Cardinia Creek South Precinct Structure Plan

Bunurong Country



August 2026

Victorian Planning Authority

VICTORIA State Government | Department of Transport and Planning

ACKNOWLEDGEMENT OF COUNTRY

The Victorian Planning Authority proudly acknowledges the First Peoples of Victoria. We acknowledge their ongoing strength in practising the world's oldest living culture.

The *Cardinia Creek South Precinct Structure Plan* applies to the traditional Country of the Bunurong People. We acknowledge the Bunurong People as the Traditional Owners and custodians of their unceded Country, and pay our respects to their Elders past, present and emerging. We acknowledge their continuing connection to and care for this land, waters and skies, and recognise their inherent right to speak and make decisions for Country. We recognise the long-lasting, far-reaching and intergenerational consequences of colonisation and dispossession, and that the impacts of these continue today.

We also acknowledge the diversity of First Peoples' communities associated with this Country, and the hard work of many generations of First Peoples who have fought for their rights to be recognised. First Peoples' self-determination is a human right enshrined in the United Nations' *Declaration on the Rights of Indigenous Peoples*.

Victoria's early land use planning and development laws and processes disregarded the input, interests, rights, and perspectives of First Peoples. Through this Plan, we seek to build genuine partnership with the Bunurong People to support self-determination and better outcomes for First Peoples. During the implementation of this Plan, we encourage the responsible authority to work in partnership with Traditional Owners to acknowledge this.



Description of artwork

Aaron (Gunaikurnai) 'Movements Between the Five Clans' 2019, acrylic on canvas.

"The tracks are going between the five clans of the Gunaikurnai and the hands are the symbols of my spirit travelling around the campsites."

This artwork was created through programs provided by the Torch. **The Torch** provides art, cultural and arts industry support to Indigenous offenders and ex-offenders in Victoria. The Torch aims to reduce the rate of re-offending by encouraging the exploration of identity and culture through art programs to define new pathways upon release.

Authorised by the Victorian Government, Melbourne

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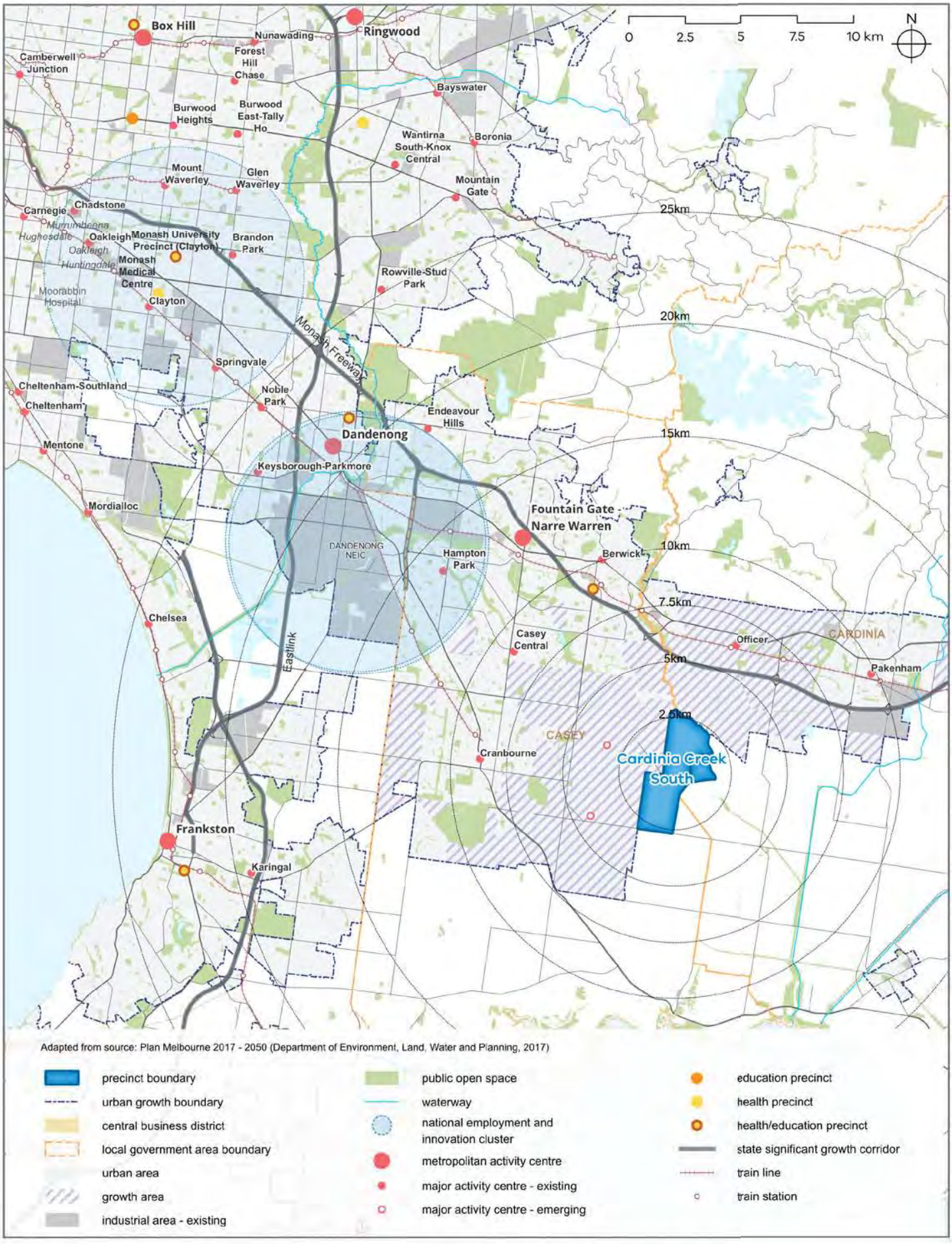
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Plan 1: Local context



1.0 INTRODUCTION

1.1 About the Cardinia Creek South Precinct Structure Plan

The *Cardinia Creek South Precinct Structure Plan* (the PSP) was prepared by the Victorian Planning Authority (VPA) with the assistance of the City of Casey, Victorian Government agencies, service authorities and major stakeholders, and formally gazetted in January 2019 under Amendment C221 to the *Casey Planning Scheme*. During the preparation of the PSP it was formerly known as the McPherson Precinct Structure Plan.

The Cardinia Creek South (Part 2) precinct was initially planned for as part of the overall structure plan for the broader Cardinia Creek South PSP but was ultimately excised pending a decision on the location of a regional park. Now that an alternative site for the regional park has been confirmed, the VPA and the City of Casey have prepared an amendment to the PSP to inform the development of the Cardinia Creek South (Part 2) area and incorporate it into the broader Cardinia Creek South precinct.

The PSP is a long-term plan for urban development. It describes how the land is expected to be developed, and how and where services are planned to support development.

The PSP:

- sets out plans to guide the delivery of quality urban environments in accordance with the Victorian Government guidelines
- enables the transition of non-urban land to urban land
- sets the vision for how the land should be developed, illustrates the future urban structure and describes the outcomes to be achieved by future development
- outlines the projects required to ensure that the future community, visitors and workers within the area can be provided with timely access to services and transport infrastructure necessary to support a quality, affordable lifestyle
- sets out objectives, requirements and guidelines for land use, development and subdivision
- provides government agencies, council, developers, investors and local communities with certainty about future development
- addresses the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act 1999) in accordance with an endorsed program under Part 10.

The PSP is informed by:

- State Planning Policy Framework set out in the *Casey Planning Scheme*.
- Local Planning Policy Framework set out in the *Casey Planning Scheme*.
- *Growth Corridor Plans: Managing Melbourne's Growth* (Growth Areas Authority, June 2012).
- *Cardinia Creek South Infrastructure Contributions Plan* (the ICP) which sets out the requirements for development proponents to make a contribution toward infrastructure required to support the development of the precinct.
- *The Biodiversity Conservation Strategy and Sub-Regional Species Strategies for Melbourne's Growth Areas* (Department of Environment and Primary industries, 2013).[1]
- The State Environment Protection Policy (Waters of Victoria) made under the provisions of the *Environment Protection Act 1970*.
- Drainage schemes and asset plans prepared under the *Water Act 1989*.

1 On 8 July 2010 an approval under the *Environment Protection and Biodiversity Conservation Act 1999* was issued by the Commonwealth Minister for Environment, Heritage and the Arts. The approval applies to all actions associated with urban development within the 28 precincts identified on Map 7 (page 17) in *Delivering Melbourne's Newest Sustainable Communities Program Report* (Victoria Government, December 2009). The Commonwealth approval has effect until 31 December 2060. The approval is subject to conditions specified at Annexure 2 of the approval. The Commonwealth Minister has confirmed that for specified precincts, including this precinct, compliance with the *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013) will satisfy the requirements of the conditions specified at Annexure 2.

Provided the conditions of the EPBC Act approval are satisfied individual assessment and approval under the EPBC Act is not required.

The following planning documents have been developed in parallel with the PSP to inform and direct the future planning and development of the Precinct:

- the *Cardinia Creek South Infrastructure Contributions Plan* (ICP) that requires development proponents to make a contribution toward infrastructure required to support the development of the Part 1 precinct
- the *Cardinia Creek South Part 2 Infrastructure Contributions Plan* (ICP) that requires development proponents to make a contribution toward infrastructure required to support the development of the Part 2 precinct
- the *McPherson (Cardinia Creek South) Key Issues Paper* (Background Reports)
- the *Cardinia Creek South Part 2 Background Report*
- Conservation Area Concept Plan for Cardinia Creek and Clyde Creek – Conservation Area 36 – GGF Corridors (South-eastern) which sets out the management requirements for the area protected for the Growling Grass Frog, Australian Grayling and Dwarf Galaxias.

1.2 How to read this document

This PSP guides land use and development where a planning permit is required under the Urban Growth Zone or any other provision of the *Casey Planning Scheme* that references this structure plan.

A planning application and a planning permit must implement the outcomes of the precinct structure plan. The outcomes are expressed as the vision and objectives.

Each element of the precinct structure plan contains requirements and guidelines as relevant.

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 this structure plan. A requirement may reference a plan, table or figure in the PSP.

Guidelines express how discretion will be exercised by the responsible authority in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to a guideline implements the outcomes, the responsible authority may consider the alternative. A guideline may include or reference a plan, table or figure in the PSP.

Development that meets these **Requirements** and **Guidelines** will be considered to implement the outcomes of the PSP.

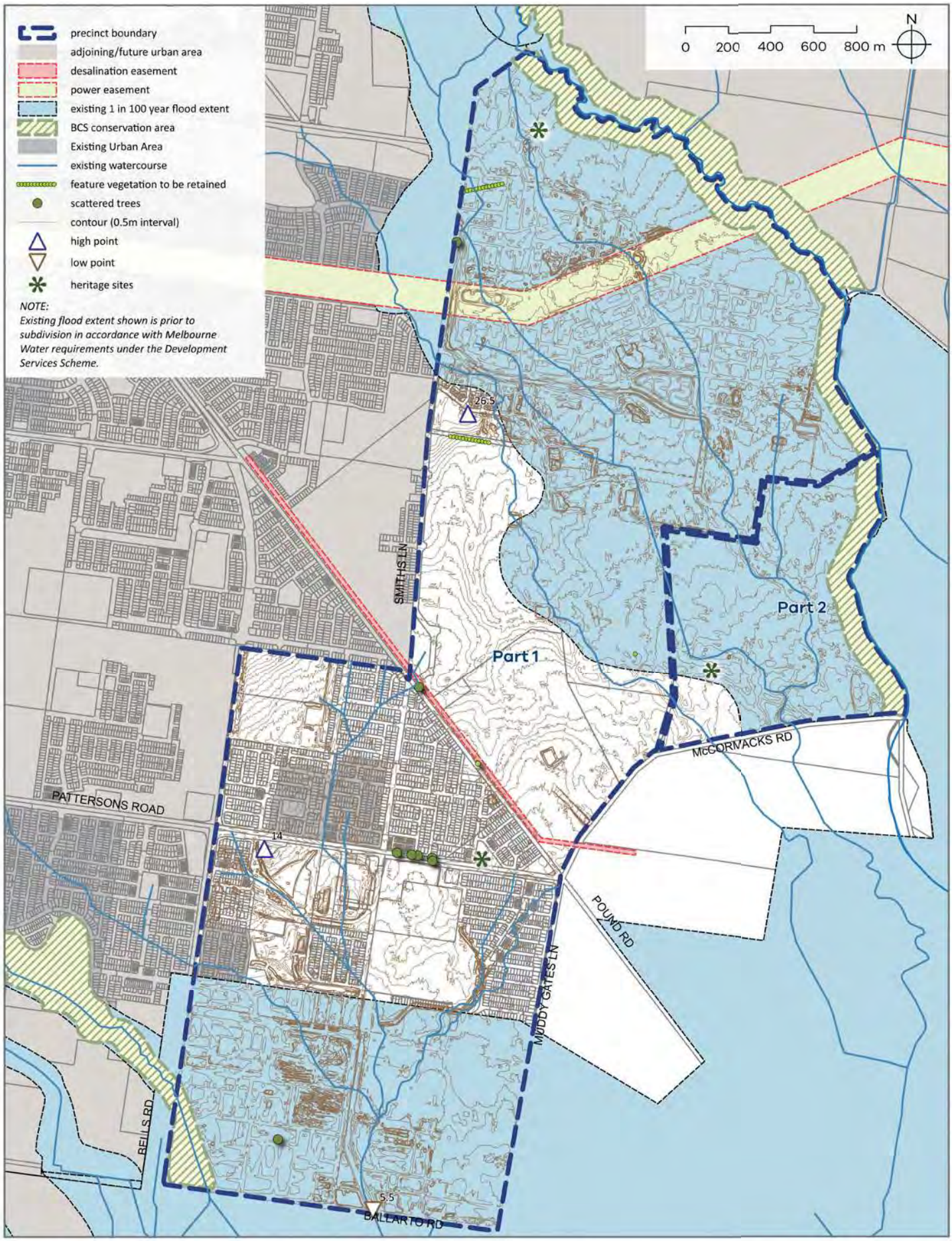
Development must also comply with other Acts and approvals where relevant e.g. the *Environment Protection and Biodiversity Conservation Act 1999* in the case of biodiversity and the *Aboriginal Heritage Act 2006* in the case of cultural heritage, among others.

Not every aspect of the land use, development or subdivision is addressed in this structure plan. A responsible authority may manage development and issue permits as guided by the relevant planning scheme provisions.

In this precinct structure plan:

- *GGF Conservation Area* has the same meaning as that part of *Conservation Area 36, Growling Grass Frog (GGF) Corridors* shown along Cardinia Creek and Clyde Creek
- Reference to the *Cardinia Creek Corridor* or *Clyde Creek Corridor* means the whole of the creek corridor, including the Growling Grass Frog Conservation Area.

Plan 2: Precinct features



1.3 Land to which this PSP applies

The Cardinia Creek South PSP Part 1 precinct applies to an area of approximately 848 hectares in the City of Casey as shown on **Plan 2: Precinct features** and on *Casey Planning Scheme* maps as Schedule 12 to the Urban Growth Zone. The Cardinia Creek South Part 2 precinct applies to an area of 104 hectares, resulting in a combined total precinct area of 952 hectares.

