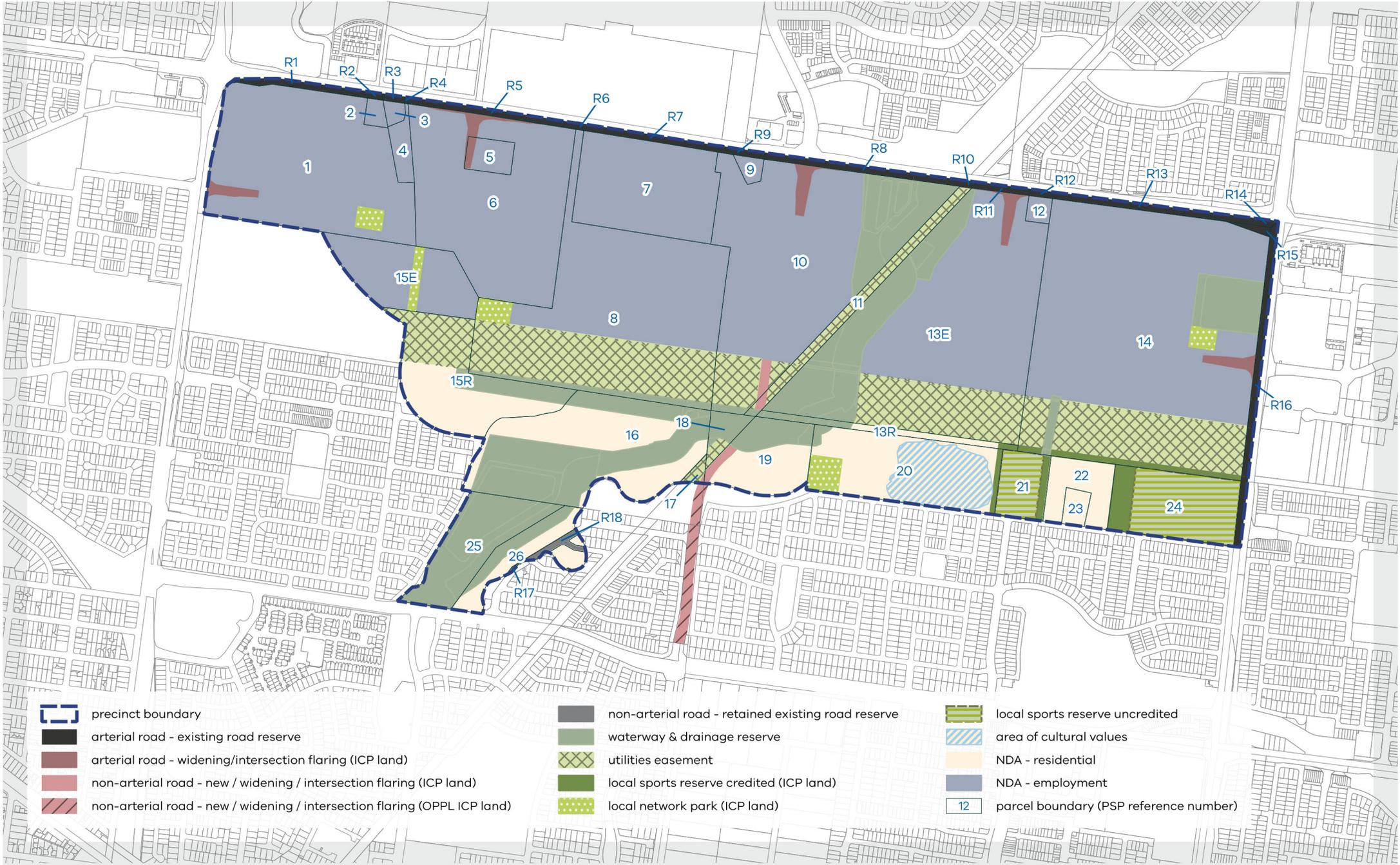
CATEGORY	PIP REF NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN ICP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Road	RD-01 (Standard Levy)	Casey Fields Boulevard	Construction of a connector boulevard with one traffic lane in each direction within a 31m road reserve from northern leg of IN06 to PSP boundary	City of Casey	Yes – 22m of 31m road reserve provided as Outer Public Purpose Land from northern boundary of IN06 to the PSP boundary					
			Construction of a connector boulevard with one traffic lane in each direction within a 31m road reserve from PSP boundary to southern boundary of central utilities easement	City of Casey	Yes – 31m of road reserve	No	Yes	S	Croskell (Employment) ICP	9.26%
			Construction of a connector boulevard with one traffic lane in each direction within a 23.75m road from southern boundary of central utilities easement to northern boundary of central utilities easement	City of Casey	Yes – 23.75m of road reserve					
Road	RD-01 (Supplementary Levy)	Casey Fields Boulevard	Construction of a connector boulevard with one traffic lane in each direction within a 31m road reserve from northern leg of IN06 to PSP boundary	City of Casey	Yes – 22m of 31m road reserve provided as Outer Public Purpose Land from northern boundary of IN06 to the PSP boundary					
			Construction of a connector boulevard with one traffic lane in each direction within a 31m road reserve from PSP boundary to southern boundary of central utilities easement	City of Casey	Yes – 31m of road reserve	No	Yes	S	Croskell (Employment) ICP	90.74%
			Construction of a connector boulevard with one traffic lane in each direction within a 23.75m road from southern boundary of central utilities easement to northern boundary of central utilities easement	City of Casey	Yes – 23.75m of road reserve					
Intersection	IN-01	Thompsons Road and Industrial Connector Road (southern leg)	Construction of the southern leg of a primary arterial to industrial connector road signalised four-way intersection	City of Casey	Yes	No	Yes	S	Croskell (Employment) ICP	100%
Intersection	IN-02	Thompsons Road and Casey Fields Boulevard (southern leg)	Construction of the southern leg of a primary arterial to connector boulevard signalised four-way intersection	City of Casey	Yes	No	Yes	S	Croskell (Employment) ICP	100%
Intersection	IN-03	Thompsons Road and Wheelers Park Drive (southern leg)	Construction of the southern leg of a primary arterial to industrial connector road signalised four-way intersection	City of Casey	Yes	No	Yes	S	Croskell (Employment) ICP	100%

CATEGORY	PIP REF NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN ICP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Intersection	IN-04	Narre Warren Cranbourne Road and Industrial Connector Road (eastern leg)	Construction of the eastern leg of a primary arterial to industrial connector road signalised four-way intersection	City of Casey	Yes	No	Yes	S	Croskell (Employment) ICP	100%
Intersection	IN-05	Berwick Cranbourne Road and Industrial Connector Road (western leg)	Construction of the western leg of a primary arterial to industrial connector road signalised four-way intersection	City of Casey	Yes	No	Yes	S	Croskell (Employment) ICP	100%
Intersection	IN-06	Linsell Boulevard and Casey Fields Boulevard (northern leg)	Construction of the northern leg of a secondary arterial to connector boulevard signalised four-way intersection	City of Casey	No	No	Yes	S	Croskell (Employment) ICP	100%
Culvert	CU-01	Culvert along Casey Fields Boulevard over DSS Asset H1	Construction of box culverts across ultimate road reserve width	City of Casey	No	No	Yes	S	Croskell (Employment) ICP	100%
Culvert	CU-02	Culvert along SUP-01 over DSS Asset H1	Construction of culvert on shared user path over constructed waterway	City of Casey	No	No	Yes	S	Croskell (Employment) ICP	100%
Shared user path	SUP-01	Shared user path: Melbourne Water pipe track	Construction of a shared user path	City of Casey	No	No	Yes	S	Croskell (Employment) ICP	100%
Shared user path	SUP-03	Shared user path: Victorian Desalination Project assets western crossing	Construction of a shared user path crossing over the VDP assets	City of Casey	No	No	Yes	S	Croskell (Employment) ICP	100%
Shared user path	SUP-04	Shared user path: Victorian Desalination Project assets eastern crossing	Construction of a shared path crossing over the VDP assets	City of Casey	No	No	Yes	S	Croskell (Employment) ICP	100%
Pedestrian crossing	PED-01	Pedestrian Signals: Narre Warren Cranbourne Road	Construction of a signalised pedestrian crossing	City of Casey	No	No	Yes	S	Croskell (Employment) ICP	100%
Pedestrian crossing	PED-02	Pedestrian Signals: Berwick Cranbourne Road	Construction of a signalised pedestrian crossing	City of Casey	No	No	Yes	S	Croskell (Employment) ICP	100%
Sports reserve	SR-01	Sports reserve	Construction of sports reserve*	City of Casey	N/A	No	Yes	M	Croskell (Employment) ICP	14.06%
Sports Reserve	SR-02	Sports reserve	Construction of 2 football/cricket ovals, pavilion, cricket nets and 2 netball courts and a multi-purpose pavilion	City of Casey	N/A	No	Yes	M	Croskell (Employment) ICP	14.06%

CATEGORY	PIP REF NO.	TITLE	DESCRIPTION	LEAD AGENCY	COMPONENT INCLUDED IN ICP			TIMING	APPORTIONMENT FUNDING SOURCE	APPORTIONMENT
					ULTIMATE LAND	INTERIM CONSTRUCTION	ULTIMATE CONSTRUCTION			
Local Park	LP-01	Local park	Provision of land for a local park	City of Casey	Yes	n/a	No	S	Croskell (Employment) ICP	100%
Local Park	LP-02	Local park	Provision of land for a local park	City of Casey	Yes	n/a	No	S	Croskell (Employment) ICP	100%
Local Park	LP-03	Local park	Provision of land for a local park	City of Casey	Yes	n/a	No	S	Croskell (Employment) ICP	100%
Local Park	LP-04	Local park	Provision of land for a local park	City of Casey	Yes	n/a	No	S	Croskell (Employment) ICP	100%
Local Park	LP-05	Local park	Provision of land for a local park	City of Casey	Yes	n/a	No	S	Croskell (Employment) ICP	100%

* Need/viability of this facility is subject to City of Casey review

Note: CU-03 and SUP-02 were removed from the ICP on recommendation from the *Draft Casey Amendment C296case Referral 11 – Croskell (Employment) Precinct Structure Plan and Infrastructure Contributions Plan VPA Projects Standing Advisory Committee Report May 2025*



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Table 9 Summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA (ha)	317.24		
TRANSPORT			
Arterial road - existing road reserve	8.66	2.73%	4.37%
Arterial road - new / widening / intersection flaring (ICP land)	3.65	1.15%	1.84%
Non-arterial road - new / widening / intersection flaring (ICP land)	0.91	0.29%	0.46%
Non-arterial road - retained existing road reserve	0.47	0.15%	0.24%
SUB-TOTAL TRANSPORT	13.70	4.32%	6.91%
OPEN SPACE			
UNCREDITED OPEN SPACE & REGIONAL OPEN SPACE			
Waterway and drainage reserve	45.04	14.20%	22.73%
Utilities easements	39.22	12.36%	19.79%
Local sports reserve uncredited	9.14	2.88%	4.61%
SUB-TOTAL UNCREDITED OPEN SPACE & REGIONAL OPEN SPACE	93.40	29.44%	47.13%
CREDITED OPEN SPACE			
Local network park (ICP land)	3.26	1.03%	1.64%
Local sports reserve credited (ICP Land)	3.30	1.04%	1.66%
SUB-TOTAL CREDITED OPEN SPACE	6.56	2.07%	3.31%
TOTAL ALL OPEN SPACE	99.96	31.51%	50.44%
OTHER (UNCREDITED LAND)			
Area of cultural values	5.40	1.70%	2.73%
TOTAL NET DEVELOPABLE AREA – (NDA) Ha	198.18	62.47%	
NET DEVELOPABLE AREA – RESIDENTIAL (NDAR) Ha	29.82	9.40%	
NET DEVELOPABLE AREA – EMPLOYMENT (NDAE) Ha	168.36	53.07%	

