

Your ref: Draft C306case

17 April 2026

Attention: [REDACTED]
Department of Transport and Planning
RE: Cardinia Creek South Part 2 PSP
GPO Box 2392
MELBOURNE VIC 3001

Dear [REDACTED]

**Re: Submission to Cardinia Creek South PSP (PART 2)
Proposed Planning Scheme Amendment C306case**

Please find detailed below Cardinia Shire Councils 'without prejudice' submission to proposed Planning Scheme Amendment C306case to the Casey Planning Scheme, otherwise known as the Cardinia Creek South PSP (PART 2), which was publicly exhibited between 6 March 2026 until 12 April 2026. Please note, this submission has been prepared by Council officers and has not been formally considered or adopted by Cardinia Shire Council.

Cardinia Creek South PSP (PART 2) is of strategic importance to both the municipality and the wider region, as it will facilitate housing, jobs and the delivery of infrastructure such as road networks that will connect Part 1 and Part 2 of Cardinia Creek South PSP with the wider region. Cardinia officers are generally supportive of the proposed Planning Scheme Amendment C306case as exhibited, however, staff have identified several concerns that are of high priority to Cardinia and we respectively request resolution through this consultation phase. These matters are detailed in this submission below.

1. McCormack's Road and Boundary Roads Agreement.

McCormack's Road is located as a boundary road between Casey City Council and Cardinia Shire Council, as demonstrated in Figure 1 with the boundary centreline in blue.

McCormack's Road is presently an unsealed road maintained by Cardinia Shire Council.

In 2005 Casey City Council and Cardinia Shire Council entered into a Boundary Roads Agreement identifying the operational responsibility for those parts of the roads that lie within its municipal district. The agreement identifies the parties designated under Schedule 1 of the agreement as having responsibility in the road plan for the road or part of the road will carry out the works on that road or part of the road based on the terms and conditions set out in the agreement. The agreement identifies Cardinia Shire Council as being responsible for the maintenance and management of McCormack's Road from Chasemore Road to Pound Road. Council officers would be pleased to provide a copy of the Boundary Roads Agreement to the department.

The proposed precinct structure plan demonstrates the upgrade of McCormack's Road (western extent) to a Connector Road with traffic volumes between 3000 to 7000 vehicles per day expected, while the eastern extent of McCormack's Road closest to Cardinia Creek is expected to

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accommodate traffic volumes of 1590 vehicles per day, indicating the upgrade of the road to a local access street along the frontage of Part 2 of the Precinct Structure Plan.

Cardinia Shire Council does not support being responsible for the future maintenance and management of McCormack's Road once the road is upgraded to a sealed urban standard, as per the Precinct Structure Plan requirements. For this reason, Cardinia Shire Council requests that the Boundary Road Agreement between Casey City Council and Cardinia Shire Council is reviewed to ensure the agreement is still relevant, fair and reasonable, with a view that Casey City Council becomes the responsible authority for McCormack's Road maintenance and management in its entirety once the road is sealed.



Figure 1 McCormack's Road - boundary between Casey and Cardinia

2. Transport modelling and impact on Chasemore Road in Cardinia Shire

Cardinia Creek South PSP (PART 2) will deliver two development parcels (95 and 125 McCormack's Road) totalling 1,320 dwellings (1,153 standard density and 167 medium density). The yield is expected to generate approximately 10,400 vehicles per day (vpd) to the network (50% inbound, 50% outbound) that would be distributed through the internal network and via Alexander Boulevard, Hardys Road, McCormack's Road (West) and McCormack's Road (East).

McCormack's Road supports east/west transport movements between Casey City Council and Cardinia Shire Council. It is anticipated based on the ultimate transport modelling that around 1600 vehicles per day will travel along McCormack's Road (eastern section) in Casey and in 2015 the VITM modelling demonstrated 600-700 vehicles per day along Chasemore Road, while in 2025 the

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VITM modelling did not consider Chasemore Road in Cardinia. Council officers consider current and future Casey residents **will** travel via McCormack's Road over Cardinia Creek to Chasemore Road to reach Officer South Employment PSP and Cardinia Road Employment PSP areas and further afield. It is reasonably anticipated that Chasemore Road will be used as a shortcut until Thompson Road and/or the extension of Grices Road/Lecky Road between Cardinia and Casey is constructed.