The Cardinia Creek South Part 1 area is generally defined by Cardinia Creek in the north, Ballarto Road in the south, from Smiths Lane and the future Bells Road in the west and Muddy Gates Lane, McCormacks Road and Cardinia Creek in the east. The Cardinia Creek South Part 2 area is defined by the Part 1 precinct to the north and west, McCormacks Road to the south, and Cardinia Creek to the east.

Plan 2: Precinct features identifies the existing natural features of the precinct. Limited vegetation exists across the land. Topography is generally flat with the exception of the banks of Cardinia Creek, which forms a vegetated buffer at the edge of the PSP. As a green corridor, Cardinia Creek dominates the local landscape and provides strong opportunities for regional open space connections.

A high voltage electricity transmission easement traverses the northern section of the precinct from Smiths Lane in the west to Cardinia Creek in the east. A desalination pipeline also bisects the PSP adjacent to the northern boundary of Pound Road.

The planned extension of Thompsons Road will be delivered through the development of the precinct with the reservation of land for its construction into the precinct provided via the Cardinia Creek South ICP.

1.4 Infrastructure Contributions Plan

Development proponents within the Cardinia Creek South Part 1 precinct are bound by the Cardinia Creek South Infrastructure Contributions Plan (the ICP), incorporated in the *Casey Planning Scheme*. The ICP sets out requirements for infrastructure funding across this precinct.

Development proponents within the Cardinia Creek South Part 2 precinct are bound by the Cardinia Creek South Part 2 Infrastructure Contributions Plan (the Part 2 ICP), incorporated in the *Casey Planning Scheme*. The Part 2 ICP sets out requirements for infrastructure funding across the Part 2 precinct.

1.5 Background information

Detailed background information about the precinct is available including its local and metropolitan context, history, biodiversity, landform, drainage, topography, open space and community facilities. This information is provided in the Cardinia Creek South background reports and has informed the preparation of the PSP.

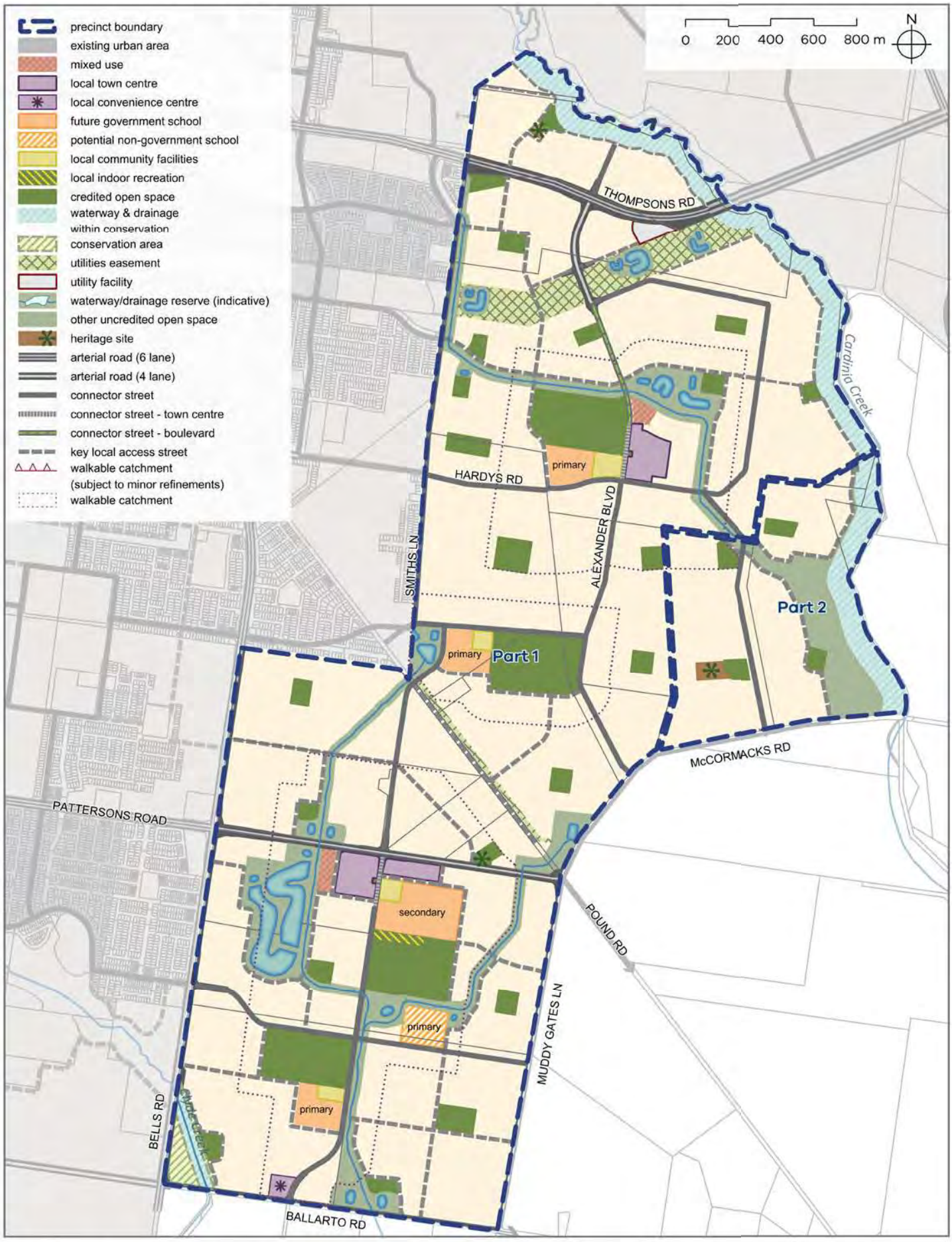
1.6 Implementation notes for Cardinia Creek South Part 2 Precinct

1.6.1 Drainage

Cardinia Creek South Part 2 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 authorities 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. Any additional costs associated with any change of size, type or location of DSS assets that does not benefit the DSS will not be funded by the DSS.
- 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 12 of the Urban Growth Zone.
- Any increases in NDHA are subject to the *Cardinia Creek South Part 2 Infrastructure Contributions Plan*, which sets out the process for changes to the land use budget.

Plan 3: Place-based plan



2.0 OUTCOMES

2.1 Vision

Cardinia Creek South PSP will deliver a discrete, walkable neighbourhood within a sustainable riverine environment. The strong open space trail network, bookended by Cardinia and Clyde Creeks, will create a distinct, cohesive, urban character. Benefitting from the adjacent Thompsons Road business investment and state significant industrial precinct in Cardinia, the future community will have broad ecological, social and economic regional connections.

The Cardinia Creek South Part 1 precinct will ultimately support a residential community of approximately 10,030 dwellings and a population of around 28,100 people, and deliver around 1,600 local jobs.

The Cardinia Creek South Part 2 precinct will ultimately support a residential community of approximately 1,228 dwellings and a population of approximately 3,808 people.

The future urban structure for Cardinia Creek South reflects the residential nature of the precinct, and provides for the protection of biodiversity and heritage values in the area. The prominent landform of the region, Cardinia Creek, forms the pivotal riparian, recreational and environmental corridor in this future urban area.

The significant biodiversity that exists within Cardinia Creek has been recognised through the conservation and enhancement of the Growling Grass Frog (GGF) habitat area and protection of the riparian corridor for the waterway inhabited by endangered species such as the Australian Grayling.

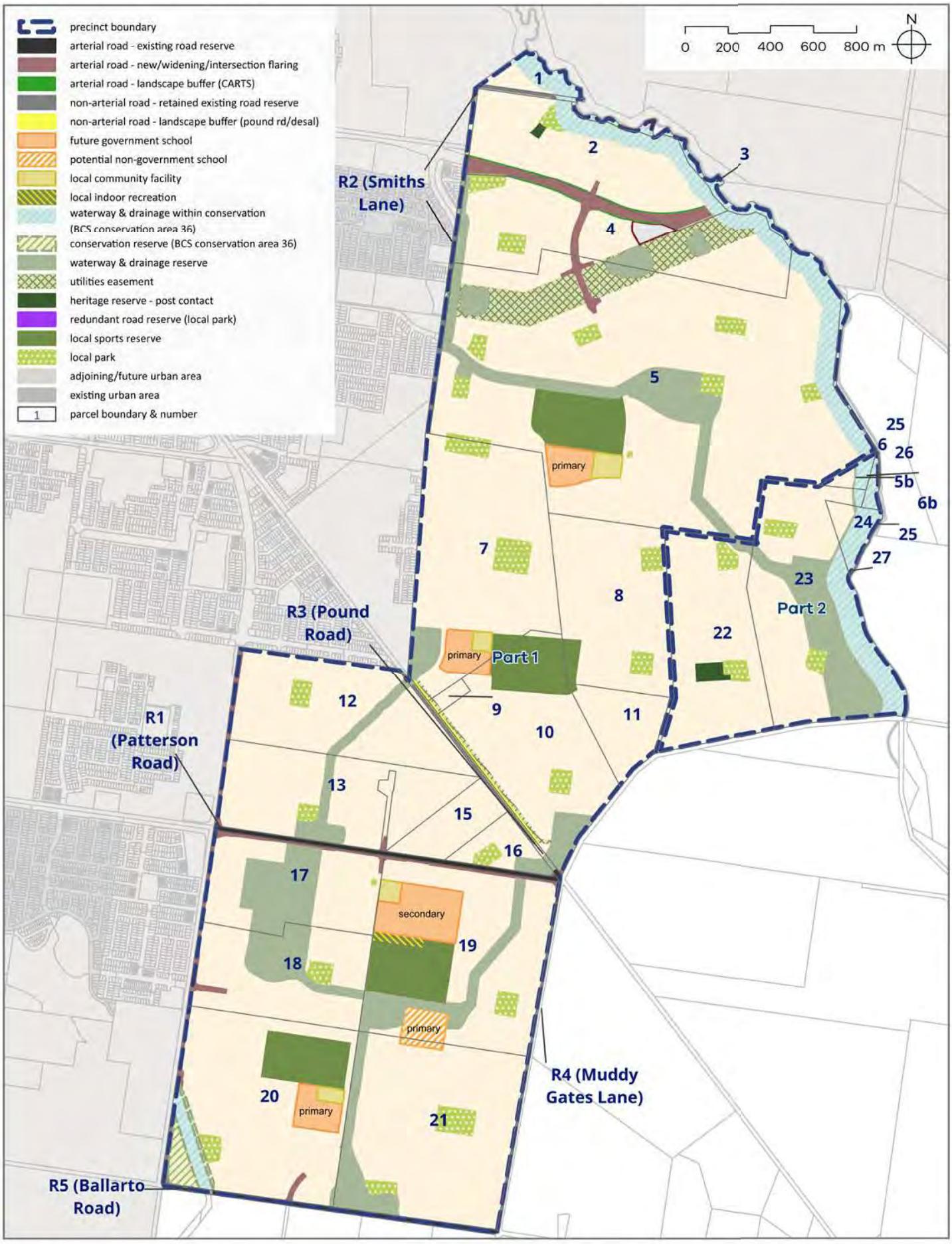
Planning for the PSP has integrated stormwater drainage design, open space and trail networks with opportunities for GGF breeding ponds and foraging areas. The GGF conservation areas along Cardinia Creek and Clyde Creek will also provide sub-regional locations for the preservation of Aboriginal cultural heritage sites.

2.2 Objectives

Image, character, heritage and housing	
O1	Achieve a diversity of streetscape and open space outcomes to enhance local character and amenity.
O2	Establish a landscape of connecting canopies along streets, parks and waterways.
O3	Deliver a minimum of 10,030 new homes (16.7 dwellings per Net Developable Hectare overall precinct average) in the Part 1 precinct. Deliver a minimum of 1,228 new homes (18 dwellings per Net Developable Hectare overall precinct average) in the Part 2 precinct.
O4	Recognise the history, heritage and character of the Clyde area in a new urban environment that identifies and retains European and Aboriginal cultural heritage elements within the precinct.
O5	Create an urban landscape that integrates with the existing biodiversity, cultural heritage, drainage and landscape values within the precinct and throughout the Cardinia Creek and Clyde Creek Conservation Areas.
O6	Ensure medium and high density development is prioritised within a walkable catchment of high amenity areas and public transport.
O7	Promote housing choice through the delivery of a range of lot sizes capable of accommodating a variety of dwelling types.

Town centres and employment	
O8	Develop local employment opportunities to meet the needs of existing and future residential populations.
O9	Develop town centres, with a civic focus and robust form that will adapt and evolve with the community over time.
O10	Ensure the design of town centres is conducive to a range of commercial enterprises including start-up, small, and home-based businesses.
O11	Encourage the provision of local convenience retail without compromising the functions and roles of nearby town centres.
Open space and community facilities	
O12	Deliver an integrated and linked network of local parks, sports reserves and community infrastructure that meet the needs of the new community.
O13	Provide for non-government school site(s) to meet a strategically justified need for non-government education in the area.
Biodiversity, threatened species and bushfire management	
O14	Plan for the long term conservation of significant heritage, vegetation and fauna habitat areas in the Cardinia Creek and Clyde Creek Conservation Areas and in the wider precinct.
O15	Ensure that bushfire protection measures are considered in the layout and development of the local street network.
Transport and movement	
O16	Establish an integrated and permeable transport network that encourages public transport use, walking and cycling, reduced car dependency and maximises safety and connectivity for all road users.
O17	Encourage a high-amenity street network by integrating natural and heritage features in street alignments and design.
O18	Create a range of off-street pedestrian, cycle and equestrian links that promote the use of existing utility easements and waterways as green transport links.
O19	Provide strong external connections to the surrounding transport network to foster accessibility of the precinct.
O20	Ensure that development adjoining Thompsons Road does not affect its function within the Principal Freight Network and is appropriately designed to protect urban amenity.
Integrated water management and utilities	
O21	Deliver an integrated water management system that reduces reliance on reticulated potable water, increases the re-use of alternative water, minimises flood risk, ensures waterway health, and contributes to a liveable, sustainable and green environment.
O22	Protect environments of Western Port downstream of precinct through mitigating the impacts of urbanisation including lawful disposal and management of spoil from development.
Precinct infrastructure plan and staging	
O23	Ensure pre-development property structures do not impede the development of integrated neighbourhoods.
O24	Ensure development staging is co-ordinated with the delivery of key local and state infrastructure.

Plan 4: Land use budget



2.3 Summary land use budget

2.3.1 Cardinia Creek South Part 1 Precinct

The net developable area (NDA) is established by deducting the land required for major roads, servicing, community facilities and open space from the total precinct area. The estimated NDA for the precinct is 600 hectares, meaning approximately 71 per cent of the total PSP area is available for development.

Based on an average density of 18 dwellings per hectare within the walkable catchments and 16 dwellings per hectare outside the walkable catchments, the Housing Delivery Guide shows the PSP will yield approximately 10,030 dwellings.

The estimated future population of the PSP area has been based on an average household size of 2.8 persons for conventional density housing (based on *Victoria in Future 2012*). On this basis, the future population of the PSP is estimated to be approximately 28,100 residents.