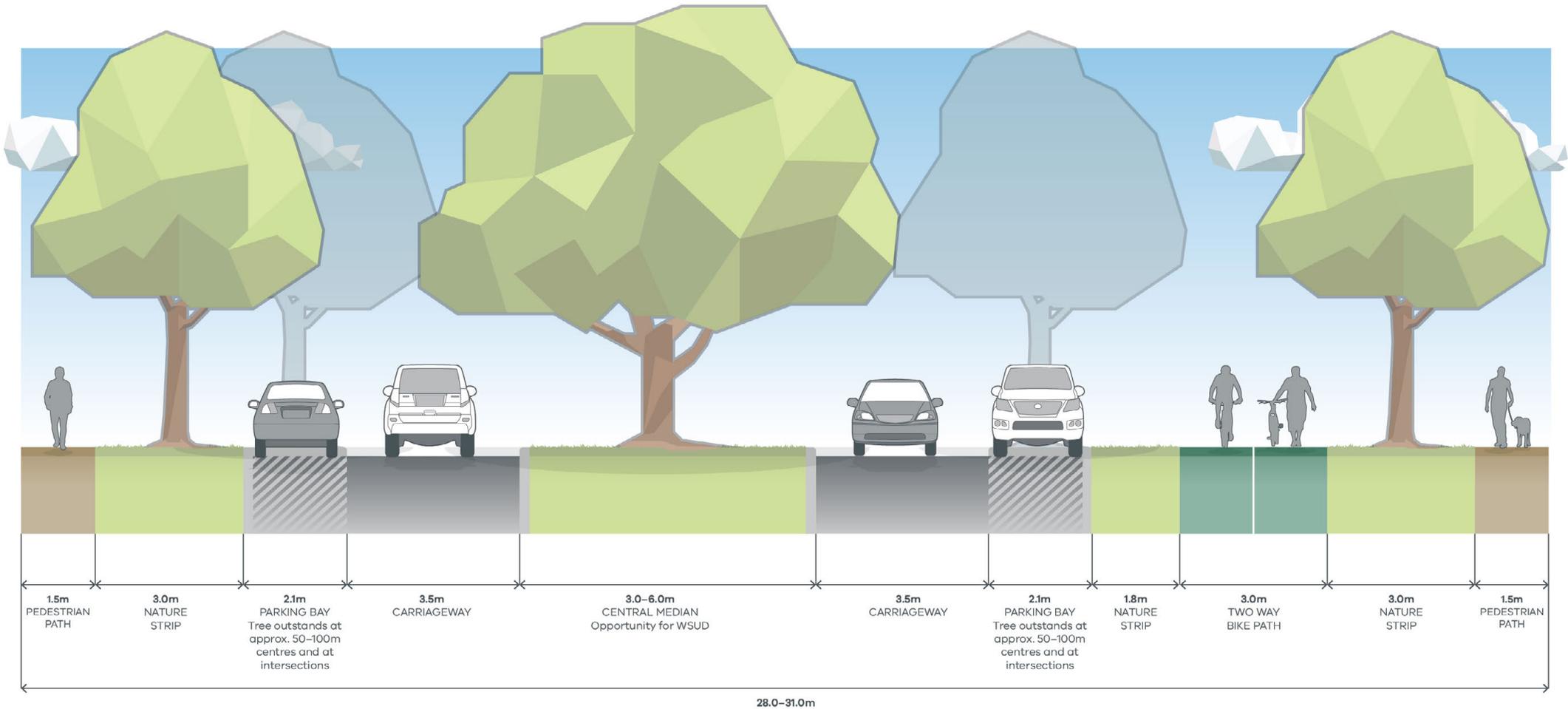
Table 10 Parcel specific land use budget

PARCEL ID	TOTAL AREA (HA)	TRANSPORT					OPEN SPACE					OTHER	TOTAL NET DEVELOPABLE AREA (HA)	TOTAL CONTRIBUTION LAND (HA)	TRANSPORT (HA)	RESIDENTIAL COMMUNITY & RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY & RECREATION (HA)
		Arterial Road - Existing Road Reserve	Arterial Road - New / Widening / Intersection Flaring (ICP land)	Non-Arterial Road - Retained Existing Road Reserve	Non-Arterial Road - New / Widening / Intersection Flaring (ICP land)	Waterway and Drainage Reserve	Utilities Easements	Local Network Park (ICP land)	Local Sports Reserve Uncredited	Local Sports Reserve Credited (ICP Land)	Area of cultural values						
CK-01	24.0769	-	0.5761	-	-	-	-	0.5000	-	-	-	23.0008	24.0769	0.5761	-	0.5000	
CK-02	0.5000	-	-	-	-	-	-	-	-	-	-	0.5000	0.5000	-	-	-	
CK-03	0.4025	-	-	-	-	-	-	-	-	-	-	0.4025	0.4025	-	-	-	
CK-04	1.1552	-	-	-	-	-	-	-	-	-	-	1.1552	1.1552	-	-	-	
CK-05	1.4431	-	0.2463	-	-	-	-	-	-	-	-	1.1967	1.4431	0.2463	-	-	
CK-06	22.5919	-	0.6637	-	-	-	-	-	-	-	-	21.9282	22.5919	0.6637	-	-	
CK-07	12.1836	-	-	-	-	-	-	-	-	-	-	12.1836	12.1836	-	-	-	
CK-08	32.4622	-	-	-	-	1.2173	11.7551	0.7137	-	-	-	18.7761	19.4898	-	-	0.7137	
CK-09	0.5421	-	0.0041	-	-	-	-	-	-	-	-	0.5380	0.5421	0.0041	-	-	
CK-10	32.0083	-	0.7865	-	0.3472	5.9913	2.4323	-	-	-	-	22.4511	23.5848	1.1337	-	-	
CK-11	2.9310	-	0.0186	-	0.1335	0.0781	2.6728	-	-	-	-	-	0.1521	0.1521	-	-	
CK-12	0.5765	-	0.0249	-	-	-	-	-	-	-	-	0.5516	0.5765	0.0249	-	-	
CK-13E	39.4849	-	0.6900	-	-	9.5586	7.9523	-	-	-	-	21.2840	21.9740	0.69001	-	-	
CK-13R	1.5821	-	-	-	-	0.5936	-	-	-	0.1084	-	0.8802	0.9886	-	0.1084	-	
CK-14	53.5788	-	0.6393	-	-	3.8318	10.3085	0.5000	-	1.1007	-	37.1985	39.4385	0.6393	-	1.6007	
CK-15E	7.6947	-	-	-	-	-	-	0.5000	-	-	-	7.1947	7.6947	-	-	0.5000	
CK-15R	10.9115	-	-	-	-	1.7993	3.4820	-	-	-	-	5.6303	5.6303	-	-	-	
CK-16	18.8722	-	-	-	-	10.7315	-	-	-	-	-	8.1407	8.1407	-	-	-	
CK-17	0.3367	-	-	-	0.0318	0.0091	0.2959	-	-	-	-	-	0.0318	0.0318	-	-	
CK-18	1.2555	-	-	-	-	0.9379	0.3177	-	-	-	-	-	-	-	-	-	
CK-19	5.8952	-	-	-	0.3984	1.8748	-	-	-	-	-	3.6220	4.0204	0.3984	-	-	
CK-20	11.8395	-	-	-	-	0.2134	-	1.0423	-	0.3029	5.4025	4.8784	6.2236	-	1.3452	-	
CK-21	3.0262	-	-	-	-	0.0029	-	-	2.5517	0.4716	-	-	0.4716	-	0.4716	-	
CK-22	3.2295	-	-	-	-	-	-	-	-	-	-	3.2295	3.2295	-	-	-	

PARCEL ID	TOTAL AREA (HA)	TRANSPORT					OPEN SPACE					OTHER	TOTAL NET DEVELOPABLE AREA (HA)	TOTAL CONTRIBUTION LAND (HA)	TRANSPORT (HA)	RESIDENTIAL COMMUNITY & RECREATION (HA)	COMMERCIAL & INDUSTRIAL COMMUNITY & RECREATION (HA)
		Arterial Road - Existing Road Reserve	Arterial Road - New / Widening / Intersection Flaring (ICP land)	Non-Arterial Road - Retained Existing Road Reserve	Non-Arterial Road - New / Widening / Intersection Flaring (ICP land)	Waterway and Drainage Reserve	Utilities Easements	Local Network Park (ICP land)	Local Sports Reserve Uncredited	Local Sports Reserve Credited (ICP Land)	Area of cultural values						
CK-23	0.8092	-	-	-	-	-	-	-	-	-	-	-	0.8092	0.8092	-	-	-
CK-24	7.9071	-	-	-	-	-	-	-	6.5911	1.3160	--	-	-	1.3160	-	1.3160	-
CK-25	6.8209	-	-	-	-	6.8209	-	-	-	-	-	-	-	-	-	-	-
CK-26	4.0111	-	-	-	-	1.3809	-	-	-	-	-	-	2.6303	2.6303	-	-	-
SUB-TOTAL	308.10	-	3.6496	-	0.9109	45.0410	39.21651	3.2560	9.1428	3.2996	5.4025	198.1816	209.2976	4.5604	3.412	3.3144	
CK-R01	0.7991	0.7991	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R02	0.0885	0.0885	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R03	0.1375	0.1375	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R04	0.0203	0.0203	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R05	1.0137	1.0137	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R06	0.0494	0.0494	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R07	0.8089	0.8089	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R08	1.3063	1.3063	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R09	0.2026	0.2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R10	0.0746	0.0746	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R11	0.3417	0.3417	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R12	0.1463	0.1463	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R13	0.9861	0.9861	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R14	0.4115	0.4115	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R15	0.2100	0.2100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R16	2.0664	2.0664	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R17	0.0376	-	-	0.0376	-	-	-	-	-	-	-	-	-	-	-	-	-
CK-R18	0.4352	-	-	0.4352	-	-	-	-	-	-	-	-	-	-	-	-	-
SUB-TOTAL	9.1355	8.6628	-	0.4728	-	-	-	-	-	-	-	-	-	-	-	-	-

Connector Street Boulevard (28–31m)

VPA Standard Cross Section



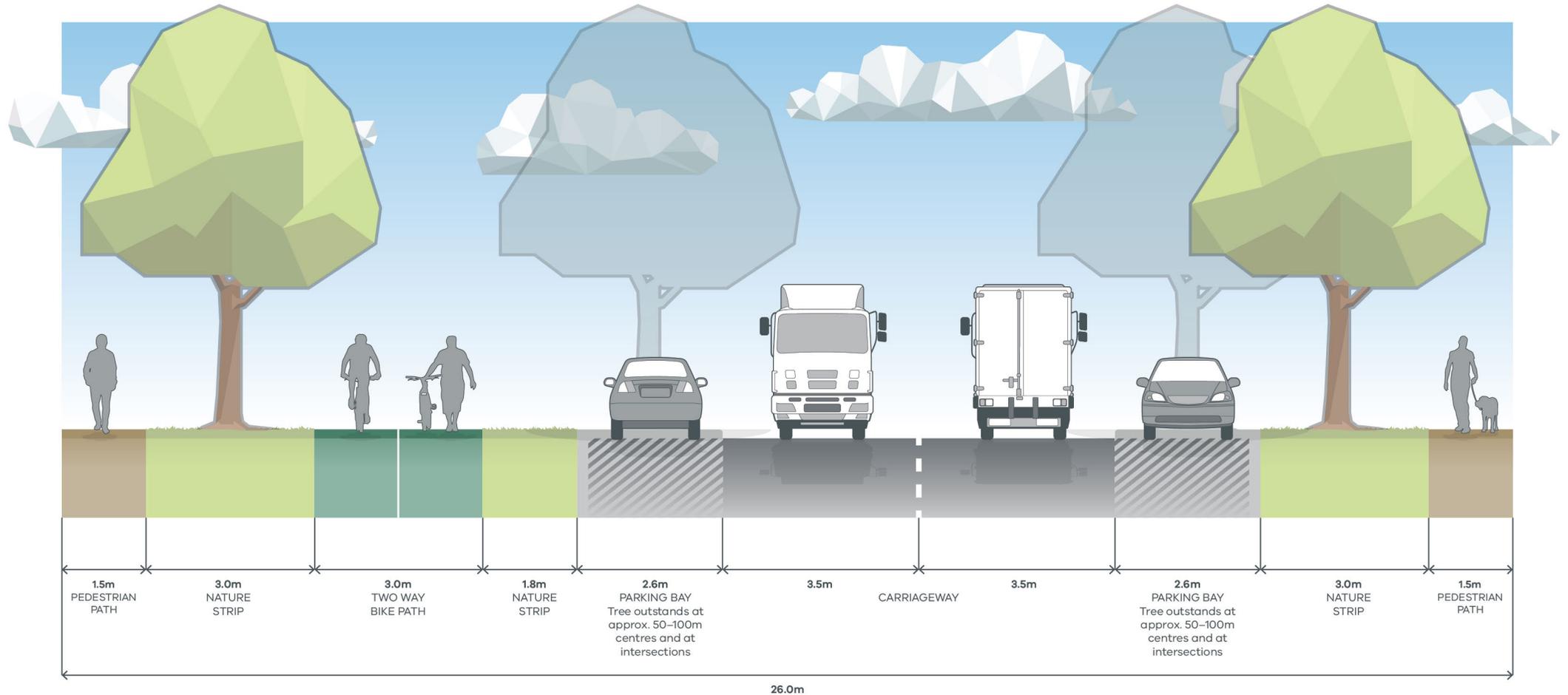
NOTES:

- Include a central median with large canopy trees to create a boulevard effect. Trees are to be centrally planted in median.
- Topsoil used in central medians is to be sandy loam, with a minimum depth of 200mm. The surface of medians is to be free-draining with a minimum cross fall of 2%, and is to be planted with warm season grasses.
- In areas where high pedestrian volumes are expected (e.g. around schools and town centres), central medians should be paved with harder wearing surfaces such as granitic sand or other pavements. Canopy tree planting must be incorporated into additional paved area.
- Any garden beds in central medians are to be offset 1.5m from back of kerb.