Chasemore Road is presently a Local Access Road that is unsealed, as demonstrated in Figure 2



Figure 2 – Chasemore Road (in red) that connects to Officer South Employment and to Cardinia Road

Cardinia officers are concerned that the traffic volumes anticipated on Chasemore Road due to the precinct structure plan will adversely impact the safety of the road and exacerbate the need to increase the maintenance and management (grading) of this unsealed road, resulting in significant maintenance expenditure. It is our view that the precinct structure plan does not fairly consider the impacts on Cardinia's financial responsibilities to maintain and manage this road.

It is foreseeable that increased traffic on this unsealed road and the increased costs to maintain this road may necessitate the need to close this road to through traffic until such time as funding is found for the increased maintenance and management, or the upgrade of this road. This may place additional pressure on the surrounding road network and should be resolved in the preparation of the precinct structure plan. We seek further engagement with Casey City Council and the Department of Transport and Planning regarding the future maintenance and management and funding of Chasemore Road.

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3. Cardinia Creek Bridge

It is noted that there is an existing bridge on McCormack's Road over Cardinia Creek, as shown in Figure 3. It is currently 6.4 metres wide and able to accommodate two-way vehicle movements. This bridge is a concrete precast bridge and was constructed in 1996 and Cardinia Shire Council is the responsible authority for this bridge asset (asset id ID2414). Cardinia Shire Council last completed a structural assessment of the bridge in November 2024, which identified maintenance recommendations (scouring of bridge batters), and that the bridge guard rails would need to be considered for upgrade if higher traffic volumes were proposed.

This bridge is considered capable of accommodating the forecast traffic volumes (around 1,600 vehicles per day). The bridges use will be increased by the delivery of Part 1 and Part 2 of the Precinct Structure Plan, which will increase the overall traffic volumes and load on the bridge and ultimately increase future maintenance and management requirements. Cardinia Shire Council requests further engagement with Casey City Council and the Department of Transport and Planning regarding the future maintenance and management of this bridge. This could be formalised through the amended boundary road agreement or consideration of a formal financial contribution via the Infrastructure Contributions Plan (ICP) to support an upgrade or maintenance of this asset.



Figure 3 – Cardinia Creek Bridge between McCormack's Road and Chasemore Road

4. McCormack's Road and Equestrian trail

It is noted an indicative equestrian trail is proposed along McCormack's Road and along an existing bridge over Cardinia Creek, as demonstrated in the Stantec Australia report entitled "*Cardinia Creek South Part 2, Transport Network Assessment for Part 2 of the Cardinia Creek South PSP*". Cardinia officers are concerned on the proposed equestrian trail over the bridge on McCormack's Road that connects with Cardinia Shire. There is no proposed separation between equestrian riders, horses and vehicles over this bridge. Council officers consider this an unacceptable risk. Council officers recommend the equestrian trail is demonstrated along McCormack's Road and at Cardinia Creek the trail is diverted and travels northwards to connect to Bridge-01 (BR-01 - Shared Pedestrian/ Bicycle/ Equestrian Bridge that travels over Cardinia Creek and connect to Banjo Place) as shown in Part 1 of the Precinct Structure Plan.

OFFICIAL

Cardinia officers look forward to continuing to work with the Department of Transport and Planning and Casey City Council to resolve these matters prior to the finalisation of the PSP, noting we reserve the right to review and change our position at any time.

If you have any enquiries regarding this letter, please contact [REDACTED], Coordinator of Planning Strategy and Urban Design on [REDACTED] or by email [REDACTED]@cardinia.vic.gov.au

Yours sincerely

[REDACTED]

[REDACTED]

General Manager Community and Planning Services