2.3.2 Cardinia Creek South Part 2 Precinct

The estimated NDA for the Cardinia Creek South Part 2 precinct is 68 hectares, meaning approximately 65 per cent of the total precinct area is available for development.

Based on an average density of 18 dwellings per hectare, the precinct will yield approximately 1,228 dwellings.

The estimated future population of the PSP area has been based on an average household size of 3.1 persons per dwelling (based on City of Casey's 2021 Census data and updated PSP guidelines). On this basis, the future population of the Part 2 precinct is estimated to be approximately 3,808 people.

The tables below provide a summary of the land area allocated to the various uses identified in the future urban structure.

Table 1: Cardinia Creek South Part 1 – summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA	**848.51**		
TRANSPORT			
Arterial road – existing road reserve	6.90	0.81%	1.15%
Arterial road – new/widening/intersection flaring	18.00	2.12%	3.00%
Arterial road – landscape buffer (CARTS)	0.89	0.10%	0.15%
Non-arterial road – retained existing road reserve	6.11	0.72%	1.02%
Non-arterial road – landscape buffer (btw gas easement)	0.57	0.07%	0.09%
Sub-total transport	**32.47**	**3.82%**	**5.41%**
COMMUNITY and EDUCATION			
Future government school	18.91	2.23%	3.15%
Potential non-government school	3.50	0.41%	0.58%
Local community facility (ICP land)	4.10	0.48%	0.68%
Local indoor recreation (ICP land)	1.00	0.12%	0.17%
Sub-total community and education	**27.51**	**3.24%**	**4.58%**
OPEN SPACE			
Service open space			
Conservation Area 36	3.15	0.37%	0.52%
Waterway and drainage (Conservation Area 36)	30.91	3.64%	5.15%
Waterway and drainage reserve	70.78	8.34%	11.80%
Heritage reserve – post contact	0.35	0.04%	0.06%
Utilities easements	17.97	2.12%	3.00%
Redundant road reserve (local park)	0.05	0.01%	0.01%
Sub-total service open space	123.21	14.52%	20.54%
Credited open space			
Local sports reserve (ICP land)	41.03	4.8%	6.84%
Local park (ICP land)	23.17	2.7%	3.86%
Sub-total credited open space	64.20	7.50%	10.70%
Sub-total Open space	187.41	22.02%	31.24%
OTHER			
Utilities sub-stations/facilities (acquired by relevant authority)	1.32	0.16%	0.22%
Sub-total other	**1.32**	**0.16%**	**0.22%**
TOTAL NET DEVELOPABLE AREA (HA)	**599.82**	**70.69%**	

Table 2: Cardinia Creek South Part 2 – summary land use budget

DESCRIPTION	AREA (HA)	% OF TOTAL	% OF NDA
TOTAL PRECINCT AREA	**104.40**		
OPEN SPACE			
Uncredited open space			
Waterway and drainage reserve	16.54	15.84%	24.23%
Waterway and drainage reserve within Conservation	14.45	13.84%	21.17%
Heritage reserve – post contact	1.36	1.30%	2.00%
Sub-total service open space	32.35	30.99%	47.40%
Credited open space			
Local park (ICP land)	3.80	3.64%	5.57%
Sub-total credited open space	3.80	3.64%	5.57%
Sub-total Open space	**36.15**	**34.63%**	**52.97%**
TOTAL NET DEVELOPABLE AREA (HA)	**68.25**	**65.37%**	

3.0 IMPLEMENTATION

3.1 Image, character and housing

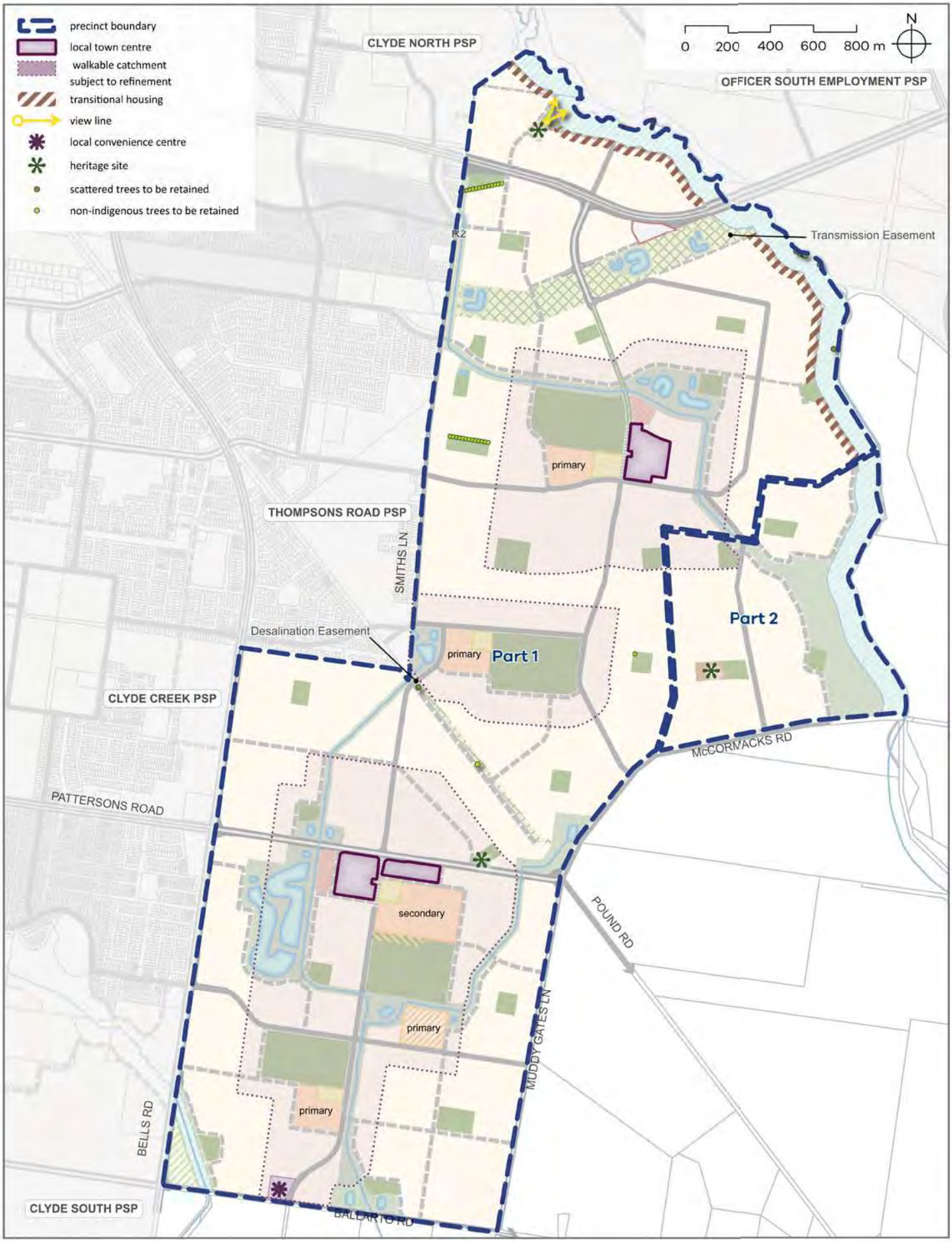
3.1.1 Image and character

Requirements	
R1	Street trees must be provided on both sides of all roads/streets (excluding laneways) in accordance with the cross sections at **Appendix C: Street cross sections**, and at regular intervals appropriate to tree size at maturity and not exceeding the average intervals below unless otherwise agreed by the responsible authority:

Average interval	Tree size
8–10 metres	Small trees (less than 10 metre canopy)
10–12 metres	Medium trees (10–15 metre canopy)
12–15 metres	Large trees (canopy larger than 15 metres)

R2	Trees in parks and streets must be suitable for local conditions and planted in modified and improved soil, as required, to support tree longevity.
R3	Street tree planting must use locally appropriate species and be consistent with any guidance provided on the relevant cross section within this PSP, unless otherwise approved by the responsible authority.
Guidelines	
G1	Street networks within subdivisions should be designed to maximise the number of connections, direct views and access to waterways, open space and town centres.
G2	Significant elements of the landscape and built form should be used as focal points for view lines along streets. Elements may include items such as public buildings and topographical landmarks.
G3	Retained significant trees should be located within the public domain and open space network, including parks and road reserves, unless otherwise approved by the responsible authority.
G4	Street tree species should be consistent across neighbourhoods to reinforce movement hierarchy and local character.
G5	A consistent suite of lighting and furniture should be used across neighbourhoods, appropriate to the type and role of street or public space, unless otherwise approved by the responsible authority.
G6	Trees in streets and parks should be the largest species appropriate for the available space to facilitate continuous canopy cover.

Plan 5: Image, character, heritage and housing



3.1.2 Housing

Requirements	
R4	Subdivision of land within walkable catchments shown on **Plan 4: Land use budget**, which typically comprise residential land within: – 400 metres of local town centres – 200 metres of community hubs – 100 metres of local convenience centres must create lots suitable for delivery of medium or high density housing as outlined in **Table 3: Housing type by lot size**, and achieve a minimum average density of 18 dwellings per net developable hectare. Applications for subdivision must demonstrate how the target densities can be achieved over time, to the satisfaction of the responsible authority.
R5	Lots must front (including frontage road and direct frontage/rear loaded outcomes) or side: – Biodiversity Conservation Strategy (BCS) conservation areas – waterways, drainage reserve and public open space – local access streets – connector roads – arterial roads.
R6	Subdivision applications must include indicative concept layouts for any lots identified for the future development of medium density, high density, or integrated housing that suitably demonstrate: – active interfaces with adjacent streets, open spaces and waterways. – safe and effective vehicle and pedestrian access and internal circulation, as appropriate.
R7	Development directly opposite the Cardinia Creek riparian corridor as shown on **Plan 4: Land use budget**, must consist of large allotments to provide a transition in housing density (i.e. transitional housing) between this natural riparian/conservation environment and the future urban environment.
R8	Development within the transitional housing area must consist of lots with a minimum average area of 500 square metres and dwellings must be provided with a front setback of at least 4 metres.
R9	Transitional housing must front Cardinia Creek in accordance with **Figure 1: Transitional housing in Cardinia Creek South Part 1 Precinct** and **Cross section 12: Conservation Area interface – Cardinia Creek (17m)** in **Appendix C: Street cross sections**. Lots fronting Cardinia Creek Conservation Area are to have no front fence and side fences are to be no greater than 1.2 metres in height within the first 3 metres of the lot.
R10	For development in Part 2 only, canopy tree coverage within the public realm must achieve a minimum of 30 per cent (excluding areas dedicated to biodiversity, native vegetation conservation and DSS assets).

Guidelines	
G7	Residential subdivisions should provide a broad range of lot sizes capable of accommodating a variety of housing types as described in **Table 2: Cardinia Creek South Part 2 – summary land use budget**.
G8	Specialised housing forms such as retirement living or aged care should be: – integrated into the wider urban structure – located within walkable catchments shown on **Plan 4: Land use budget** – accessible by public transport.
G9	The shared path shown within the transitional housing road section may be located within the road reserve, to increase the road reserve to 20 metres, subject to the approval of the responsible authority.

Figure 1: Transitional housing in Cardinia Creek South Part 1 Precinct

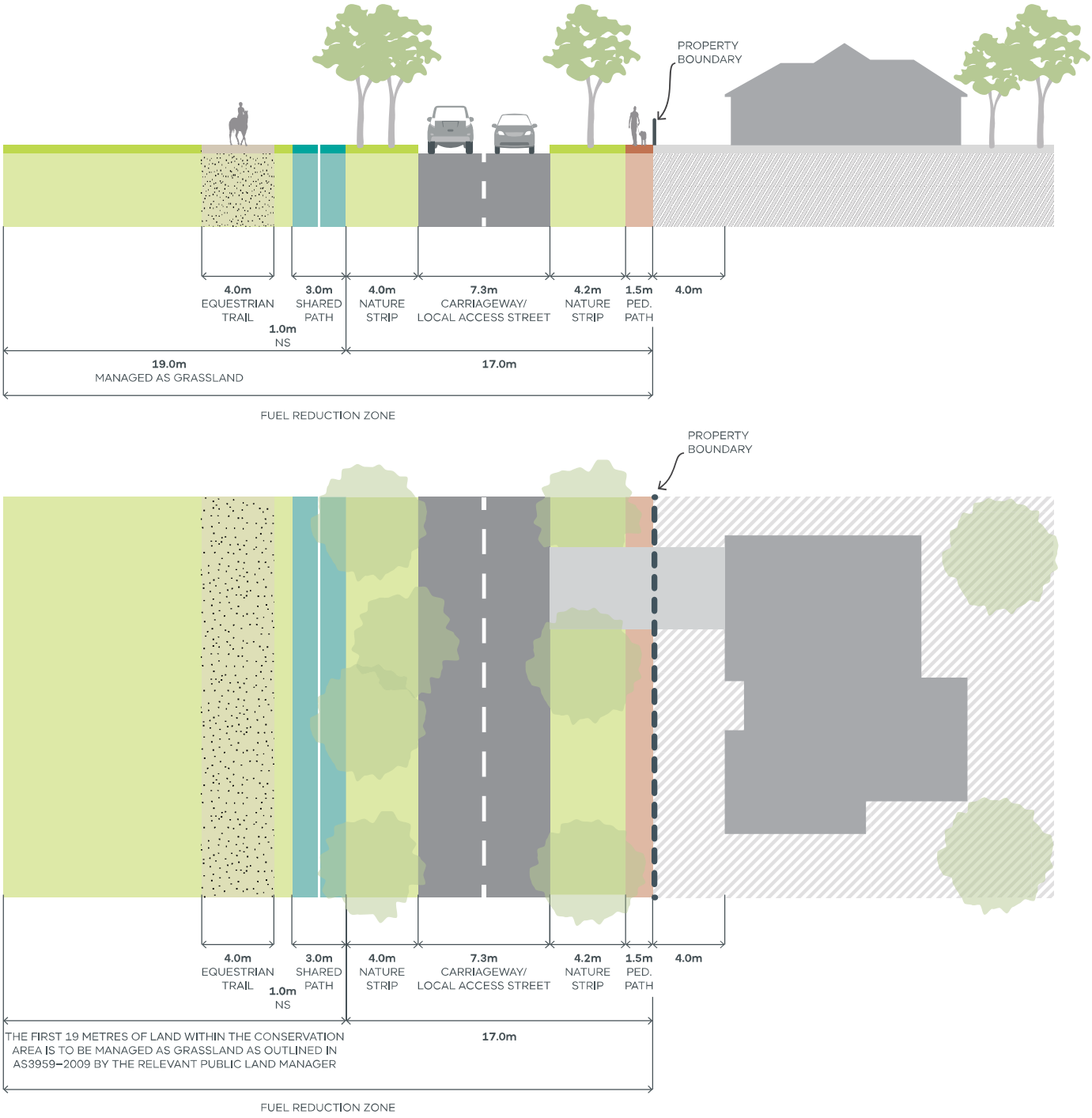


Table 3: Housing type by lot size below provides an example of the typical housing types that might be provided on a range of lot sizes that support the housing diversity objectives.