- Kerb to central median is to be SM2 semi-mountable kerb.
- Depending on the location of breaks in the median, provide intermediate pedestrian crossing points to accommodate mid-block crossings.
- An alternative boulevard treatment can be achieved through a wider verge on one side capable of accommodating a double row of canopy trees.
- Variations to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

Connector Street Industrial (26m)

VPA Standard Cross Section

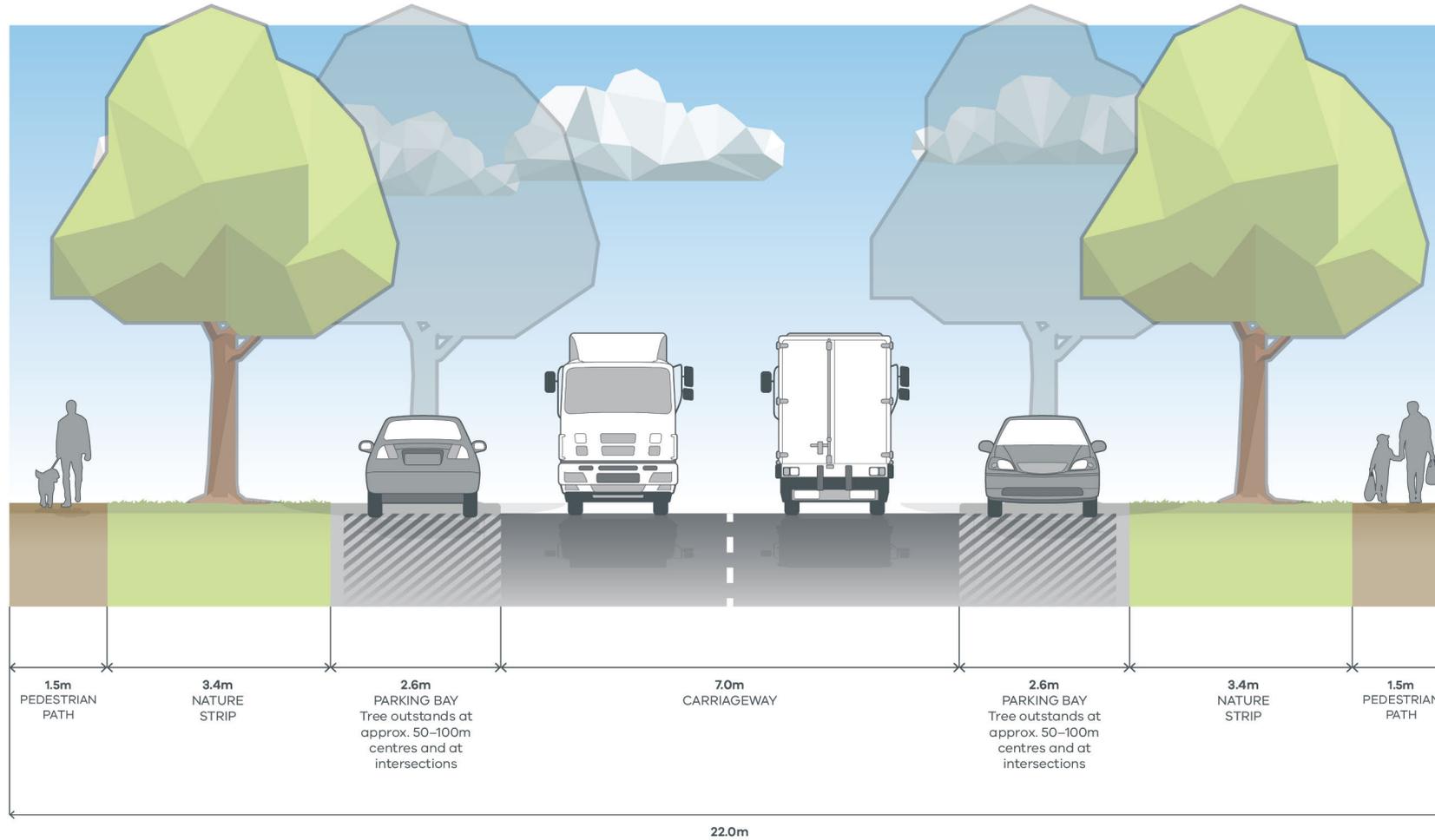


NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb.
- Where roads abut thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement.
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority.
- Variation to indicative cross-section may include water sensitive urban design (WSUD) outcome. These could include but are not limited to bioretention tree planter systems and/or median bioretention swales. Such variations must be to the satisfaction of the responsible authority.

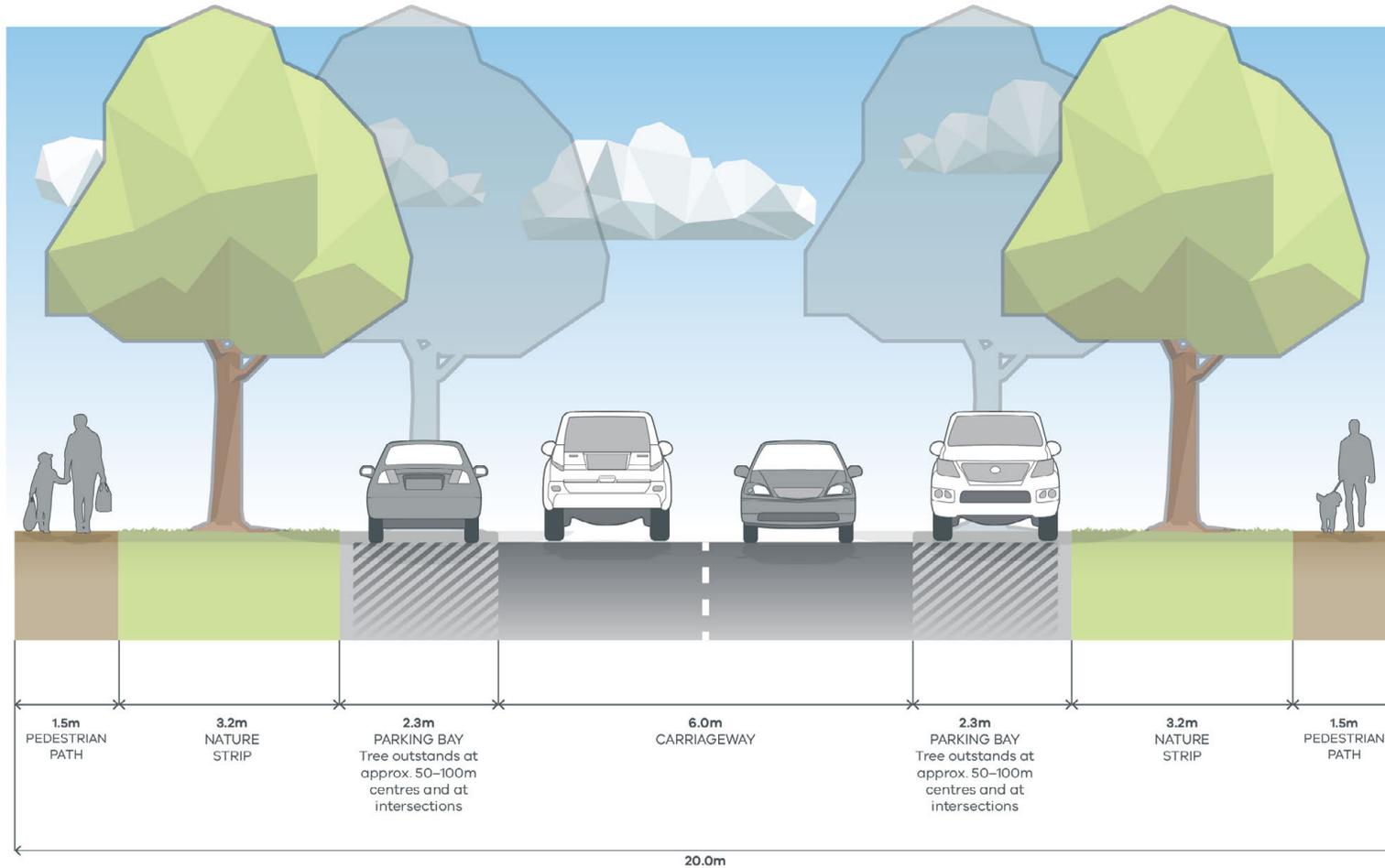
Local Access Street Level 2 - Industrial (22m)

VPA Standard Cross Section



Local Access Street Level 2 (20m)

VPA Standard Cross Section

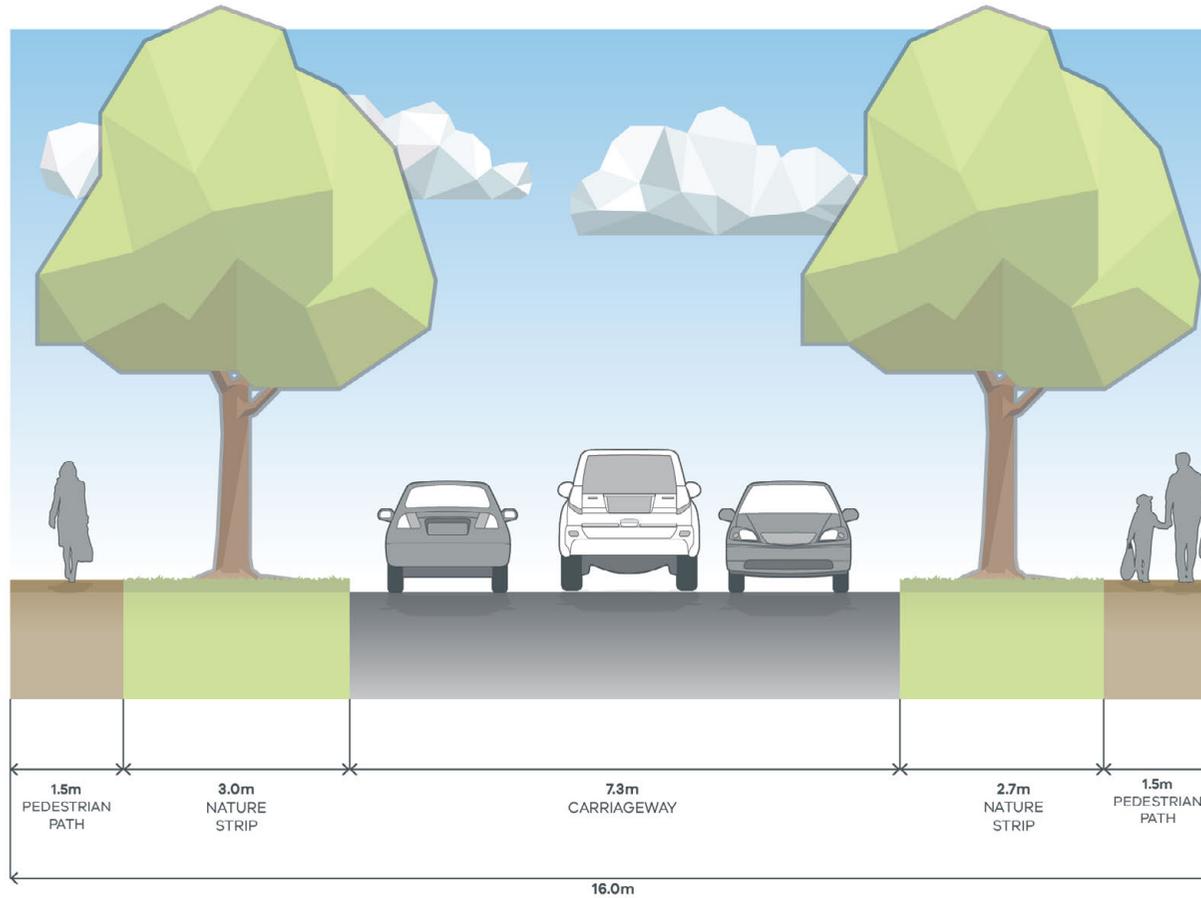


NOTES:

- Minimum street tree mature height 12 metres
- All kerbs are to be B2 Barrier Kerb.
- Verge widths may be reduced where roads abut open space within the consent of the responsible authority.

