

Draft Amendment C306case to the Casey Planning Scheme

AMENDED CARDINIA CREEK SOUTH PRECINCT STRUCTURE PLAN

Casey City Council Submission

Endorsed by Council: 21 April 2026



Introduction

This submission is Casey City Council's submission on Draft Amendment C306case to the *Casey Planning Scheme*, which amends the *Cardinia Creek South Precinct Structure Plan (draft amended PSP)* and was publicly exhibited in March/April 2026.

Council is generally supportive of the draft amended PSP; however, requests two additions to the draft amended PSP as follows:

Canopy Tree Coverage

1. The objective of the Clause 12.06-1S – Urban forests planning policy of the *Casey Planning Scheme* introduced by Amendment VC283 is *To protect and enhance tree canopy in urban areas (planning policy)*.
2. A strategy of this planning policy is to contribute to achieving an overall 30 per cent tree canopy target for urban areas by promoting the planting of new canopy trees.
3. Performance Target T13 of the *Precinct Structure Planning Guidelines: New Communities in Victoria (performance target)* states:

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

4. Council is concerned that the draft amended PSP does not incorporate the right implementation tool for this planning policy and performance target in the future streetscapes and open space of the Part 2 area.
5. To appropriately implement this planning policy and performance target, Council requests a new Requirement under Section 3.1.2 Housing of the amended draft PSP:

For development in Part 2 only, canopy tree coverage within the public realm must achieve a minimum of 30% (excluding areas dedicated to biodiversity, native vegetation conservation, and DSS assets).

6. Besides implementing the above planning policy and performance target, the inclusion of this new requirement delivers the following Council planning priorities and actions:
 - a. Strategic Priority 3.3 – Biodiversity and natural resource management of the adopted [City of Casey Council Plan 2025–29](#):

Improve city greening with a focus on tree canopy cover, and promote the protection and enhancement of biodiversity and other natural resources across Council and private land.
 - b. Action 1.2 of the adopted [Greening Casey](#):

Continue to support a 30% tree canopy target in the public realm and open space areas in future Precinct Structure Plans (PSP's).

- c. Action 44 of the adopted [Climate Resilient Casey 2024 – 2030](#):

Advocate for a requirement for all new subdivisions to provide a minimum 30% potential canopy tree coverage within the public realm and open space in new precinct structure plans prepared by the Victorian Planning Authority, consistent with the Precinct Structure Planning Guidelines: New Communities in Victoria; October 2021.

Guideline for Telecommunications Utility Provision

7. Council views cellular telecommunication networks as an essential service and seeks planning provisions that encourage the earlier delivery of cellular telecommunication services in new residential and commercial estates.
8. At its 18 February 2025 meeting, Council resolved to endorse the following notice of motion to proceed to the Municipal Association Victoria State Council in May 2025:
- The MAV calls on the Victorian State Government to mandate cellular telecommunication networks as an 'essential service' and planning controls that require earlier delivery of cellular communication services in new residential and commercial estates.*
9. To implement this policy position, Council requests a new Guideline under Section 3.6.2 Utilities of the amended draft PSP:
- For development in Part 2 only, 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).***
10. This proposed Guideline is consistent with Guideline G33 of the *Croskell (Employment) Precinct Structure Plan* gazetted by the Minister for Planning on 13 March 2026 and, therefore, is an appropriate response to this planning issue.

End of submission.