Table 3: Housing type by lot size

Indicative housing type	Typical lot size		
	Less than 300m²	301–600m²	More than 600m²
Small Lot Housing including townhouses, terraces and attached, semi-detached and detached houses (including shop-top)	✓		
Dual occupancies, duplexes	✓	✓	✓
Detached houses		✓	✓
Multi-unit housing sites including terraces, row houses and villas		✓	✓
Stacked housing including apartments, shop-top living and walk up flats			✓

Table 4: Housing delivery guide

Residential type	Dwellings per hectare	Total dwellings
Residential within walkable catchment	18.0	3,528
Residential outside walkable catchment	16.0	6,089
Residential outside walkable catchment – transitional housing	14.0	142
Mixed use	25.0	60
Town centre	20.0	215
Residential within Part 2 precinct	18.0	1,228
Total residential yield against NDA	**16.9**	**11,261**

3.1.3 Heritage

Requirements	
R11	Any subdivision and/or development of land surrounding a heritage site identified under the Heritage Overlay in the *Casey Planning Scheme* must have regard to the heritage significance of the site and provide a sensitive development response.
R12	Development of land close to heritage sites identified under the Heritage Overlay in the *Casey Planning Scheme* must ensure that the elements of heritage significance become a prominent component of the urban structure.
R13	Development of parks, streets, and shared paths within or adjacent to a heritage site identified under the Heritage Overlay in the *Casey Planning Scheme* must not adversely affect the significance of the heritage place.
R14	Identified areas of high sensitivity for Aboriginal cultural heritage within the Cardinia Creek and Clyde Creek corridors as shown on **Figure 2: Aboriginal Cultural Heritage Clyde sub-corridor** must generally be retained and left undisturbed, while also allowing for drainage works to be undertaken in accordance with the Development Services Schemes prepared by Melbourne Water for the precinct. Drainage works within the BCS conservation areas must be minimal and to the satisfaction of Department of Energy, Environment and Climate Action (DEECA).
Guidelines	
G10	Works for drainage infrastructure and conservation purposes within areas of high sensitivity for Aboriginal cultural heritage in the Cardinia Creek and Clyde Creek corridors as shown on **Figure 2: Aboriginal Cultural Heritage Clyde sub-corridor**, should minimise disturbance of the creek corridors.

3.2 Town centres and employment

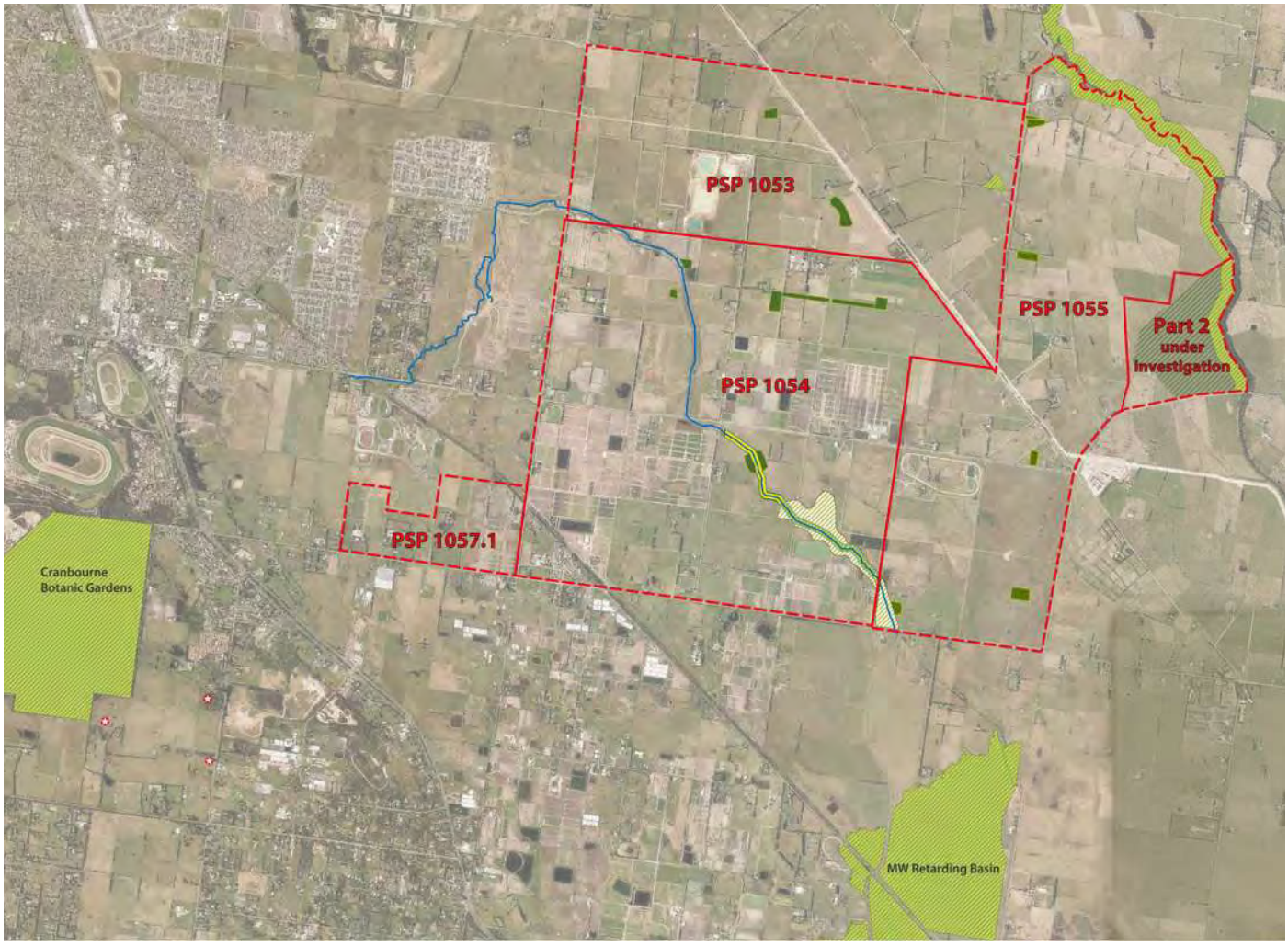
Table 5: Town centre hierarchy

Town centre	Retail floor space	Commercial floor space	Location and uses
Alexander Boulevard town centre	8,000 square metres	3,000 square metres	Located to service the entire community east of Smiths Lane and north of Pound Road within the precinct. Should include a range of community uses, retail, business, and residential uses.
Pattersons Road town centre	8,000 square metres	3,000 square metres	Located to service residents south of Pound Road within the precinct. This centre will also service a broader rural community due to its location on Pattersons Road. Should include a range of community uses, retail, commercial, service businesses and residential uses.
Ballarto Road local convenience centre	1,500 square metres	300 square metres	Located to service residents at the edge of the precinct and the broader rural community due to its location on Ballarto Road.

Table 6: Anticipated employment creation

Land use	Measure	Jobs	Quantity in PSP	Estimated jobs
Council kindergarten	jobs/centre	10	3	30
Community centre	jobs/centre	10	2	20
Government primary school	jobs/school	40	3	120
Government secondary school	jobs/school	90	1	90
Non-government primary school	jobs/school	40	1	40
Local town centres (retail and commercial)	jobs/centre	367	2	734
Local convenience centre	jobs/centre	50	1	50
Private child care centre	jobs/100 places	15	2	30
Home based business (Part 1)	jobs/dwelling	0.05	10,030	501
Home based business (Part 2)	jobs/dwelling	0.05	1,228	61
Total estimated jobs				**1,676**

Figure 2: Aboriginal Cultural Heritage Clyde sub-corridor



identified areas of high sensitivity for Aboriginal cultural heritage generally to be retained and left undisturbed

Aboriginal cultural heritage sites retained in Botanic Ridge PSP

PSP boundary

local parks located in areas of high sensitivity for Aboriginal cultural heritage

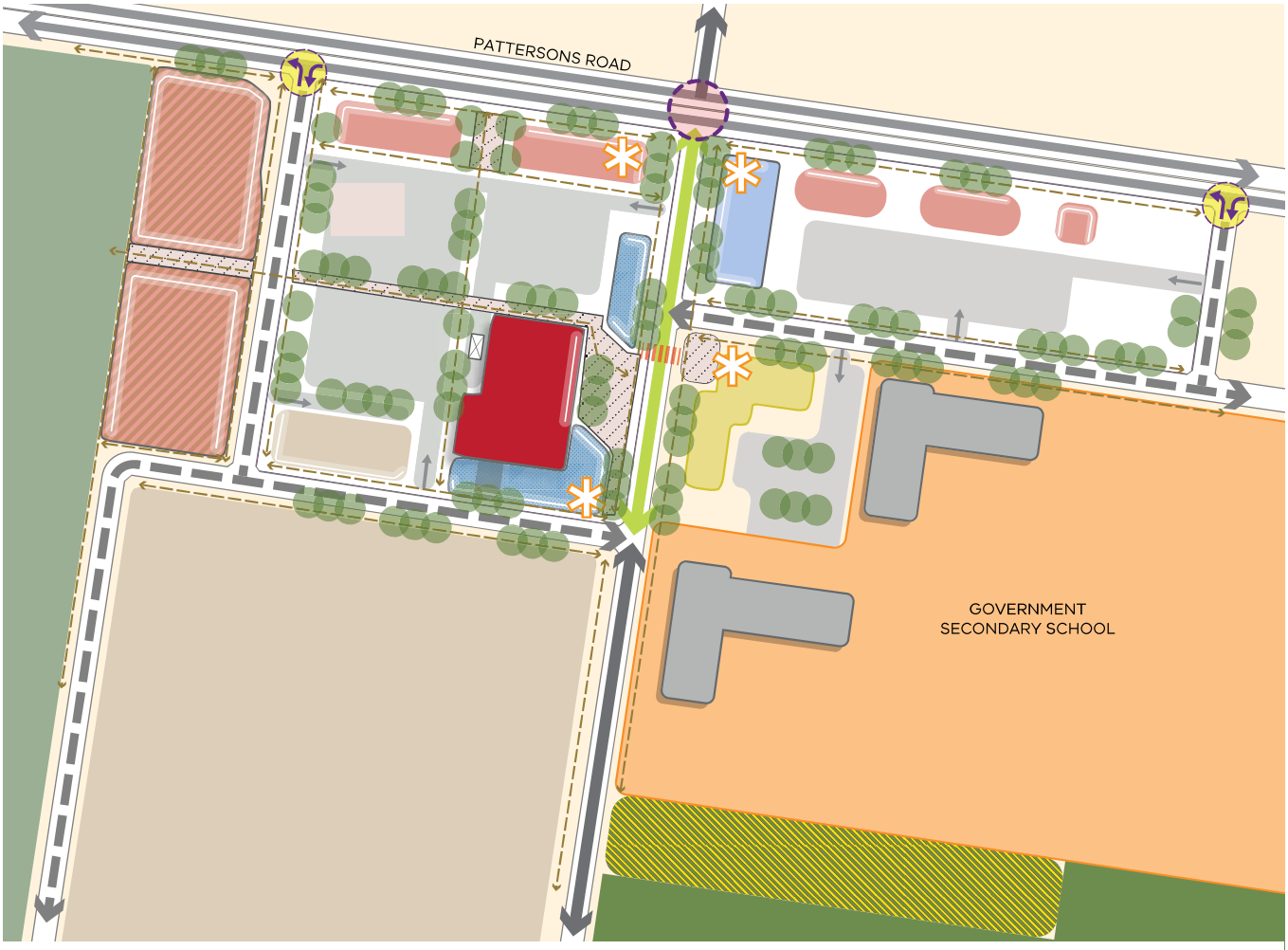
Clyde Creek riparian landscape area (including drainage infrastructure – off-line flows)

conservation area 36 (GGF conservation)

conservation area 36

NOTE: This figure has been retained from the 2019 gazetted version of the Cardinia Creek South PSP and has not been updated to incorporate the Part 2 area. The information shown may be outdated and should be considered indicative only.

Figure 3: Pattersons Road local town centre concept



3.2.1 Local town centres

Requirements	
R15	Land use and development within each local town centre (as shown on **Plan 4: Land use budget**) must respond to the relevant concept plan and key design elements shown in **Figure 3: Pattersons Road local town centre concept** and **Figure 4: Alexander Boulevard town centre concept**. Use and development within the local convenience centre must respond to the Local Convenience Centre Design Guidelines in **Appendix D: Local convenience centre design guidelines**.
R16	Retail, mixed use and office built form must be a minimum of two storeys (excluding supermarkets), with the upper floor(s) having an appropriate floorplate and floor to ceiling height to facilitate mixed use outcomes, unless otherwise approved by the responsible authority.
R17	Ground level floor-to-ceiling heights within the retail area must be a minimum of 4 metres.
R18	All buildings must be built to the property boundary (0m setback) to maintain a continuous street frontage, except where buildings are adjacent to usable public spaces, urban plazas or pedestrian paths.
R19	Buildings along the Connector Street – Town Centre (see **Figure 3: Pattersons Road local town centre concept** and **Figure 4: Alexander Boulevard town centre concept**) must provide active street frontages and pedestrian access to tenancies from these main streets.
R20	Ground level façades along each Connector Street – Town Centre must be no greater than 8 metres in width, in order to establish a fine-grain built form and create a vertical rhythm to the street.
R21	Canopies, verandahs, awnings and shade structures must be provided for along the entire Connector Street – Town Centre street length within each town centre.
R22	Car parking must be centrally located within development sites, at the rear and to the side of active retail frontages and designed to ensure passive surveillance and public safety.
R23	All car parks must include a minimum 30 per cent tree canopy coverage of car park spaces, unless within a building footprint.
R24	A public space must be provided in the form of a town square, urban plaza, market place or town park, of no less than 500 square metres as shown on **Figure 3: Pattersons Road local town centre concept** and **Figure 4: Alexander Boulevard town centre concept**, which is activated by integrated with adjoining retail buildings.
R25	The location of land uses, building design, and interface treatment in commercial and service business areas, as shown on **Plan 4: Land use budget** and **Figure 4: Alexander Boulevard town centre concept**, must minimise negative impacts on the amenity of nearby residential areas.
R26	Vehicle access to properties fronting Pattersons Road must be from side streets, rear laneways or internal loop roads.
R27	Development proposals in the commercial and service business areas must address the *Urban Design Guidelines for Victoria*.
R28	Loading and delivery areas must not front the main street/s and must be located to the rear and/or side street and sleeved or screened from the public realm, unless otherwise shown in **Figure 3: Pattersons Road local town centre concept** and **Figure 4: Alexander Boulevard town centre concept**.
R29	Main streets must be designed for a low speed environment of 40km/h or less, so vehicles and cyclists can share the carriageway safely and pedestrians can safely cross the road.
R30	Pedestrian movement must be prioritised in the design of main streets while supporting local traffic to assist access and activity.