Local Access Street Level 1 (16m)

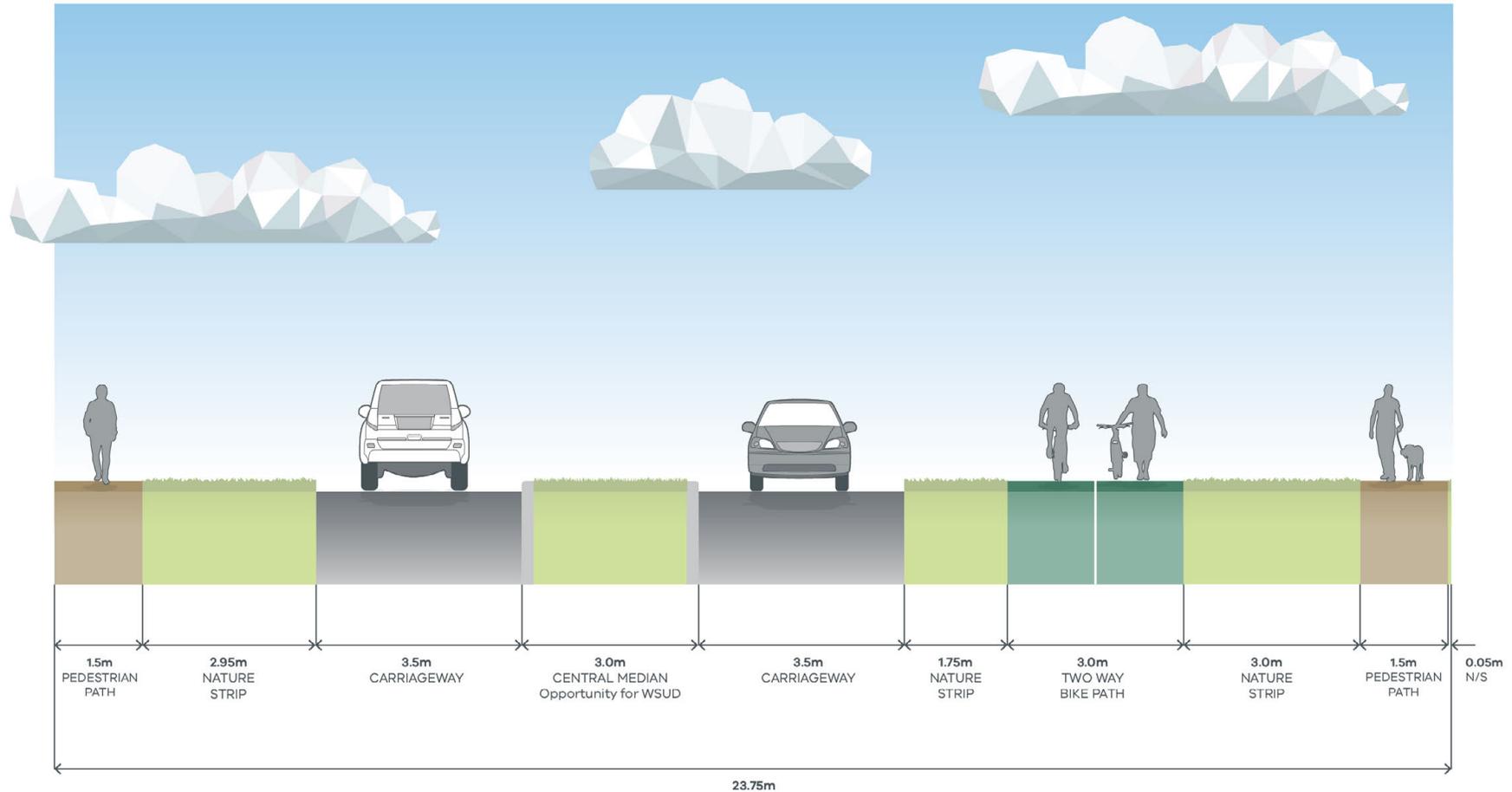
VPA Standard Cross Section



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb.

Connector Street Boulevard - High Voltage Electricity Easement (23.75m)



NOTES:

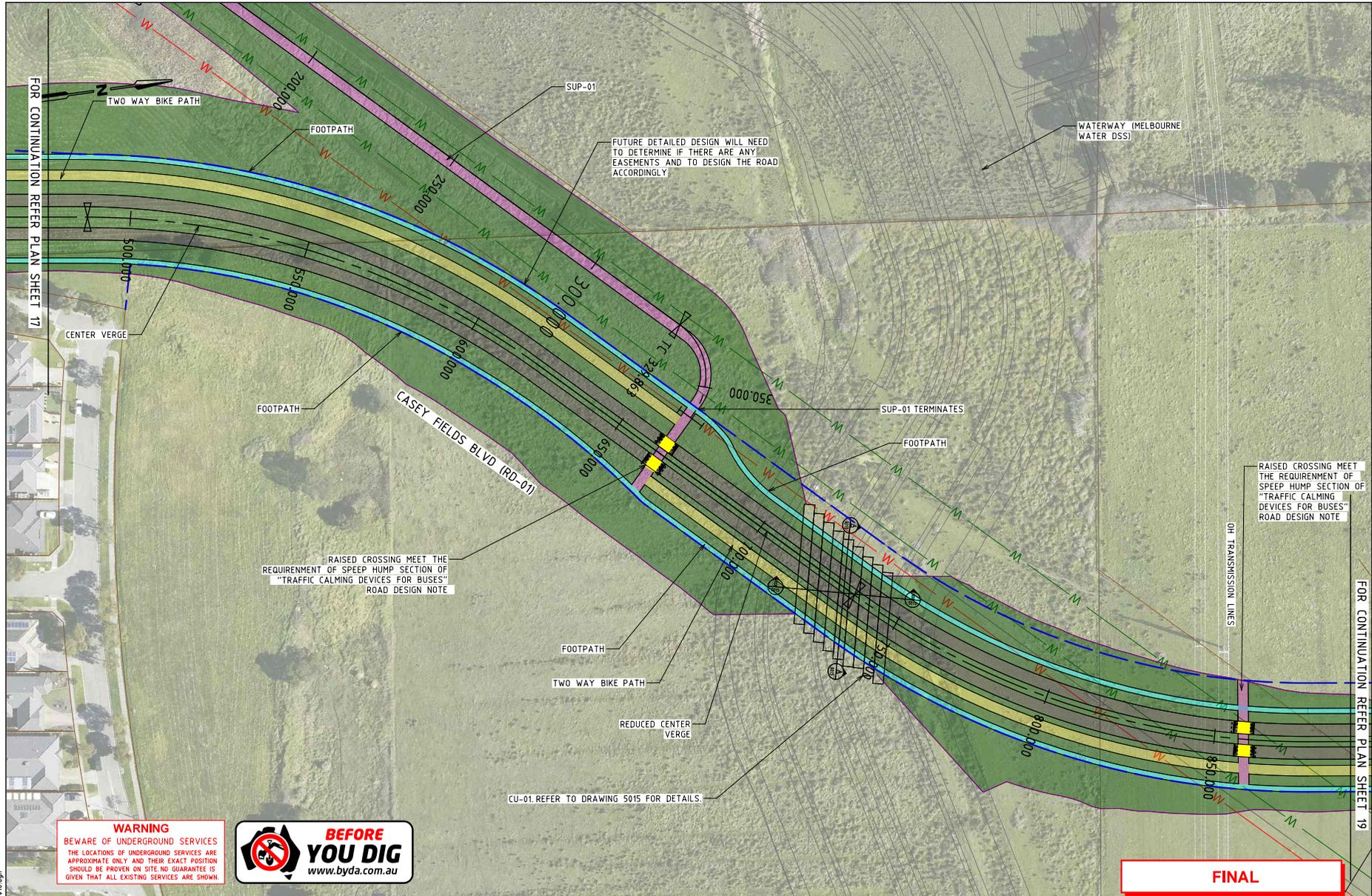
- Any changes to this cross section must be approved in writing by the Responsible Authority and the Secretary to the Department of Environment, Energy and Climate Action (DEECA)
- The road delivered over High voltage electricity easement should seek to be as narrow as possible while still retaining minimum carriageway widths and off-road pedestrian paths and two-way bicycle path
- The portion of the road crossing over the Victorian Desalination Project (VDP) assets needs to be designed in accordance with the concept designs in Appendix 4 to the satisfaction of the Responsible Authority and the Secretary to the Department of Environment, Energy and Climate Action (DEECA)

Bespoke Waterway Cross section



NOTES:

- Minimum street tree mature height 15 metres.
- All kerbs are to be B2 Barrier Kerb.



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ISSUE	APP'D	DATE	AMENDMENT
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D	GC	05.12.24	CHANGES BASED ON LAND TAKE FEEDBACK
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES	
CU-01 REFER TO DRAWING 5015 FOR DETAILS.	

SMEC
Member of the Surlana Jurong Group

DESIGNED
A GREENWOOD

APPROVED
J HACKIE

CAT:
PROJ:
FILE: 30043407--3018.dgn

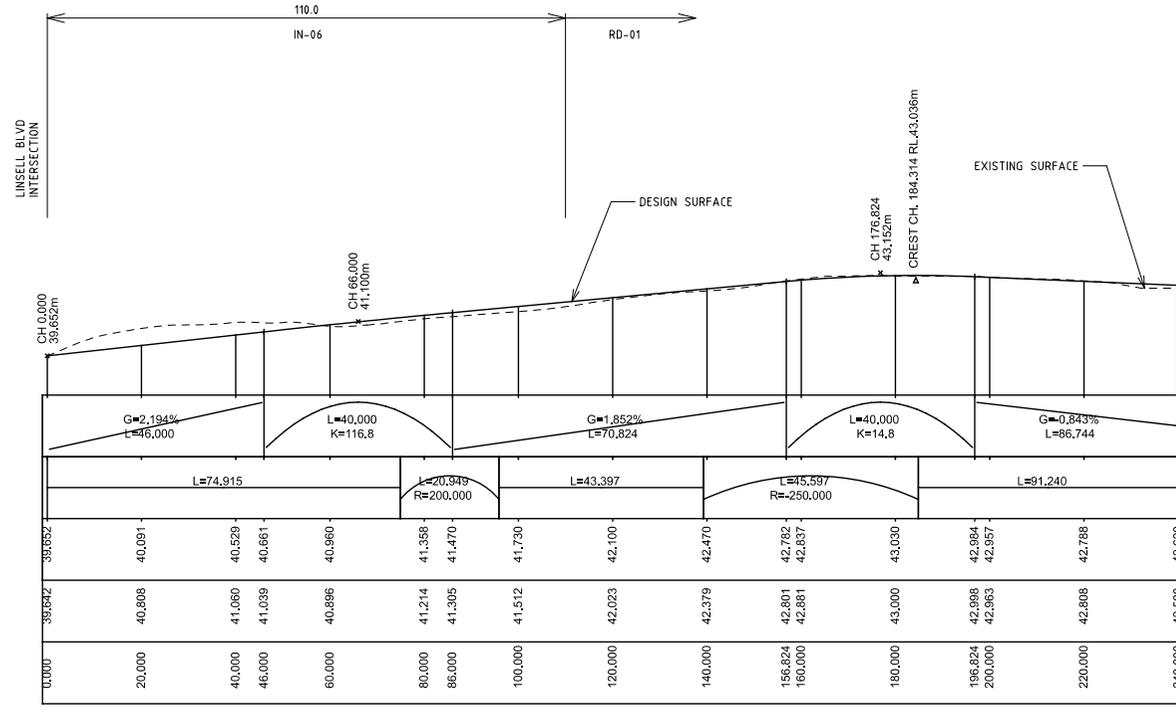
vpa
Victorian Planning Authority

SCALE OF METRES
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VER

CROSKELL PSP
VICTORIAN PLANNING AUTHORITY

RD-01 - CASEY FIELDS BOULEVARD
GENERAL ALIGNMENT PLAN

FILE NO. 30043407	CONTRACT NO. -	SHEET NO. 18	DRAWING NO. -3018	ISSUE E
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RL 38.000
VERTICAL GEOMETRY
HORIZONTAL GEOMETRY
DESIGN SURFACE LEVELS
EXISTING SURFACE LEVELS
CHAINAGE