R31	Pedestrian entrances must be located on main streets and be visually prominent, well-lit and accessible to people with limited mobility.
R32	Safe and easy access for pedestrian and cyclist trips must be provided to the town centre through the layout and design of the surrounding street network and open space network.
R33	Public transport hubs, stops and routes must be located to facilitate access to key destinations including the town centres.
R34	Pedestrian priority must be provided where side roads intersect with higher-order roads, along main streets and across all car park entrances.
R35	Car park entrances must not be provided directly from the main street. Access must be provided from side streets unless shown in **Figure 3: Pattersons Road local town centre concept** and **Figure 5: Utilities easement concept**.
R36	Pedestrian movements must be prioritised by providing links between key destinations within town centres.
Guidelines	
G11	Small office/home office (SOHO) housing options should be incorporated into local town centres to support housing diversity and facilitate small business opportunities.
G12	Buildings within commercial and service business areas shown on **Plan 4: Land use budget** and **Figure 4: Alexander Boulevard town centre concept** should positively address Pattersons Road.
G13	Buildings should maintain a minimal setback to Patterson Road and the adjoining commercial/ community buildings within the Local Town Centre.
G14	Delivery and loading facilities should be located to the side or rear of any buildings with appropriate landscaping and screening elements to conceal these facilities from adjoining residential streets.
G15	Water tanks, service infrastructure and plant equipment, not part of the building, should be located behind building lines and/or behind constructed screening of appropriate material.
G16	Goods/material storage and refuse areas should not be visible from public streets.
G17	Bicycle parking should be provided at entry points in highly visible locations in key destinations, to the satisfaction of the responsible authority. Weather protection, passive surveillance and lighting of bicycle parking areas should be provided to the satisfaction of the responsible authority.
G18	Car parking areas should be consolidated to reduce land take.
G19	Safe pedestrian access should be provided through all car parking areas.
G20	Pedestrian permeability, accessibility and walkability through town centres should be encouraged through linkages.

Figure 4: Alexander Boulevard town centre concept



- anchor retail
- retail (commercial/mixed use/residential over)
- mix of commercial uses (residential over)
- business
- community facility
- car parking
- potential government school
- sports reserve
- local park
- drainage & waterway
- loading dock
- medium density residential
- conventional residential
- prominent site/key built form
- plaza
- active frontage
- pedestrian priority (e.g. pavement treatment)
- connector street
- connector street – boulevard
- feature main street
- local access street
- bike path
- shared path
- car park access

Note:
This concept plan provides an indicative example of how the town centre could be developed.

3.3 Open space, community facilities and education

See **Plan 6: Open space and community facilities** for locations of open space. Note that the proposed Joint Use Sports Field is to be located within the proposed government secondary school.

Table 7: Open space delivery guide

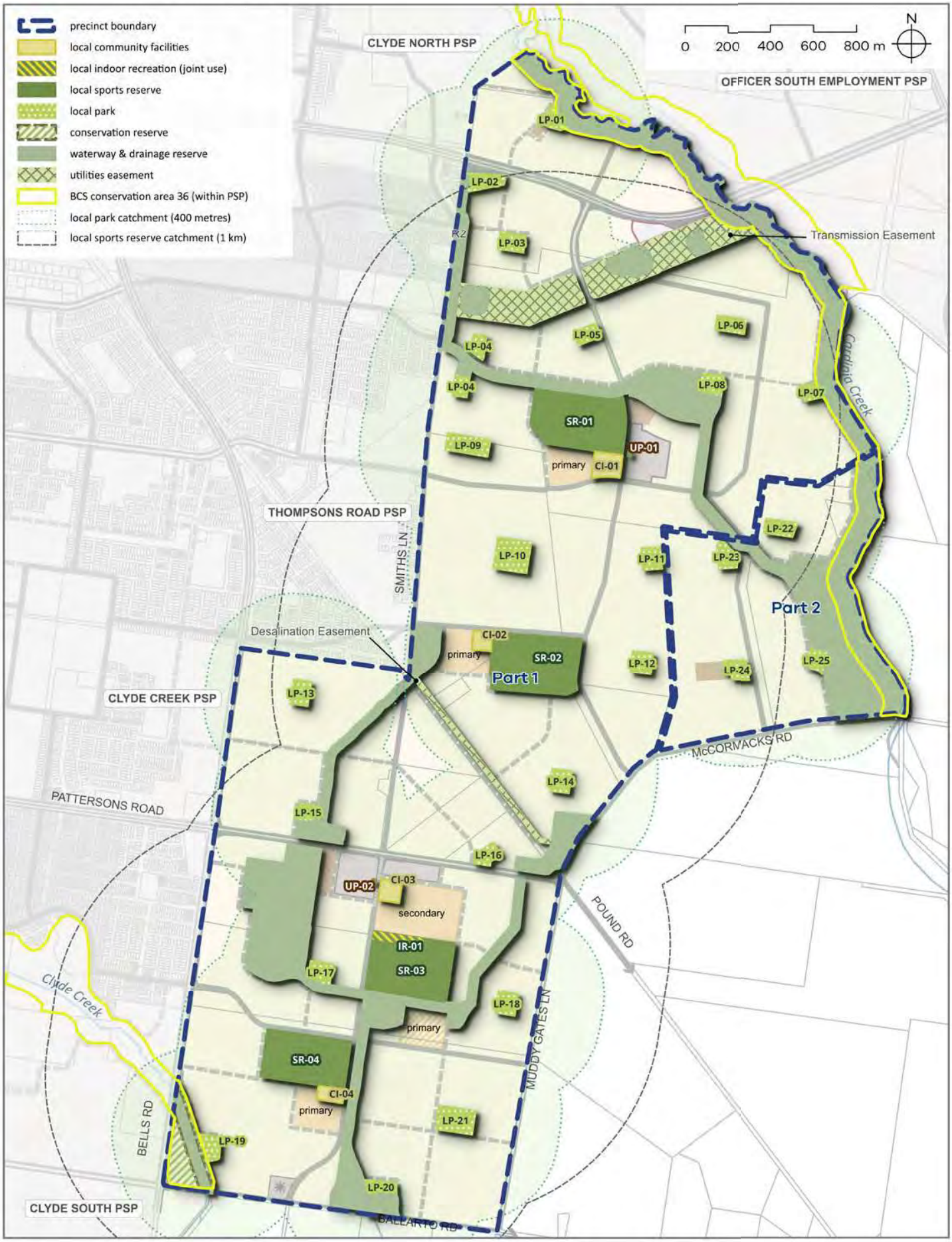
Park ID	Area (ha)	Type	Attributes	Control
LP-01	0.70	Local Park	Local	CCC
LP-02	1.26	Local Park	District	CCC
LP-03	1.01	Local Park	Local	CCC
LP-04	0.80	Local Park	Local – provided as two parcels located on either side of waterway with innovative landscape treatment to link the two spaces	CCC
LP-05	0.80	Local Park	Local	CCC
LP-06	1.00	Local Park	Local	CCC
LP-07	1.00	Local Park	Local	CCC
LP-08	1.20	Local Park	Local	CCC
LP-09	1.61	Local Park	District	CCC
LP-10	2.40	Local Park	District	CCC
LP-11	1.00	Local Park	Local	CCC
LP-12	1.00	Local Park	Local	CCC
LP-13	1.00	Local Park	Local	CCC
LP-14	1.00	Local Park	Local	CCC
LP-15	0.70	Local Park	Local	CCC
LP-16	1.00	Local Park	Local	CCC
LP-17	1.00	Local Park	Local	CCC
LP-18	1.00	Local Park	Local	CCC
LP-19	1.00	Local Park	Local	CCC
LP-20	0.80	Local Park	Local	CCC
LP-21	2.00	Local Park	District	CCC
LP-22	1.00	Local Park	Local	CCC
LP-23	1.00	Local Park	Local	CCC
LP-24	1.00	Local Park	Local	CCC
LP-25	0.80	Local Park	Local	CCC
SR-01	11.00	Local Sports Field	2 cricket ovals and 3 soccer fields overlaid, tennis courts and playground	CCC
SR-02	11.00	Local Sports Field	2 cricket/football ovals, netball courts and playground and joint use oval with DE	CCC/DE
SR-03	10.00	Local Sports Field	2 cricket/football ovals, netball courts and playground	CCC

Park ID	Area (ha)	Type	Attributes	Control
SR-04	9.00	Local Sports Field	2 cricket ovals and 3 soccer fields overlaid, and playground	CCC
UP-01	0.05	Local Park	Urban Plaza	CCC
UP-02	0.05	Local Park	Urban Plaza	CCC
IR-01	1.00 (council contribution)	Indoor Recreation Facility	Joint use – 3 basketball courts and associated sport facilities (2.0 ha overall CCC/DE)	CCC/DE
JU-01	TBC	Joint Use Sports Field	1 cricket/football oval	DE

CCC City of Casey

DE Department of Education

Plan 6: Open space and community facilities



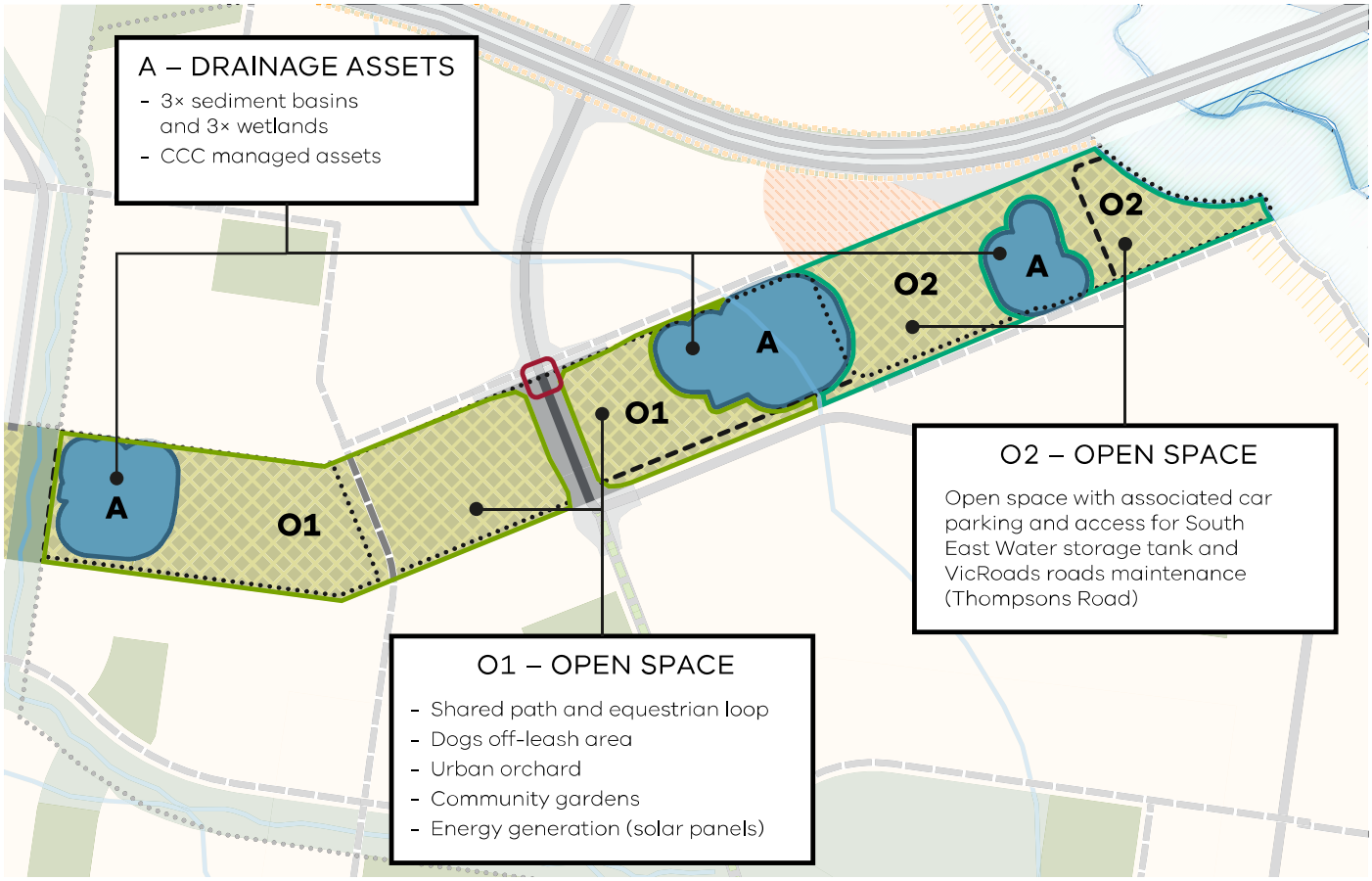
3.3.1 Open space

Requirements	
R37	All public landscaped areas must be designed and constructed to enable practical maintenance, and planted with species suitable to the local climate and soil conditions.
R38	All parks must be located, sized and designed generally in accordance with the location shown on **Plan 6: Open space and community facilities** and relevant description in **Table 7: Open space delivery guide**, unless approved by the responsible authority. The location of a local park may be varied provided **Table 7** does not nominate a specific location for the park, and provided it does not reduce the walkable access to local parks demonstrated on **Plan 6**. The area of the park may vary so long as it remains within the area range for its size category (refer **Appendix F: Open space category guide**). Where a park is smaller than that outlined in the table, the difference must be added to another park or used to create a new park in addition to those outlined in the table. Where a proposed park is larger than outlined in the table it may be accepted so long as it does not result in the removal of another park allocation.
R39	Where a local park shown on **Plan 6: Open space and community facilities** spans multiple properties, the first development proponent to lodge a permit application for land containing the park must prepare an indicative concept master plan for the entire park to the satisfaction of the responsible authority, unless otherwise agreed by the responsible authority.
R40	Design and layout of waterway corridors, BCS conservation areas, and any other service open space must maximise the potential for integration of recreation uses, utility infrastructure and stormwater quality treatment assets, where this does not conflict with the primary function of the land.
R41	Any fencing of open space must be low scale and visually permeable to facilitate public safety, access and surveillance.
R42	Where local parks and recreation areas occur adjacent to BCS conservation areas, they must be designed and managed to complement the outcomes required by the BCS conservation area, subject to the primary recreation and function of the local park being retained.
Guidelines	
G21	Residential lots directly abutting open space should provide for a primary point of access from a footpath or shared path proximate to the lot boundary.
G22	Sports reserves should be developed consistent with the relevant descriptions in the Cardinia Creek South Infrastructure Contributions Plan, unless an alternative master plan is approved by the responsible authority.
G23	Subject to being compatible with **Table 7: Open space delivery guide** and **Plan 6: Open space and community facilities** parks and open space should contain extensive tree planting.
G24	A proponent delivering a master plan for a local park that spans multiple property ownerships should consult with the landowners of parcels covered by the park to ensure an integrated design.
G25	Land in the electricity transmission line easement should be utilised to support community facilities related to walking, cycling and equestrian paths/trails as part of the broader open space network and service utilities, such as stormwater assets, roads, renewable energy sources and the like.

3.3.2 Community facilities and education

Requirements	
R43	Schools and community facilities must be designed to front and be directly accessible from a public street with car parks located away from the main entry.
R44	Community facilities, schools and sports fields which are co-located must be designed to maximise efficiencies through the sharing of car parking and other complementary infrastructure.
R45	Where the responsible authority is satisfied that land shown as a non-government school site is unlikely to be needed and used for a non-government school, that land may be used for an alternative purpose which is generally consistent with the surrounding land uses and the provisions of the applied zone.
R46	Any other public facility e.g. educational, community, or civic infrastructure not shown on **Plan 3: Place-based plan** must be located within or proximate to any town centre or community hub/local convenience centre or council community building, as appropriate.
Guidelines	
G26	Community centres which are located in a town centre should be designed to maximise efficiency of land use through the sharing and overall reduction of car parking spaces.
G27	Schools should be provided with three street frontages, where practicable.
G28	The indicative layout of **Figure 5: Utilities easement concept** may be altered subject to further detailed design, to the satisfaction of the responsible authority.
G29	Any other private facility e.g private childcare, medical or similar not shown on **Plan 3: Place-based plan** should be located within, or proximate to any town centre or community hub, as appropriate.
G30	The location of key entries to schools and community facilities should allow for activation of the street and safe and convenient pedestrian and cyclist access for all ages and abilities.

Figure 5: Utilities easement concept



A assets – drainage
O1 open space
O2 open space with carparking/ access for adjoining utilities

shared path
equestrian trail
pedestrian & two-way bike path
signalised pedestrian/equestrian crossing
primary arterial road – 6 lane

3.4 Biodiversity, threatened species and bushfire management

3.4.1 Biodiversity and threatened species

Requirements	
R47	Removal, destruction or lopping of native vegetation and scattered trees shown on **Plan 7: Native vegetation retention and renewal** must be carried out in accordance with the *'Final approval for urban developments in south-eastern growth corridor under the Melbourne urban growth program strategic assessment'* pursuant to Section 146B of the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). Native vegetation shown for retention must be retained unless a permit has been granted for removal of the vegetation.
R48	Development within Conservation Area 36 must be in accordance with **Figure 6: Cardinia Creek Part 1 Conservation Area 36 (Cardinia Creek Corridor) concept plan**, **Figure 7: Cardinia Creek Part 2 Conservation Area 36 (Cardinia Creek Corridor) concept plan** and **Cross section 1: Conservation area interface (Clyde Creek)** and **Cross section 12: Conservation Area interface – Cardinia Creek (17m)** within **Appendix C: Street cross sections**, to the satisfaction of the Department of Energy, Environment and Climate Action and Melbourne Water.
R49	Public paths or infrastructure located within Conservation Area 36 must be designed to avoid and minimise disturbance to native vegetation and habitat for matters of national environmental significance under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), and be located in accordance with the Conservation Area Concept Plans shown in **Figure 6, Figure 7** and **Figure 8** to the satisfaction of the Department of Energy, Environment and Climate Action.
R50	Lighting of public areas must be in accordance with the conservation area concept plan (see **Figure 6, Figure 7** and **Figure 8**). It must include baffling to prevent light spill and glare within and adjacent to Conservation Area 36, unless otherwise agreed by the Department of Energy, Environment and Climate Action.
R51	Development abutting a BCS conservation area must be in accordance with the corresponding conservation interface plan (see **Figure 6, Figure 7** and **Figure 8**), to the satisfaction of the Department of Energy, Environment and Climate Action.
R52	Any proposed development or works within a BCS conservation area must obtain the approval of the Department of Energy, Environment and Climate Action.
R53	Drainage from stormwater treatment infrastructure must be designed to minimise the impacts on biodiversity values, particularly matters of national environmental significance.
Guidelines	
G31	Where located adjacent or nearby BCS conservation areas, local parks should be designed and constructed to maximise integration.
G32	Where appropriate, public open spaces should be co-located with BCS conservation areas and waterways to help buffer the conservation areas.
G33	Indigenous species should be used when planting adjacent to the BCS conservation areas, waterway corridors and retained indigenous vegetation.
G34	Street trees and landscaping in public open spaces should contribute to the habitat of indigenous fauna species.
G35	Planting in streetscapes and parks abutting waterways should make use of indigenous species, to the satisfaction of the Responsible Authorities.

Plan 7: Native vegetation retention and renewal

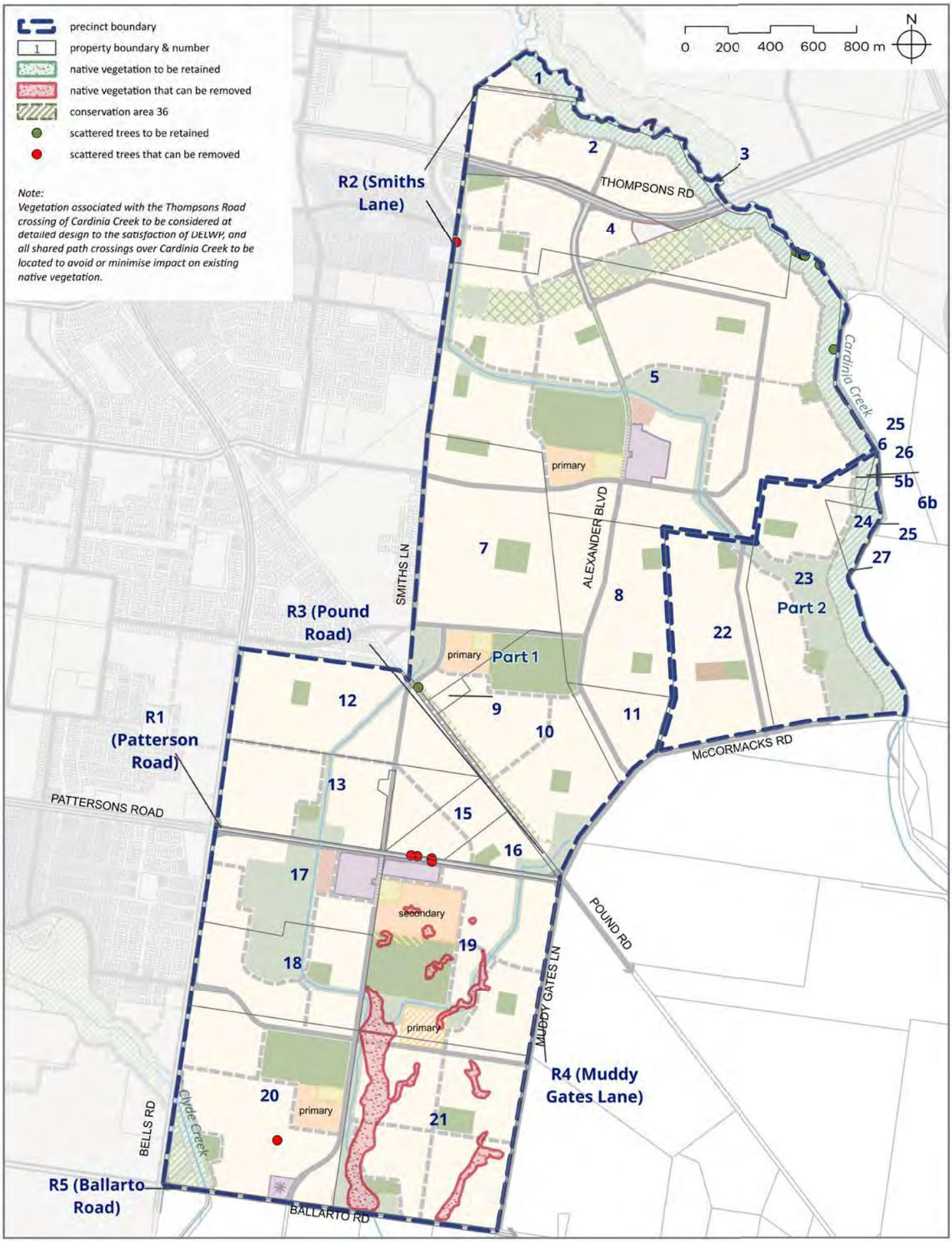
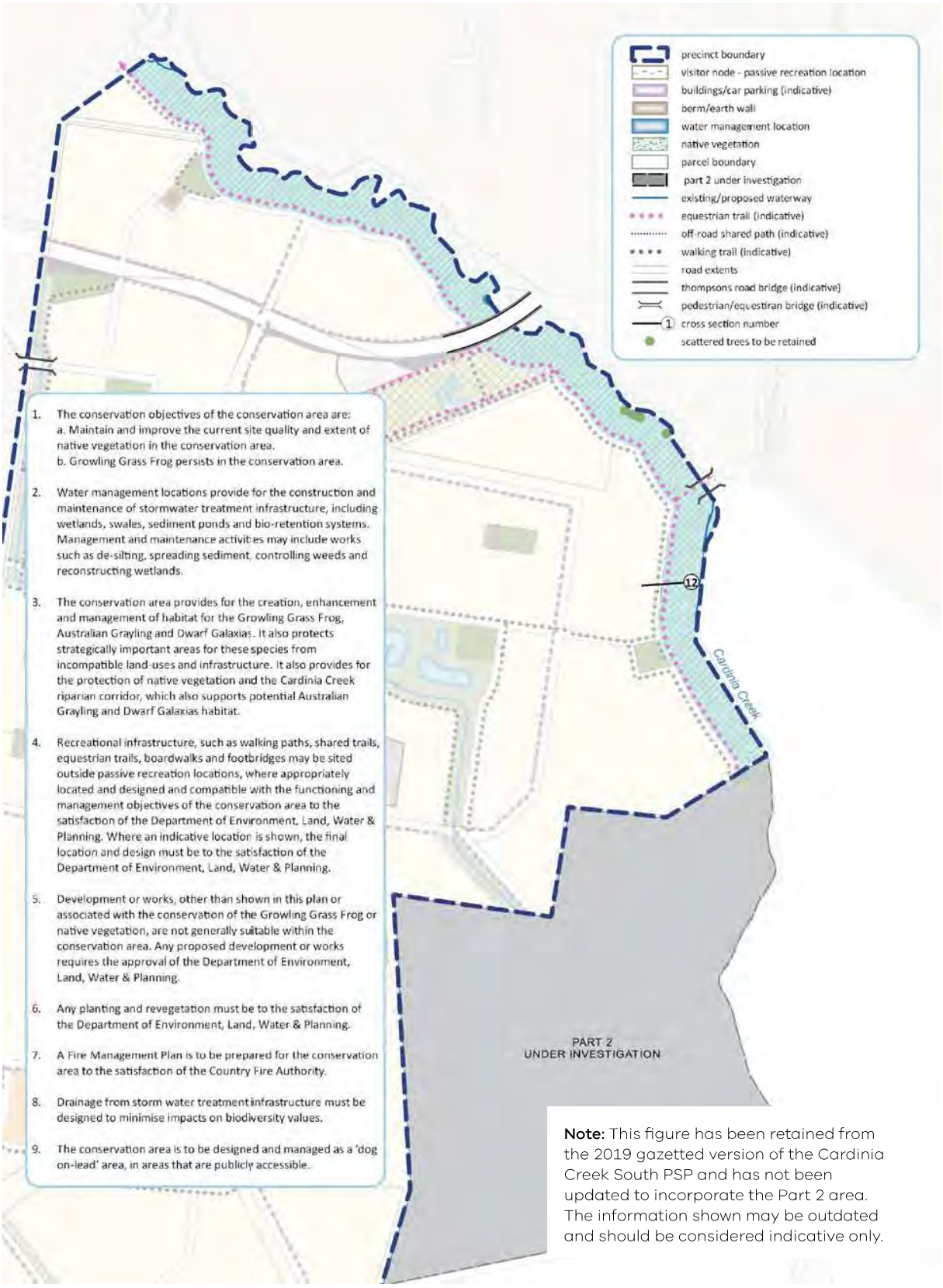


Figure 6: Cardinia Creek Part 1 Conservation Area 36 (Cardinia Creek Corridor) concept plan



Note: This figure has been retained from the 2019 gazetted version of the Cardinia Creek South PSP and has not been updated to incorporate the Part 2 area. The information shown may be outdated and should be considered indicative only.

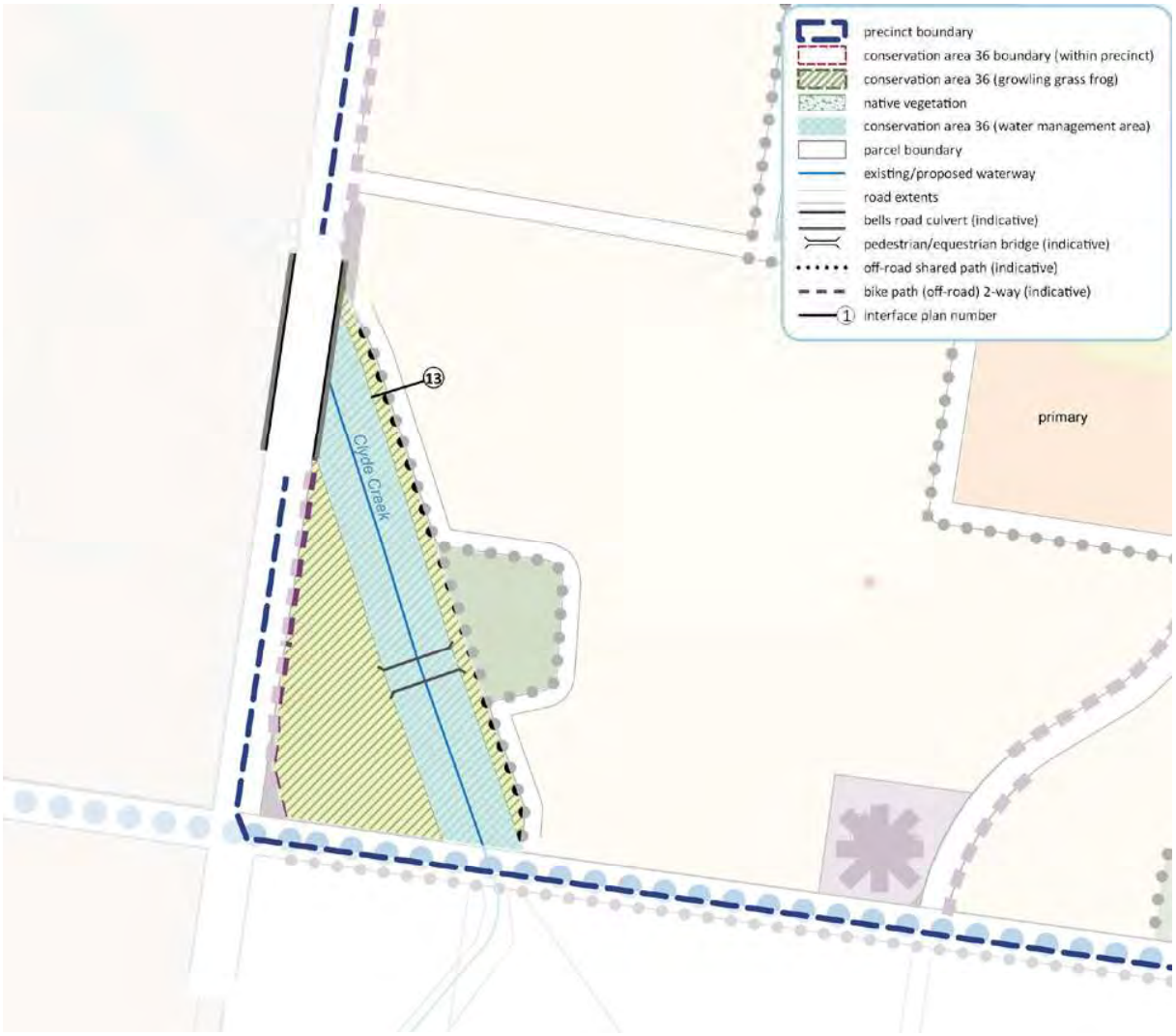
Figure 7: Cardinia Creek Part 2 Conservation Area 36 (Cardinia Creek Corridor) concept plan