LONGITUDINAL SECTION RD-01 - CASEY FIELDS BLVD
H 1:1000 V 1:200

FINAL

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ISSUE	APP'D	DATE	AMENDMENT
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B	JM	01.05.24	FINAL CONCEPT DESIGN
A	JM	22.01.24	DRAFT CONCEPT DESIGN

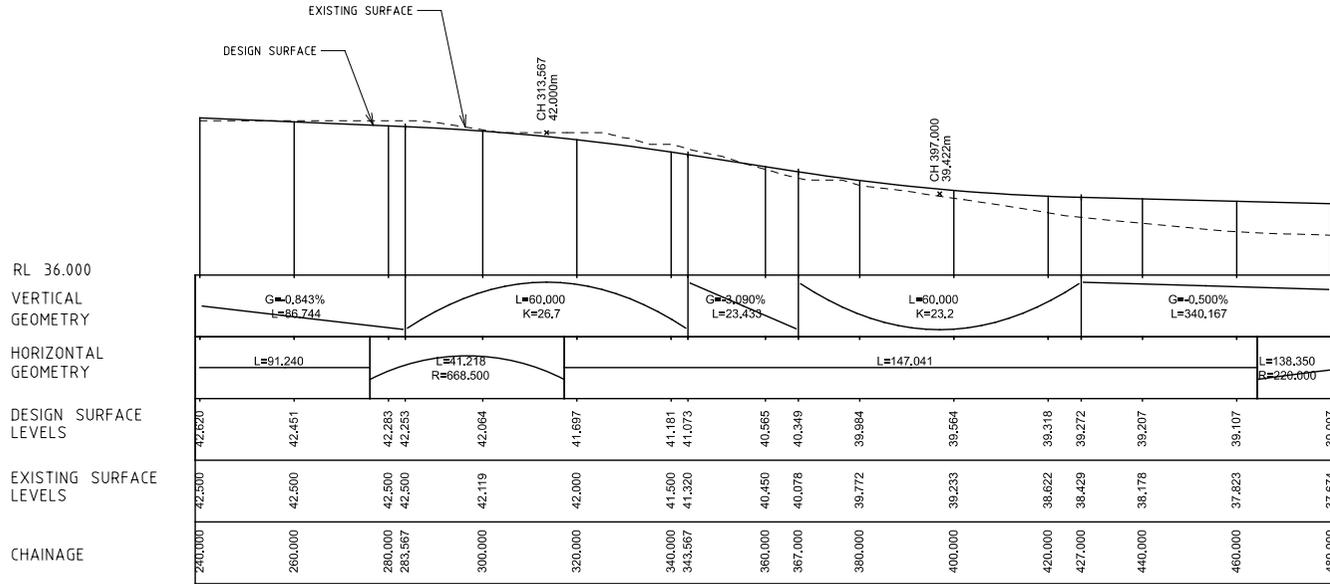
GENERAL NOTES	

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Member of the Surbana Jurong Group

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A GREENWOOD
APPROVED
J MACKIE
CAT:
PROJ:
FILE: 30043407--5001.dgn

vpa
Victorian Planning Authority
SCALE OF METRES
HOR 0 10 20
VER 0 2 4

CROSSKELL PSP
VICTORIAN PLANNING AUTHORITY
LONGITUDINAL SECTION
RD-01 - CASEY FIELDS BLVD - SHEET 1
FILE NO. 30043407 CONTRACT NO. - SHEET NO. - DRAWING NO. -5001 ISSUE C



LONGITUDINAL SECTION RD-01 - CASEY FIELDS BLVD
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A	JM	22.01.24	DRAFT CONCEPT DESIGN

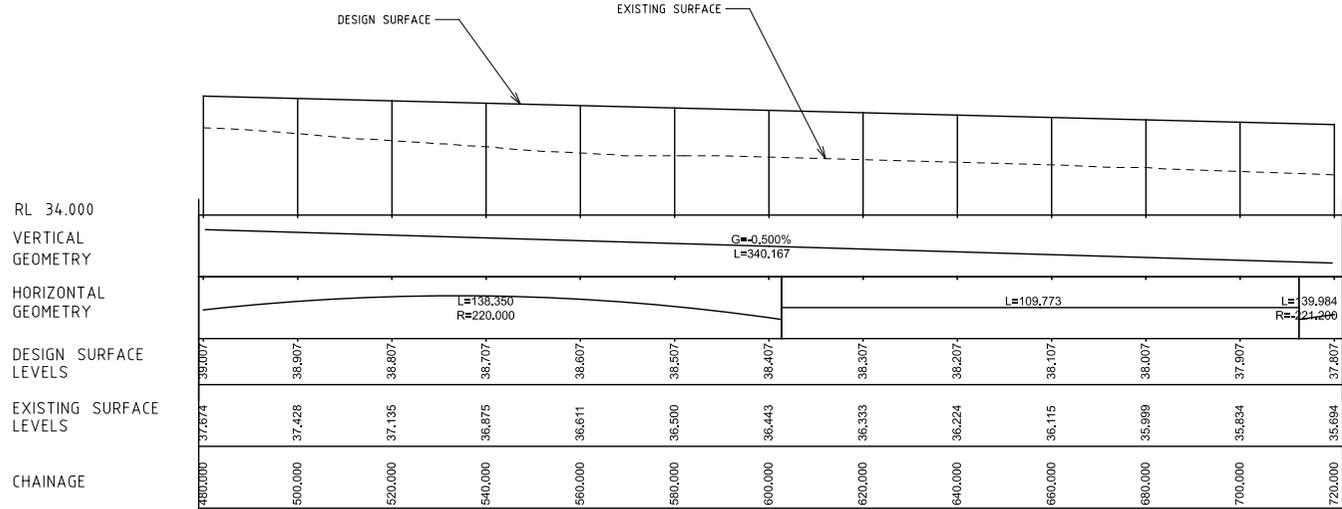
GENERAL NOTES	

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CAT: PROJ: FILE: 30043407--5002.dgn

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LONGITUDINAL SECTION RD-01 - CASEY FIELDS BLVD - SHEET 2				
FILE NO. 30043407	CONTRACT NO. -	SHEET NO. -	DRAWING NO. -5002	ISSUE C



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ISSUE	APP'D	DATE	AMENDMENT
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B	JM	01.05.24	FINAL CONCEPT DESIGN
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES	

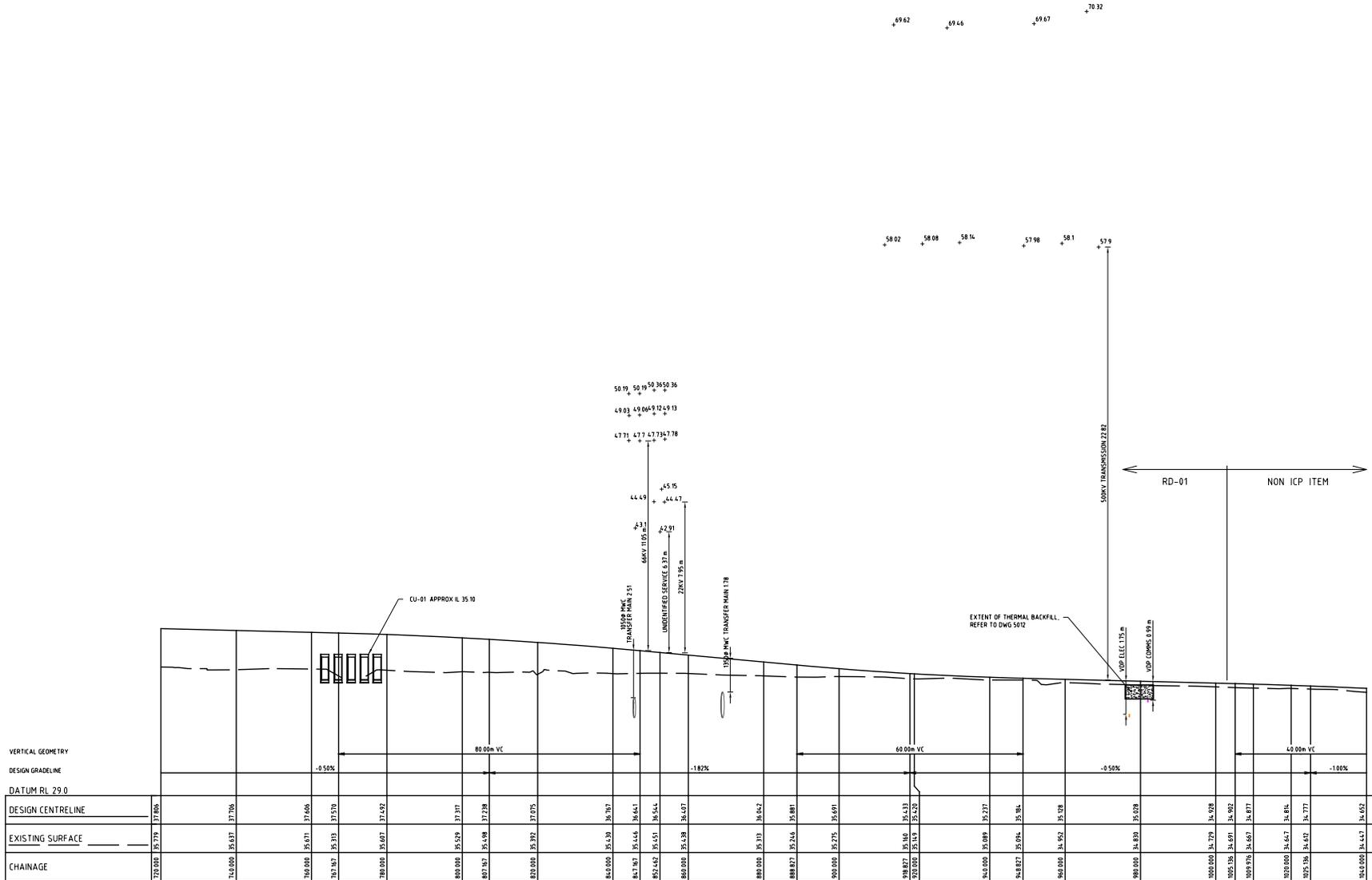
SMEC
Member of the Stantec Group

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Victorian Planning Authority

SCALE OF METRES
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CROSSKELL PSP VICTORIAN PLANNING AUTHORITY				
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FILE NO. 30043407	CONTRACT NO. -	SHEET NO. -	DRAWING NO. -5003	ISSUE C