NOTES

1. The conservation objectives of the conservation area are:
   - Maintain and improve the current site quality and extent of native vegetation in the conservation area.
   - That Growling Grass Frog persists in the conservation area.
2. Water management locations provide for the construction and maintenance of stormwater treatment infrastructure, including wetlands, swales, sediment ponds and bio-retention systems. Management and maintenance activities may include works such as de-silting, spreading sediment, controlling weeds and reconstructing wetlands.
3. The conservation area provides for the creation, enhancement and management of habitat for the Growling Grass Frog, Australian Grayling and Dwarf Galaxias. It protects strategically important areas for these species from incompatible land uses and infrastructure. It also provides for the protection of native vegetation and the Cardinia Creek riparian corridor, which also supports potential Australian Grayling and Dwarf Galaxias habitat.
4. Recreational infrastructure, such as walking paths, shared trails, equestrian trails, boardwalks and footbridges may be sited within passive recreation locations, where appropriately located and designed and compatible with the functioning and management objectives of the conservation area to the satisfaction of the Department of Energy, Environment and Climate Action.
5. Recreational infrastructure such as walking paths, shared trails, equestrian trails, boardwalks and footbridges may be sited within the waterways and drainage reserve to the satisfaction of Melbourne Water.
6. Development of works, other than shown in this plan or associated with the conservation of Growling Grass Frog or native vegetation, are not generally suitable within the conservation area. Any proposed development or works requires the approval of the Department of Energy, Environment and Climate Action.
7. Any planting and revegetation must be to the satisfaction of the Department of Energy, Environment and Climate Action.
8. A Fire Management Plan is to be prepared for the conservationarea to the satisfaction of the Country Fire Authority.
9. Drainage from stormwater treatment infrastructure must be designed to minimise impacts on biodiversity values.
10. The conservation area is to be designed and managed as a 'dog on lead' area, in areas that are publicly accessible.
11. Adjacent stormwater assets must be designed to enable connection for the supply of treated stormwater to future Growling Grass Frog wetlands within the conservation area.
12. All necessary bushfire setbacks must be located outside of the BCS conservation area.

Figure 8: Cardinia Creek Conservation Area 36 (Clyde Creek corridor) concept plan



Note: This plan is from the 2019 gazetted version of the Cardinia Creek South PSP and has not been edited.

NOTES

1. The conservation objectives of the conservation area are:
   - Maintain and improve the current site quality and extent of native vegetation in the conservation area.
   - That Growling Grass Frog persists in the conservation area.
2. Water management locations provide for the construction and maintenance of stormwater treatment infrastructure, including wetlands, swales, sediment ponds and bio-retention systems. Management and maintenance activities may include works such as de-silting, spreading sediment, controlling weeds and reconstructing wetlands.
3. The conservation area provides for the creation, enhancement and management of habitat for the Growling Grass Frog, Australian Grayling and Dwarf Galaxias. It also protects strategically important areas for these species from incompatible land uses and infrastructure. It also provides for the protection of native vegetation and the Cardinia Creek riparian corridor, which also supports potential Australian Grayling and Dwarf Galaxias habitat.
4. Recreational infrastructure, such as walking paths, shared trails, equestrian trails, boardwalks and footbridges may be sited outside passive recreation locations, where appropriately located and designed and compatible with the functioning and management objectives of the conservation area to the satisfaction of the Department of Environment, Land, Water & Planning. Where an indicative location is shown, the final location and design must be to the satisfaction of the Department of Environment, Land, Water & Planning.
5. Development or works, other than shown in this plan or associated with the conservation of the Growling Grass Frog or native vegetation, are not generally suitable within the conservation area. Any proposed development or works requires the approval of the Department of Environment, Land, Water & Planning.
6. Any planting and revegetation must be to the satisfaction of the Department of Environment, Land, Water & Planning.
7. A Fire Management Plan is to be prepared for the conservation area to the satisfaction of the Country Fire Authority.
8. Drainage from storm water treatment infrastructure must be designed to minimise impacts on biodiversity values.
9. The conservation area is to be designed and managed as a 'dog on-lead' area, in areas that are publicly accessible.

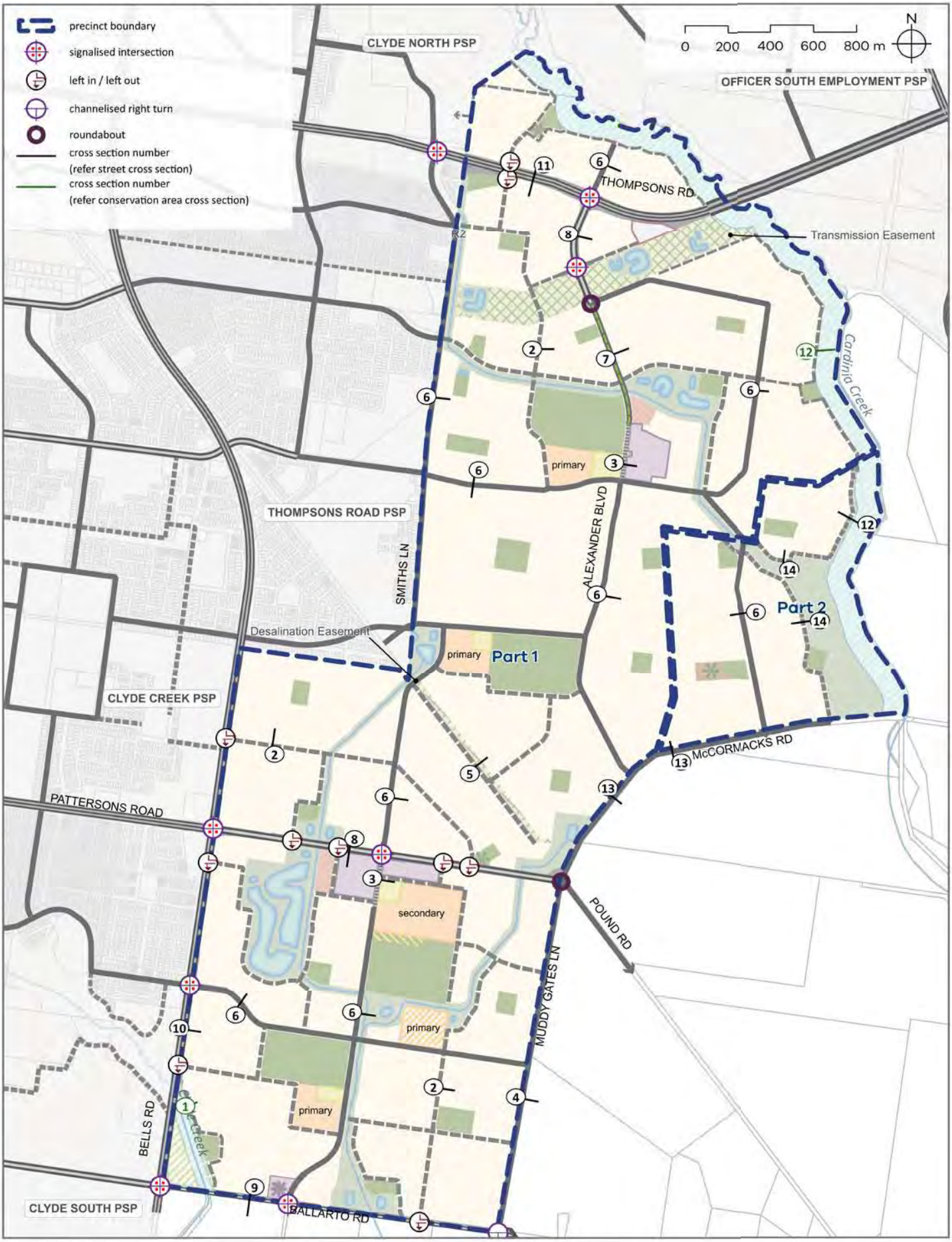
3.4.2 Bushfire management

Requirements	

R54	For the purpose of Clause 56.06-7 of the *Casey Planning Scheme*, the following requirements of the relevant fire authority must be met, unless otherwise approved by the Country Fire Authority:
	– Constructed roads must be a minimum of 7.3m trafficable width where cars park on both sides, or:
	  – A minimum of 5.5m in trafficable width where cars may park on one side only
	  – A minimum of 3.5m width no parking and 0.5m clearance to structures on either side, and if this width applies, there must be passing bays of at least 20m long, 6m wide and located not more than 200m apart
	– Roads must be constructed so that they are capable of accommodating a vehicle of 15 tonnes for the trafficable road width
	– The average grade of a road must be no more than 1 in 7 (14.4% or 8.1°)
	– The steepest grade on a road must be no more than 1 in 5 (20% or 11.3°) with this grade continuing for no more than 50 metres at any one point
	– Dips on the road must have no more than 1 in 8 grade (12.5% or 7.1°) entry and exit angle
	– Constructed dead end roads more than 60 metres in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll over curbs if they are provided).

R55	An equestrian trail/fire access track must be provided in accordance with **Figure 6**, **Figure 7**, and **Cross section 12** in **Appendix C** to the satisfaction of the Country Fire Authority and DEECA.
Guidelines	
G36	Vegetation planted within the fuel reduction zone identified in **Figure 1: Transitional housing in Cardinia Creek South Part 1 Precinct**, should be non-volatile. The first 19 metres of land within the conservation area, as shown on **Figure 1**, should be managed as grassland in accordance with AS3959-2009, by the relevant public land manager.

Plan 8: Street network



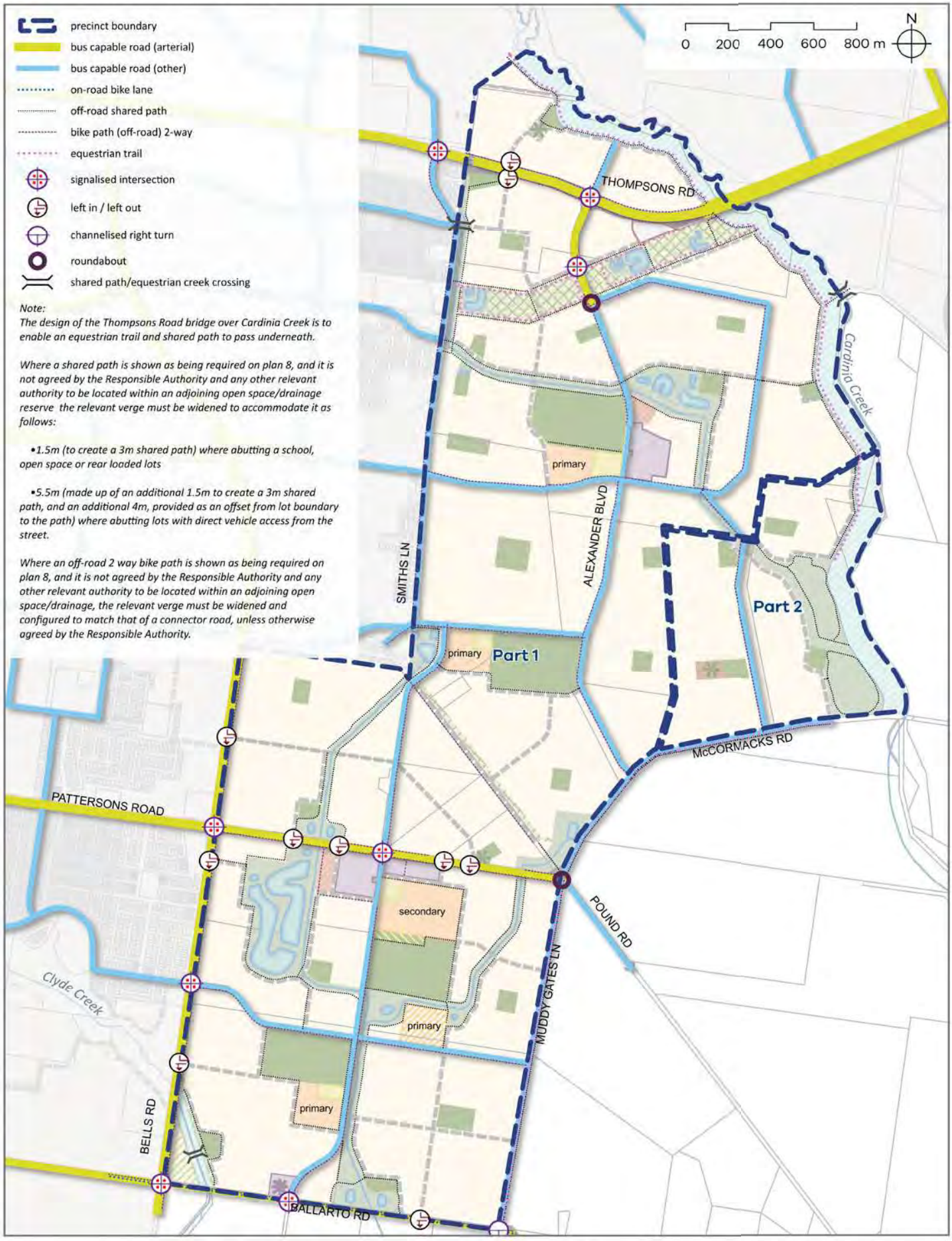
3.5 Transport and movement

3.5.1 Streets

Requirements	
R56	Subdivision layouts must provide: – a permeable and safe network for walking and cycling – a safe and low speed street network that encourages walking and cycling – convenient access to points of interest and destinations – effective integration with neighbouring subdivisions.
R57	Approximately 30 per cent of local streets (including connector streets) within a subdivision must apply an alternative cross section to the 'standard' cross section for these streets outlined in **Appendix C: Street cross sections**. Examples of potential variations are provided in **Appendix C**, however others are encouraged, including but not limited to: – varied street tree placement – varied footpath or carriageway placement – introduction of elements to create a boulevard effect – end of local street network shared zone/pedestrian priority roads with alternate finishes, materials and edge treatments – varied carriageway or parking bay pavement – differing tree outstand treatments. For the purposes of this requirement, changes to street tree species between or within streets do not constitute a variation. All alternative cross sections must ensure that: – 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 (illustrated in **Appendix C**) are maintained, unless otherwise approved by the responsible authority.
R58	Where a single street spans multiple properties, that street may consist of multiple cross sections so long as a suitable transition is created. Where that street has already been constructed or approved for construction to a property boundary, the onus is on the development connecting into that street to adopt a consistent cross-section until a suitable transition can be made.
R59	Convenient and direct access to the connector road network must be provided through neighbouring properties where a property does not otherwise have access to the connector network or signalised access to the arterial road network, as appropriate.
R60	Vehicle access to lots fronting arterial roads must be provided from a local internal loop road, side road or rear lane only, to the satisfaction of the road authority.
R61	Vehicle access to lots fronting Alexander Boulevard, north of the Town Centre, must be provided with a mix of side road, rear loaded and direct driveway access to the satisfaction of the road authority.
R62	Streets must be constructed to property boundaries where an inter-parcel connection is intended or indicated in the PSP, by any date or stage of development required or approved by the responsible authority.

R63	Where roundabouts are required at cross road intersections, they must be designed to slow vehicles, provide for pedestrian visibility and safety, and ensure connectivity/continuity of shared paths and bicycle paths.
R64	Vehicle access to lots from a public street must allow sufficient separation between crossovers to allow for a minimum of one on-street car park for every two residential lots.
R65	Where a lot is six metres or less in width, vehicle access must be via a rear laneway, unless otherwise approved by the responsible authority.
R66	Development must positively address all waterways in accordance with **Plan 10: Integrated water management**, through the use of frontage roads to the satisfaction of Melbourne Water and the responsible authority.
R67	Any connector road or access street abutting a school must be designed to achieve slow vehicle speeds and provide designated pedestrian crossing points, as required by the responsible authority.
R68	The design and construction of any road or pedestrian crossing of Clyde Creek or Cardinia Creek must ensure that impacts to Dwarf Galaxias, Australian Grayling and Growling Grass Frog are minimised to the greatest feasible extent, to the satisfaction of the Department of Environment, Land Water and Planning. With regard to Growling Grass Frog, the design and construction of any crossing must be consistent with the Design and construction standards for Growling Grass Frog passage structures (DELWP 2017).
Guidelines	
G37	Street layouts should provide multiple convenient routes to major destinations such as the local town centres and the broader arterial road network.
G38	Street block lengths should not exceed 240 metres to ensure a permeable and low speed environment for pedestrians, cyclists and vehicles is achieved.
G39	Culs-de-sac should not detract from convenient pedestrian, cycle and vehicular connections and should be permeable to enable pedestrian and bike movement.
G40	Slip lanes should be avoided in areas of high pedestrian activity and only provided at intersections between arterial roads and arterial roads where they are necessitated by high traffic volumes, to the satisfaction of the roads authority.
G41	The frequency of vehicular crossovers on verges in excess of six metres and high amenity frontages should be minimised through the use of a combination of: – rear loaded lots with laneway access – vehicular access from the side of a lot – combined or grouped crossovers – increased lot widths.
G42	Streets should be the primary interface between development and waterways. Public open space and lots with a direct frontage may be provided as a minor component of the waterway interface. Where lots with direct frontage are provided, they should be set back up to 5.0 metres from the waterway corridor to provide pedestrian and service vehicle access to those lots, to the satisfaction of Melbourne Water and the responsible authority.
G43	All signalised intersections should be designed in accordance with the VicRoads Growth Area Road Network Planning Guidance and Policy Principles handbook.
G44	Breaks in medians along Alexander Boulevard should only be permitted where they facilitate right hand turns for the local street network, to the satisfaction of the roads authority.

Plan 9: Public transport and path network



Note:
The design of the Thompsons Road bridge over Cardinia Creek is to enable an equestrian trail and shared path to pass underneath.

Where a shared path is shown as being required on plan 8, and it is not agreed by the Responsible Authority and any other relevant authority to be located within an adjoining open space/drainage reserve the relevant verge must be widened to accommodate it as follows:

- *1.5m (to create a 3m shared path) where abutting a school, open space or rear loaded lots*
- *5.5m (made up of an additional 1.5m to create a 3m shared path, and an additional 4m, provided as an offset from lot boundary to the path) where abutting lots with direct vehicle access from the street.*

Where an off-road 2 way bike path is shown as being required on plan 8, and it is not agreed by the Responsible Authority and any other relevant authority to be located within an adjoining open space/drainage, the relevant verge must be widened and configured to match that of a connector road, unless otherwise agreed by the Responsible Authority.

3.5.2 Public transport

Requirements	
R69	All roads and intersections shown as bus capable on **Plan 9: Public transport and path network** must be constructed to accommodate ultra-low-floor buses to the satisfaction of Public Transport Victoria and the responsible authority.
R70	All bus stop facilities, including any transport interchanges, must be designed as an integral part of town centres and activity generating land uses such as schools, sports reserves and employment areas.
R71	The street network must be designed to ensure all households are able to directly and conveniently walk to public transport services.

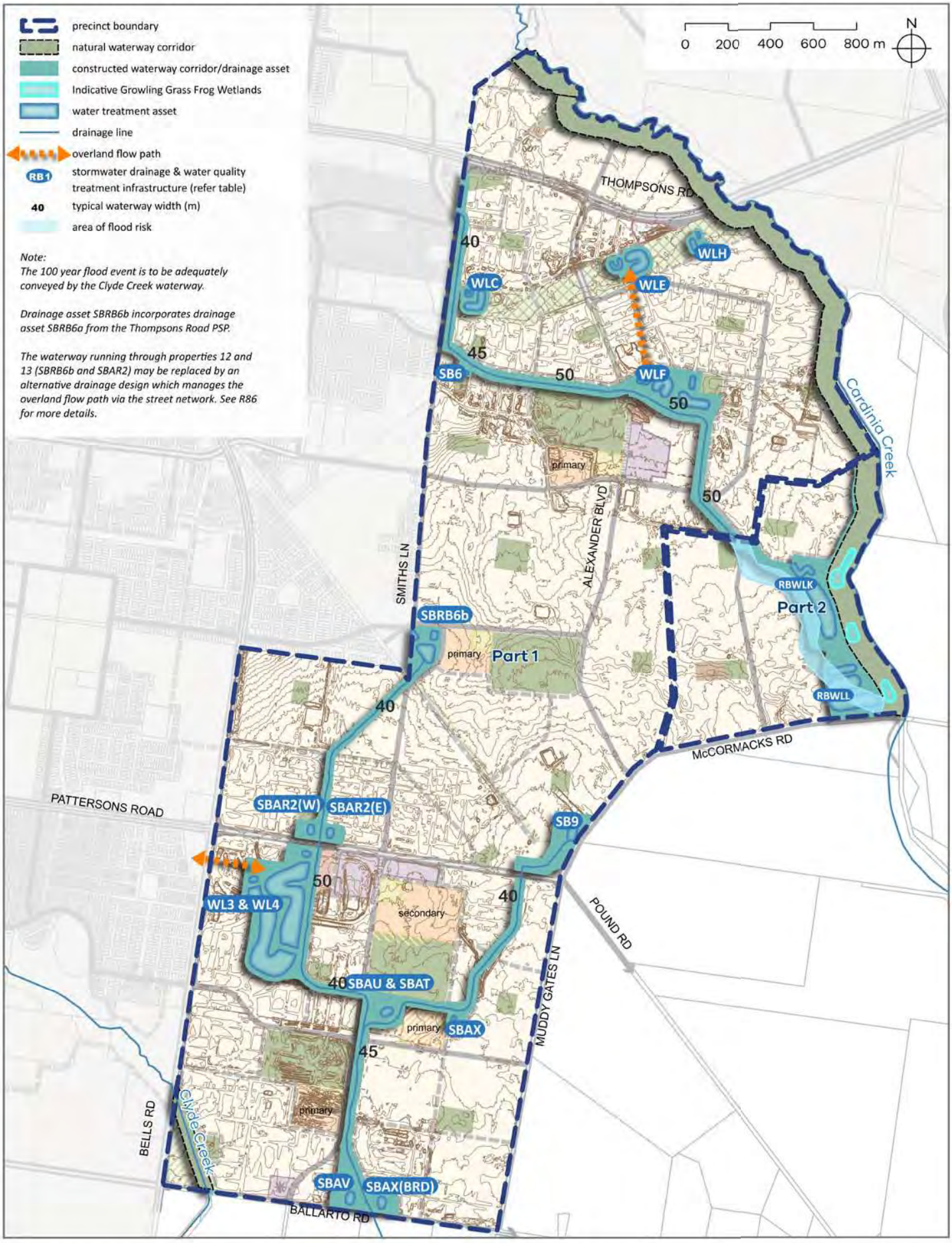
3.5.3 Walking and cycling

Requirements	
R72	The design of all streets and arterial roads must give priority to the requirements of pedestrians and cyclists by providing: – footpaths of at least 1.5 metres on both sides of all streets and roads unless otherwise specified by the PSP and relevant cross-sections – shared paths or bicycle paths where shown on **Plan 9: Public transport and path network** or as shown on the relevant cross-sections in **Appendix C: Street cross sections**, or as specified by another requirement in the PSP – safe, accessible and convenient crossing points of connector roads and local streets at all intersections, key desire lines and locations of high amenity (e.g. town centre and open space) – safe pedestrian crossings of arterial roads at all intersections, at key desire lines, and at regular intervals appropriate to the function of the road and public transport provision – pedestrian priority crossings on all slip lanes – safe and convenient transition between on- and off-road bicycle networks All to the satisfaction of the coordinating roads authority and the responsible authority.
R73	Specifications for any bicycle path on a connector road shown on a construction or engineering plan approved under a subdivision permit, must also be to the satisfaction of Public Transport Victoria.
R74	Shared and pedestrian paths along waterways must: – be delivered by development proponents consistent with the network shown on **Plan 9: Public transport and path network** – be above 1:10 year flood level with any crossing of the waterway designed to be above the 1:100 flood level to maintain hydraulic function of the waterway – be constructed to a standard that satisfies the requirements of Melbourne Water – Where a shared path is to be delivered on one side of a waterway as outlined in **Plan 9**, a pedestrian path is also to be delivered on the other side of the waterway but may be constructed to a lesser standard such as granitic gravel or similar granular material. – be located to minimise disturbance to native vegetation and Growling Grass Frog habitat and be generally located in accordance with conservation area concept plans in **Figure 6: Cardinia Creek Part 1 Conservation Area 36 (Cardinia Creek Corridor) concept plan** and **Figure 7: Cardinia Creek Part 2 Conservation Area 36 (Cardinia Creek Corridor) concept plan**. All to the satisfaction of the Melbourne Water and the responsible authority.

R75	Bicycle parking facilities must be provided by development proponents in convenient locations at key destinations such as parks and activity centres. Bicycle parking in activity centres should be centrally located, with some bays including weather protection.
R76	The alignment of the off-road bicycle path must be designed for cyclists travelling up to 30 km/hr.
R77	Bicycle priority at intersections of minor streets and connector roads with dedicated off-road bicycle paths must be achieved through strong and consistent visual and physical cues and supportive directional and associated road signs.

Guidelines	
G45	Lighting should be installed along shared, pedestrian, and cycle paths linking key destinations, unless otherwise approved by the responsible authority.
G46	The alignment of the off-road bicycle path should be designed for cyclists travelling up to 30 km/hr, to the satisfaction of the responsible authority.
G47	In addition to the pedestrian crossings shown on **Plan 9: Public transport and path network** and those provided by local street crossings, development proponents should provide additional pedestrian waterway crossings at 400 metre intervals, with the exception of Cardinia Creek.

Plan 10: Integrated water management



3.6 Integrated water management and utilities

3.6.1 Integrated water management

Requirements	
R78	A subdivision of 60 or more lots must include an Integrated Water Management Plan, in accordance with Clause 56.01-2 and Clause 56.07 of the *Casey Planning Scheme*.
R79	Development must meet best practice stormwater quality treatment standards prior to discharge to receiving waterways and as outlined on **Plan 10: Integrated water management**, unless otherwise approved by Melbourne Water.
R80	Development must meet stormwater quality treatment standards, related to suspended solid loads (85 per cent reduction) prior to discharge to Cardinia Creek as outlined on **Plan 10: Integrated water management**, unless otherwise approved by Melbourne Water and the responsible authority.
R81	Where a waterway is shown on **Plan 10: Integrated water management**, development works must: – not encroach past the waterway corridor defined in this PSP, unless otherwise agreed by the responsible authority and Melbourne Water – minimise earthworks and impact on the existing landform of the waterway – Retain existing vegetation as part of waterway landscaping – incorporate streets as the primary interface between development and waterways. All to the satisfaction of Melbourne Water and the responsible authority.
R82	The final design, location and boundary of constructed waterways, waterway corridors, stormwater quality treatment infrastructure and associated paths, boardwalks, bridges, and planting must be to the satisfaction of Melbourne Water and the responsible authority. The areas and constructed water corridors identified in the table and shown on **Plan 10: Integrated water management** may be changed or modified to the satisfaction of Melbourne Water and the responsible authority. Management responsibility for drainage and water quality assets may also be subject to change.
R83	Development staging must provide for the delivery of ultimate waterway and drainage infrastructure, including stormwater quality treatment. Where this is not possible, development proposals must demonstrate how any interim solution adequately manages and treats stormwater generated from the development and how this will enable delivery of an ultimate drainage solution, all to the satisfaction of Melbourne Water and the responsible authority.
R84	For development in Part 2 only, prior to the issue of a Statement of Compliance for the first stage of subdivision or completion of the first stage of development of the PSP parcel, all Development Services Scheme assets identified for the relevant parcel in **Table 8: Stormwater drainage and water quality treatment infrastructure** must be constructed in their ultimate form to the satisfaction of the responsible authority and Melbourne Water. 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: – 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.

R85	For development in Part 2 only, proposals for development that rely on: – the staged delivery of assets identified for that PSP parcel; or – a proposal for interim drainage solutions for one or more stages; or – the delivery of assets identified for that PSP parcel at a later stage of the subdivision or development may be considered by Melbourne Water and the responsible authority where it can be demonstrated to their satisfaction that: – the ultimate drainage assets cannot reasonably be delivered prior to the issue of a Statement of Compliance for the first stage of subdivision – the proposed drainage solution will satisfactorily manage flood flows and stormwater generated by the development, including stormwater treatment, without adverse impacts on surrounding or downstream properties, cultural heritage, groundwater, infrastructure or the environment (in particular, matters of state and national environmental significance (Australian Grayling, Dwarf Galaxias and Growling Grass Frog)) – unless otherwise agreed, the proposed drainage solution will not compromise the delivery of the ultimate DSS drainage assets, and there is a mechanism to ensure construction of the ultimate asset – to the extent that the proposed drainage solution does not contribute to the ultimate form of a DSS asset, that any interim or temporary drainage solutions will be decommissioned prior to the issue of a Statement of Compliance for the final stage of a permitted subdivision – the proposed drainage solution will not result in any additional costs to the DSS – 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.
R86	The location and design of stormwater management infrastructure must consider matters of state and national environmental significance under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth)., particularly where they occur upstream of, within or adjacent to BCS conservation areas and must be designed and located to protect and manage Growling Grass Frog, Australian Grayling and Dwarf Galaxias habitat.
R87	Stormwater conveyance and treatment must be designed in accordance with the relevant Development Services Scheme, to the satisfaction of Melbourne Water.
R88	An overland flow path must be provided from Bells Road (outfall of RB8b) to WL3 and WL4 in the form of a key local access road as shown on **Plan 2: Precinct features** and **Plan 9: Public transport and path network**.
R89	Despite any conflicting requirements, the waterway running through properties 12 and 13 may be removed subject to an alternative drainage design that is approved by both Melbourne Water and the responsible authority. An alternative drainage design must safely manage the 1 in 100 year (1% AEP) Overland Flow via a series of widened roads from SBRB6 to WL3 and WL4. Any reduction in drainage reserve must result in additional local park(s) being provided for to ensure the ICP public land equalisation rate is not altered for the overall PSP area. At least one additional bike path must be provided for within one of the local roads to maintain connectivity through the precinct.