LONGITUDINAL SECTION RD-01 - CASEY FIELDS BLVD

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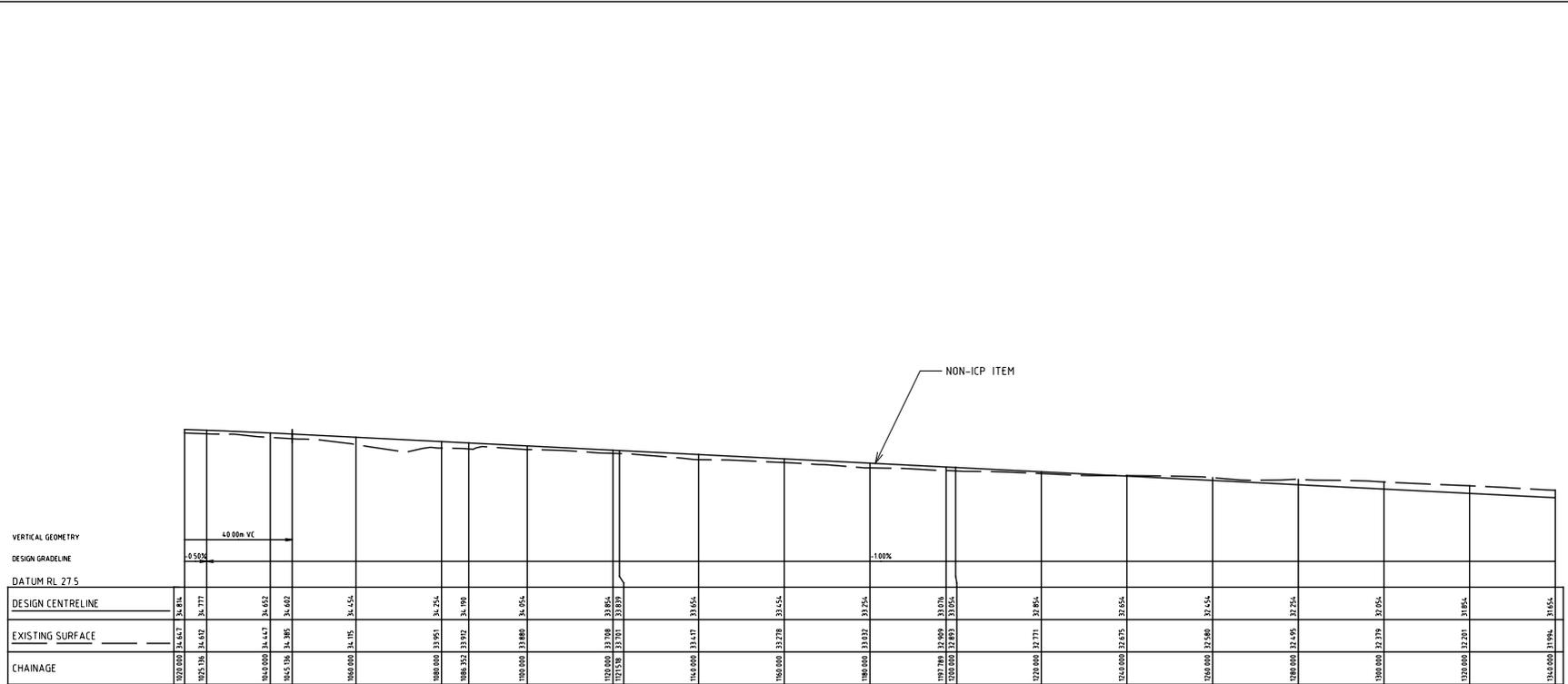
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B	JM	01.05.24	FINAL CONCEPT DESIGN
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES	

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			ISSUE C



LONGITUDINAL SECTION RD-01 - CASEY FIELDS BLVD

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ISSUE	APP'D	DATE	AMENDMENT
C	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
B	JM	01.05.24	FINAL CONCEPT DESIGN
A	JM	22.01.24	DRAFT CONCEPT DESIGN

GENERAL NOTES	

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Member of the Surbana Jurong Group

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A GREENWOOD

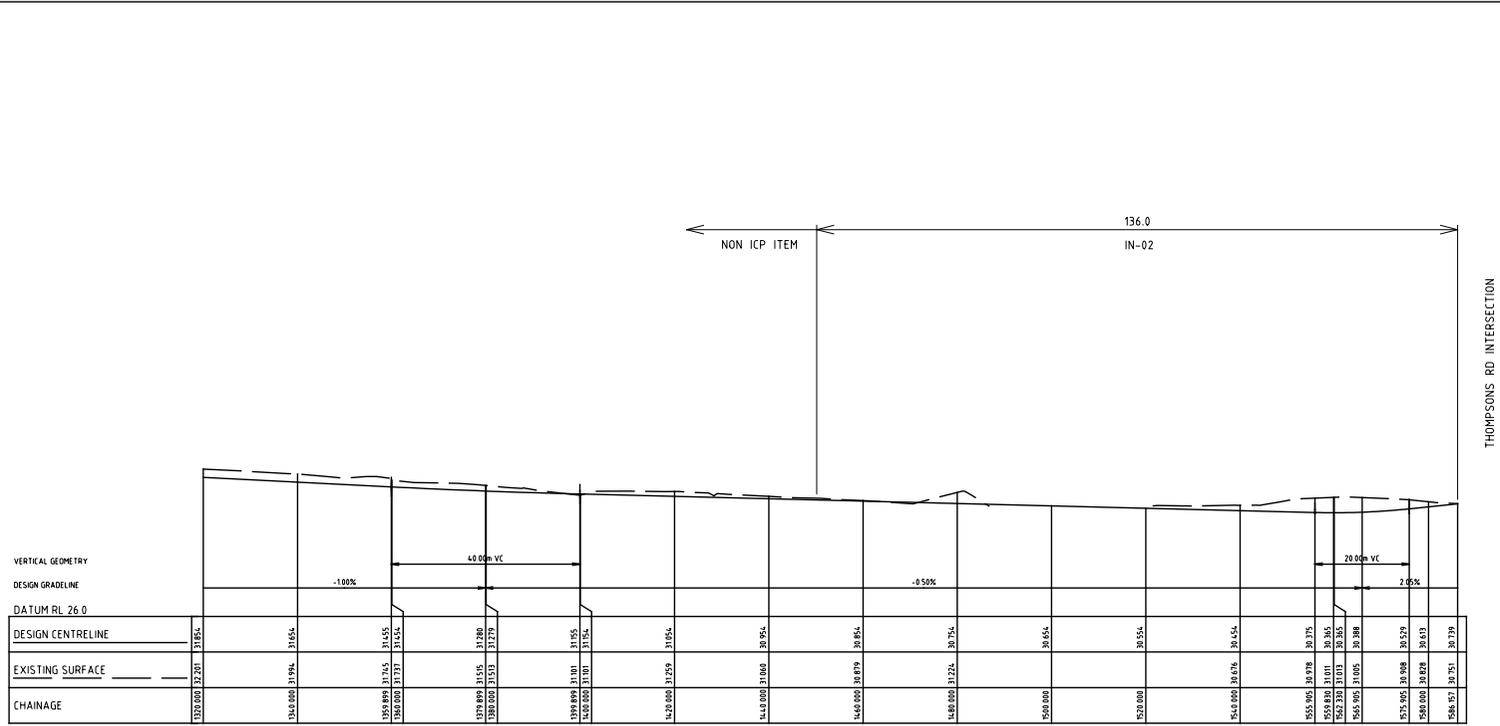
APPROVED
J MACKIE

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vpa
Victorian Planning Authority

SCALE OF METRES
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CROSSKELL PSP VICTORIAN PLANNING AUTHORITY				
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FILE NO.	CONTRACT NO.	SHEET NO.	DRAWING NO.	ISSUE
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LONGITUDINAL SECTION RD-01 - CASEY FIELDS BLVD

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A	JM	01.05.24	FINAL CONCEPT DESIGN

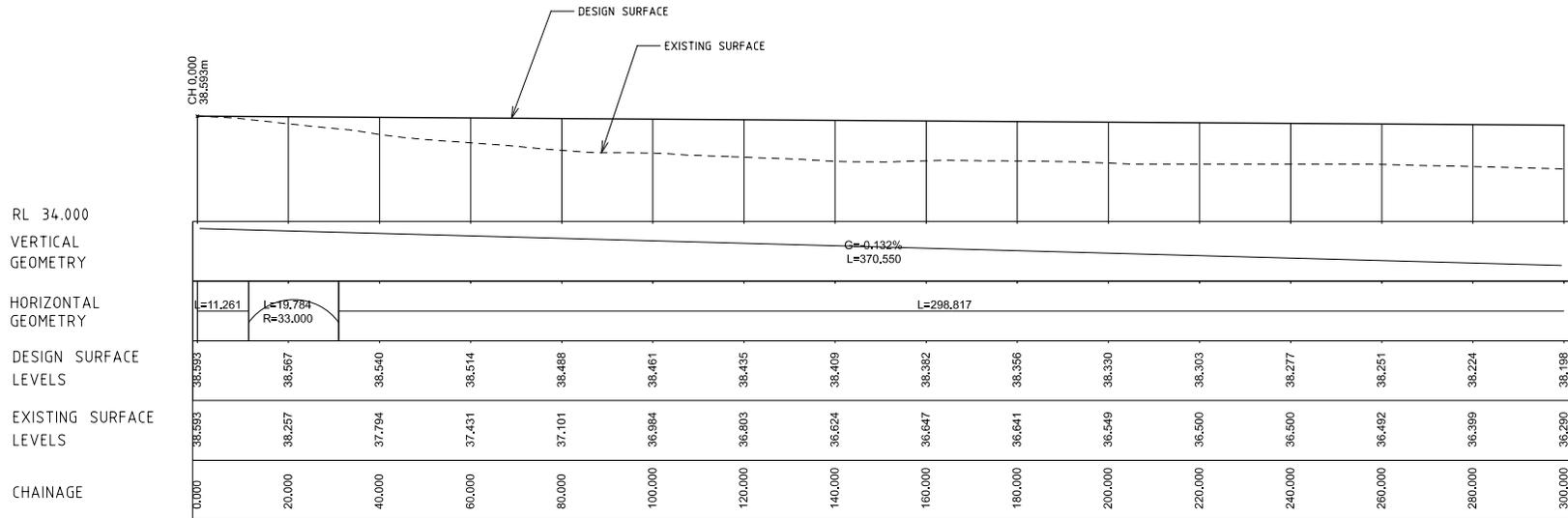
GENERAL NOTES



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FILE NO. 30043407	CONTRACT NO. -	SHEET NO. -	DRAWING NO. -5006
			ISSUE B



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A	JM	01.05.24	FINAL CONCEPT DESIGN

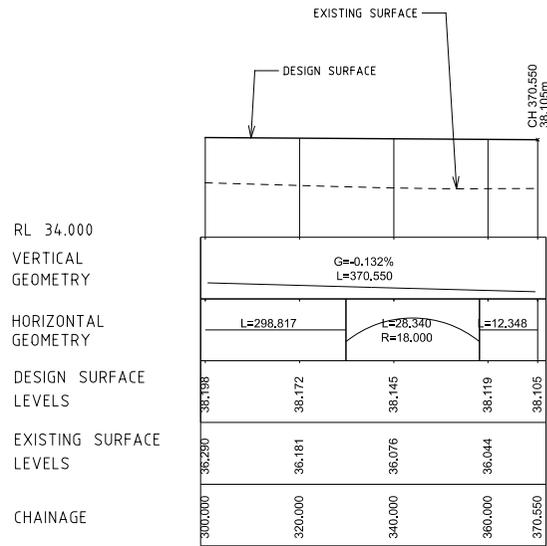
GENERAL NOTES	



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FILE NO. 30043407	CONTRACT NO. -	SHEET NO. -	DRAWING NO. -5007	ISSUE B



LONGITUDINAL SECTION - SUP-01-1
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ISSUE	APP'D	DATE	AMENDMENT
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A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES	

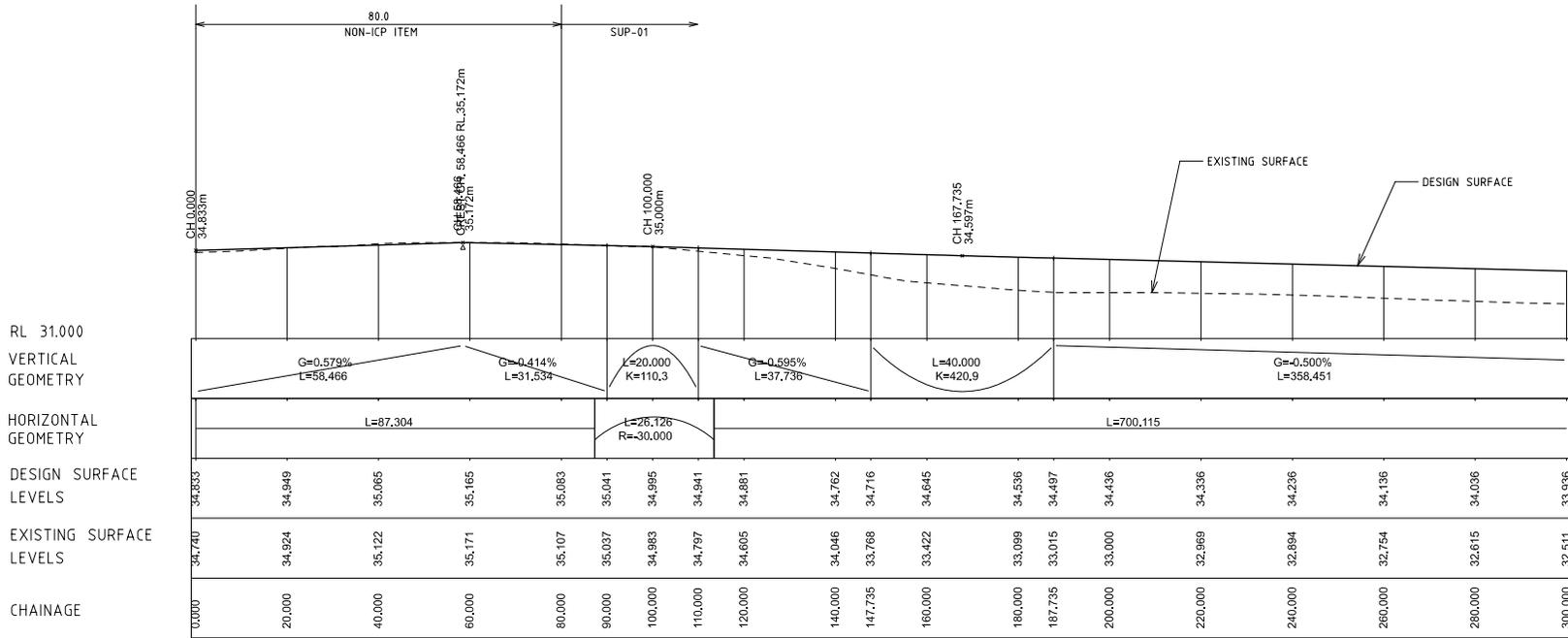
SMC
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Victorian Planning Authority

SCALE OF METRES
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FILE NO. 30043407	CONTRACT NO. -	SHEET NO. -	DRAWING NO. -5008	ISSUE B



LONGITUDINAL SECTION - SUP-01-2
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B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES	



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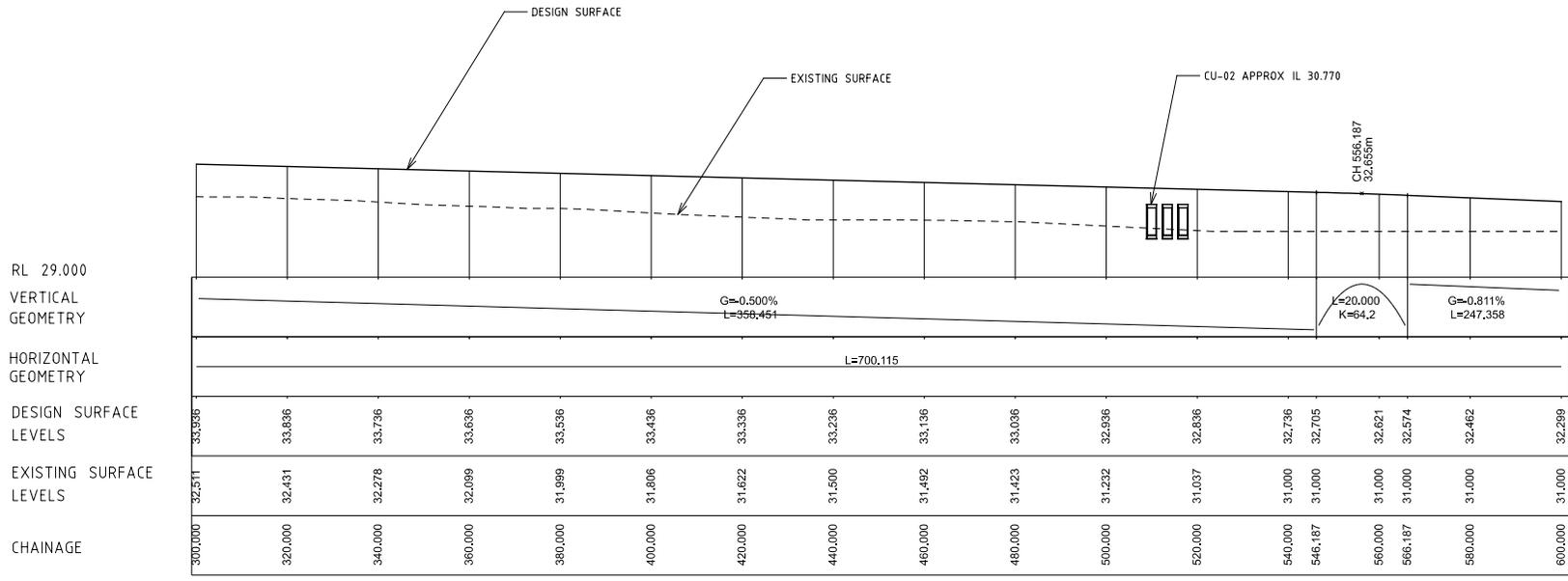
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FILE NO. 30043407	CONTRACT NO. -	SHEET NO. -	DRAWING NO. -5009	ISSUE C

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LONGITUDINAL SECTION - SUP-01-2
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ISSUE	APP'D	DATE	AMENDMENT
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B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES	

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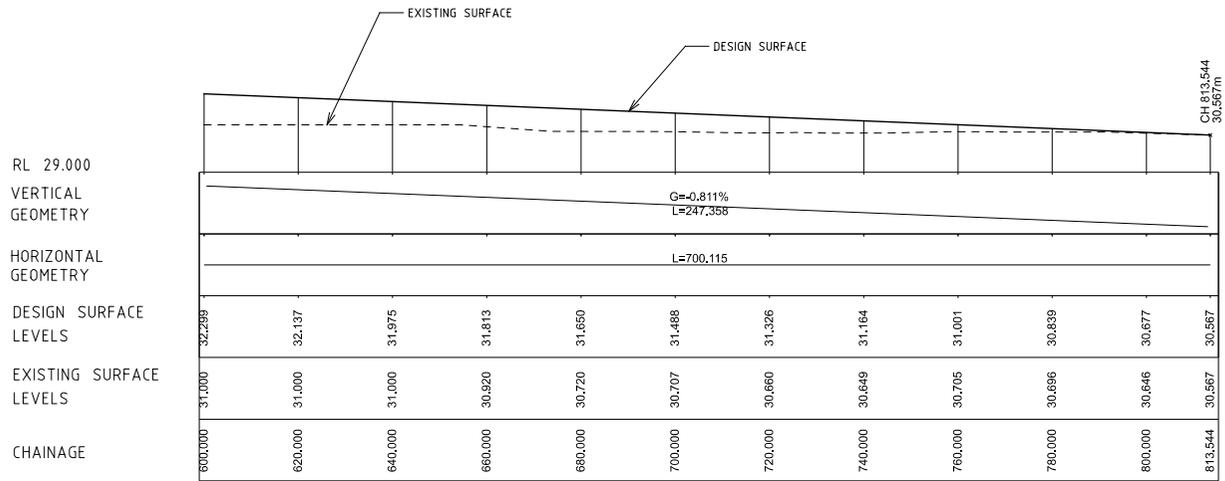
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VICTORIAN PLANNING AUTHORITY

LONGITUDINAL SECTION
SUP-01 - SHARED USE PATH - SHEET 4

FILE NO. 30043407	CONTRACT NO. -	SHEET NO. -	DRAWING NO. -5010	ISSUE C
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LONGITUDINAL SECTION - SUP-01-2
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ISSUE	APP'D	DATE	AMENDMENT
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A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES	

SMC
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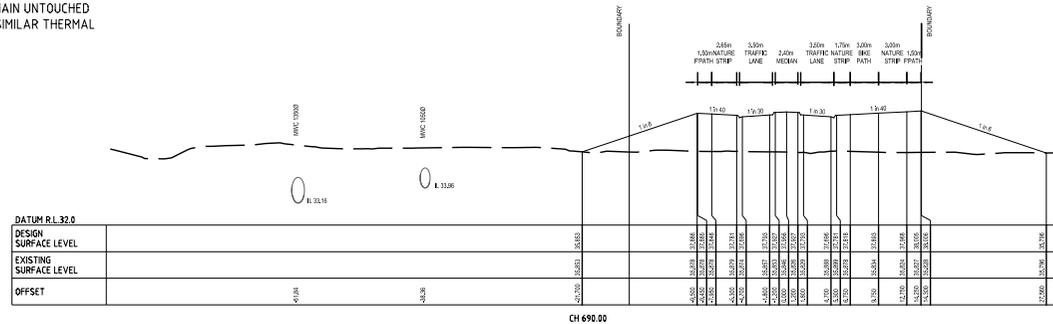
vpa
Victorian Planning Authority

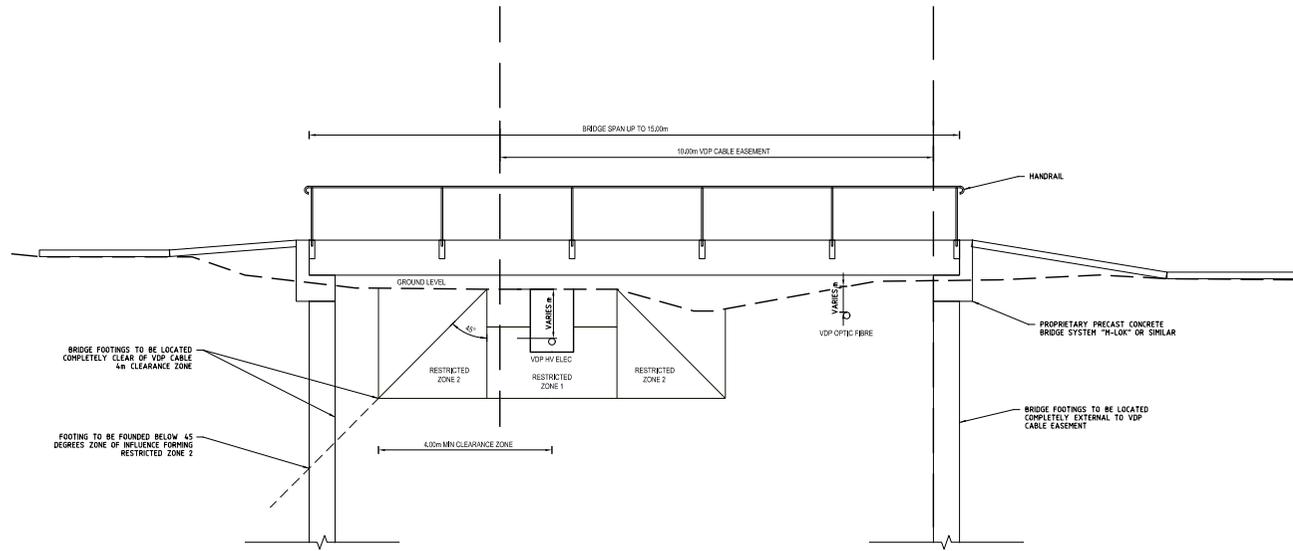
SCALE OF METRES
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CROSSKELL PSP VICTORIAN PLANNING AUTHORITY				
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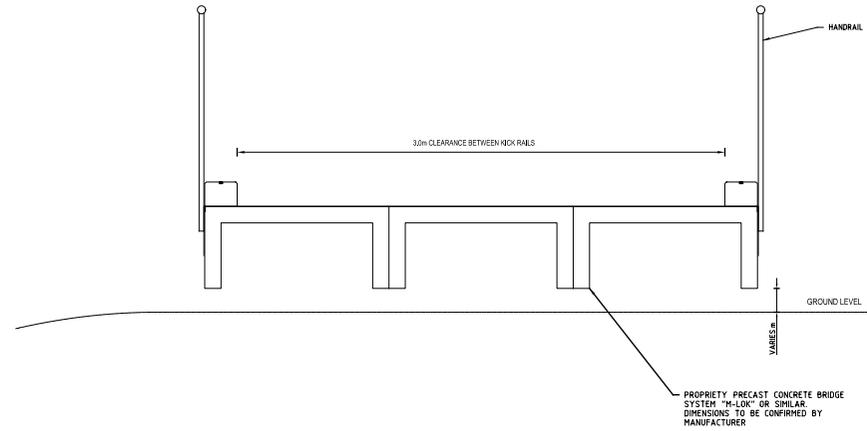
PROPOSED CONSTRUCTION METHODOLOGY

- EXCAVATE EASEMENT CROSSING DOWN TO EXISTING POLYMERIC PROTECTIVE TILES ABOVE VDP CABLES. EXISTING POLYMERIC TILES AND BACKFILL BELOW TO REMAIN UNTOUCHED
- IN TRAFFICABLE AREAS BACKFILL WITH CEMENT TREATED SAND OR SIMILAR THERMAL BACKFILL TO ROAD PAVEMENT SUBGRADE LEVEL
- IN NON TRAFFICABLE AREAS BACKFILL WITH CRUSHED ROCK





INDICATIVE SHARED PATH TYPICAL SECTIONS
N.T.S



INDICATIVE SHARED PATH ELEVATION
N.T.S

FINAL

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ISSUE	APP'D	DATE	AMENDMENT
B	JM	26.07.24	CHANGES BASED ON STAKEHOLDER FEEDBACK
A	JM	01.05.24	FINAL CONCEPT DESIGN

GENERAL NOTES	

SMC
Member of the Surbana Jurong Group

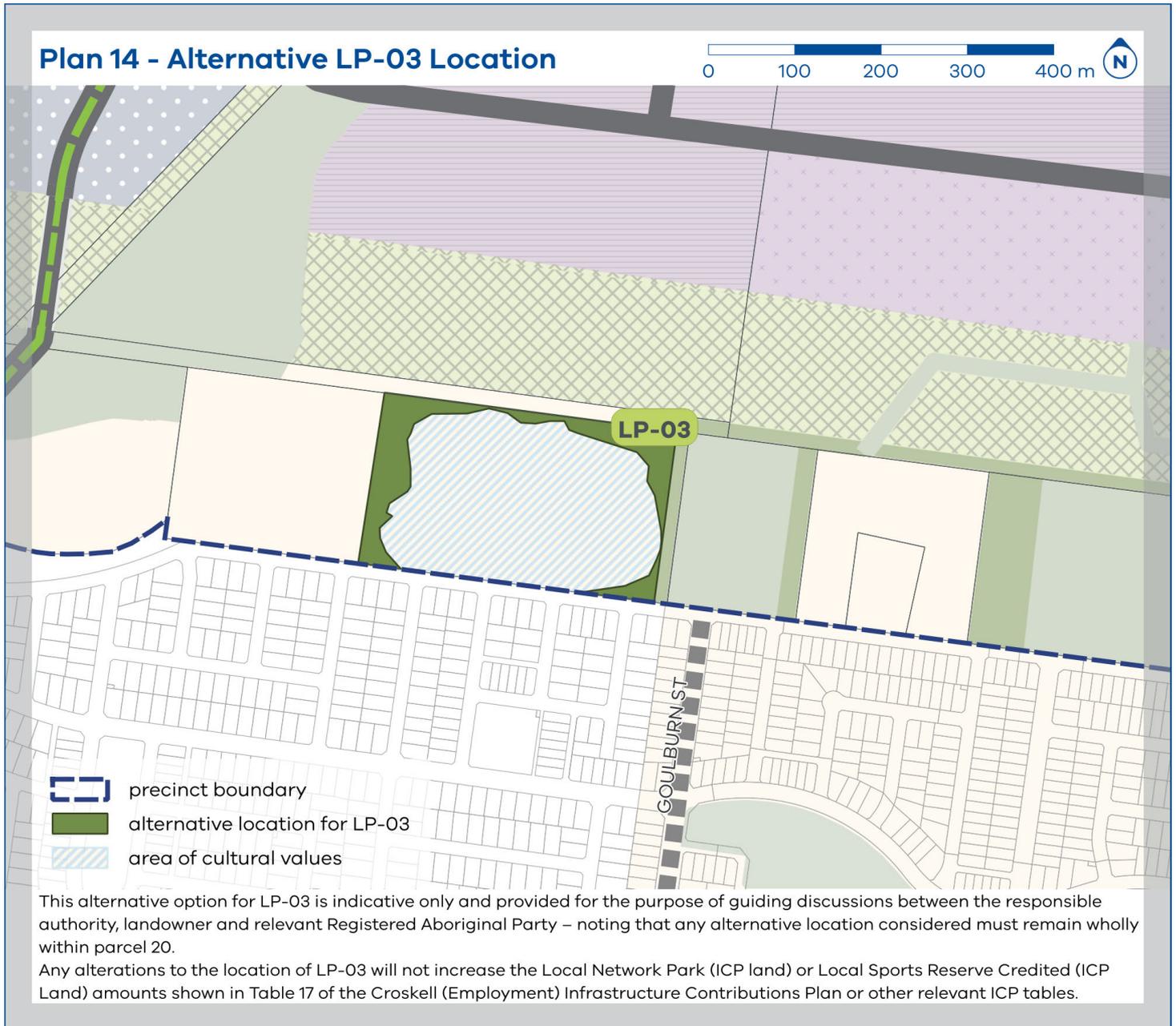
DESIGNED A GREENWOOD
APPROVED J MACKIE
CAT: PROJ: FILE: 30043407--5014.dgn

vpa
Victorian Planning Authority

SCALE OF METRES
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CROSSKELL PSP VICTORIAN PLANNING AUTHORITY				
TYPICAL DETAILS (SUP-03, SUP-04, SUP-05) SHARED USE PATH VDP CROSSING				
FILE NO. 30043407	CONTRACT NO. -	SHEET NO. -	DRAWING NO. -5014	ISSUE B

Appendix 5 Alternative LP-03 location



Appendix 6 Glossary of terms

TERM	DEFINITION
Activity centre	Provides the focus for services, employment and social interaction. They are where people shop, work, meet, relax and live. Usually well-served by public transport, they range in size and intensity of use.
Affordable housing	Has the same meaning as Section 3AA of the <i>Planning and Environment Act 1987</i> .
Amenity area	Residential areas within: <ul style="list-style-type: none"> • 400m walkable catchment of an activity centre or train station, and/or • 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.
Apartment	Several dwellings within the same building footprint. Typically without private grounds and share a common entrance foyer or stairwell (see <i>Casey Housing Strategy 2019</i> or most recent version).
Area of cultural values	An area of Aboriginal cultural values identified in the <i>Cultural Heritage Interpretation Strategy Summary Report</i> (February 2024) for this PSP.
Biodiversity Conservation Strategy (BCS)	The <i>Biodiversity Conservation Strategy for Melbourne Growth Corridors</i> (State Government of Victoria, 2013).
Canopy tree cover	The total area of a tree's foliage (which comprises of the layer of leaves, branches, and stems) that covers the ground when viewed from above.
Canopy tree	A tree which has an average potential canopy of foliage of 6.4m in diameter or greater at maturity in the summer months.
Co-location	Adjoining land uses to enable complementary programs, activities, and services as well as shared use of resources and facilities, for example, siting schools and sporting fields together.
Community facility	Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs, and activities. This includes: <ul style="list-style-type: none"> • Facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres) • Early years (e.g. preschool, maternal and child health, childcare) • Health and community services (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services) • Community (e.g. civic centres, libraries, neighbourhood houses) • Arts and culture (e.g. galleries, museums, performance space) • Sport, recreation and leisure (e.g. swimming pools) • Justice (e.g. law courts) • Voluntary and faith (e.g. places of worship), and • Emergency services (e.g. police, fire and ambulance stations).
Detached dwelling	A single dwelling on a single lot, separated from other dwellings (see <i>Casey Housing Strategy 2019</i> or most recent version).
Development services scheme (DSS)	A development services scheme is a master plan for drainage in a specific catchment area. It guides the standards that need to be met for flood protection, water quality and waterway health.
Dual occupancy	Two dwellings on a single lot, generally one behind the other (see <i>Casey Housing Strategy 2019</i> or most recent version).
Duplex	Two dwellings on a single lot, attached side by side (see <i>Casey Housing Strategy 2019</i> or most recent version).
Encumbered land	Land that is constrained for development purposes, including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/ wetlands; landfill; conservation, protected vegetation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields) and is not credited. However, regard is taken to the availability of encumbered land when determining the open space requirement.

TERM	DEFINITION
Fire threat edge	The interface between urban development and an area which presents a permanent potential for fire to impact on a community.
Frontage	The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building faces.
Gateway character	An area delineating the transition between two areas – characterised by an articulated environment with high quality landscaping and built form
Gross developable area	Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
Housing density (gross)	The number of houses divided by gross developable area.
Housing density (net)	The number of houses divided by net developable area.
Infrastructure	Basic facilities and networks (e.g. buildings, roads, and utilities) needed for the functioning of a local community or broader society. Infrastructure can be provided by the private sector (local roads, childcare, shopping centres), or by Government (Kindergartens, schools, railways).
Linear open space network	Corridors of open space, mainly along waterways that link together to form a network.
Land use budget table	A table setting out the total precinct area, gross developable area, net developable area and constituent land uses proposed within the precinct.
Local centre	An activity centre smaller than a neighbourhood activity centre which may include a small limited-line supermarket or convenience store of between 599 square metres and 1,500 square metres, plus non-retail uses.
Main street	A function of an activity centre, where vitality and activity are created by orienting uses towards the street and ensuring that the primary address of all retail stores is the street. This would normally be a connector street rather than an arterial road.
Multi-unit	Several dwellings on a single or consolidated lot with private grounds, detached and generally with a shared area for car parking and access (see <i>Casey Housing Strategy 2019</i> or most recent version).
Native Vegetation Precinct Plan (NVPP)	A plan, as specified in Clause 52.16 of the Victorian Planning Provisions, relating to native vegetation within a defined area that may form part of the precinct structure plan. Native vegetation precinct plans are incorporated into local planning schemes and listed in the schedule to Clause 52.16. A native vegetation precinct plan can form part of a precinct structure plan.
Neighbourhood activity centre	Activity centres that are an important community focal point and have a mix of uses to meet local needs. They are accessible to a viable user population by walking, cycling and by local bus services and public transport links to one or more principal or major activity centres. This should be of sufficient size to accommodate a supermarket.
Net developable area (NDA)	Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, government schools and community facilities and public open space. It includes lots, local streets, and connector streets. Net developable area may be expressed in terms of hectare units (i.e. NDHa).
Passive open space	Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.
Principal public transport network	Incorporated document <i>Principle Public Transport Network 2017</i> (Victorian Government, 2017), and <i>Principle Public Transport Network Area Maps</i> (Victorian Government, August 2018).
Public open space	Land that is set aside in the precinct structure plan for public recreation that incorporates active and passive open space.
Rear-loaded	Dwellings where the primary vehicle access is from the rear of the lot.

TERM	DEFINITION
Riparian revegetation	<p>Riparian revegetation is comprised of a suitable local EVC to be revegetated along waterways and waterbodies made up of trees, shrubs, grasses, and groundcovers, functioning to stabilise the waterway or waterbody and provide amenity, treatment and supporting ecosystems.</p> <p>Riparian revegetation may or may not contain remnant vegetation and resemble Forest, Scrub or another classifiable vegetation type. However, due to the proposed small shape and area of these revegetation patches, the fire authority has agreed that a 19m Grassland setback from riparian revegetation is appropriate for BAL-12.5 development.</p> <p>This revegetation may pose a bushfire hazard and therefore, is not excludable as low threat vegetation for the purposes of determining a Bushfire Attack Level (BAL).</p>
Social housing	<p>Social housing as defined by the Housing Act 1983 (Vic) means the following housing (other than under the Victorian Affordable Housing Programs) —</p> <ol style="list-style-type: none"> public housing housing owned, controlled or managed by a participating registered agency A type of rental housing that is provided and/or managed by the government or by a not-for-profit organisation. <p>Social housing is an overarching term that covers both public housing and community housing.</p>
Sensitive response	A design or engineered response that does not significantly contrast with the existing landform.
Shop-top	A house attached to a shop, usually above (see Casey Housing Strategy 2019 or most recent version).
Terrace townhouse	Typically attached to one or more dwellings or separated by a small distance (less than half a metre). See <i>Casey Housing Strategy 2019</i> or most recent version.
Unencumbered	Land that is not constrained by uses required to enable development (including easements for power/transmission lines, sewer, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation protection vegetation and heritage areas).
Water sensitive urban design	<p>A sustainable water management approach that aims to provide water quality, flood management and green landscapes. Key principles include:</p> <ul style="list-style-type: none"> • minimising water-resistant areas • recharging natural groundwater aquifers (where appropriate) by increasing the amount of rain absorbed into the ground • encouraging onsite reuse of rain and incorporation of rain gardens • encouraging onsite treatment to improve water quality, and • removing pollution and using temporary rainfall storage (retarding basins/wetlands) to reduce the load on drains.

