The Metropolitan Planning Authority (MPA) has prepared Precinct Structure Plans (PSPs) to guide development of new residential precincts for the Clyde Creek precinct (PSP 1054) and the Casey Fields South precinct (PSP 1057.1) in Clyde. Preparation of the draft PSPs has been undertaken by the MPA in consultation with state government agencies and the City of Casey.

The Clyde Creek PSP covers an area of approximately 1,154 hectares in the City of Casey. The precinct extends from Hardys Road in the north to Ballarto Road in the south; and from Berwick-Cranbourne Road/Clyde-Five Ways Road in the west to Pound Road and Bells Road extension in the east. This precinct will ultimately support a residential community of approximately 13,900 dwellings, a projected population of around 38,800 people and deliver more than 7,500 local jobs.

Casey Fields South PSP occupies an area of approximately 110 hectares in the City of Casey. The precinct extends from Clyde-Five Ways Road in the east, to Casey Fields Boulevard in the west; and north from Ballarto Road to the southern boundary of Casey Fields Sportsgrounds in the north. This precinct will ultimately support a residential community of approximately 1,460 dwellings and a population of around 4,100 people.

Following a community consultation and consideration and resolution of any matters raised, the MPA proposes to recommend to the Minister for Planning that he approves PSPs 1054 and 1057.1 and grants the two (2) planning permits PlnE00413/13 and PlnE00414/13 in accordance with the Planning and Environment Act 1987. Before finalising the PSP and making recommendations, the MPA wishes to hear your views on the PSPs and the proposals. Please provide your comments in writing to the MPA by Friday 4th April, 2014.

The MPA is also planning the development of an adjacent precinct – Thompsons Road PSP 1053 – concurrently with Clyde Creek and Casey Fields South PSPs. Planning of the three precincts has been co-ordinated to ensure the effective provision of transport infrastructure, open space and community facilities as well as providing locations for major and local town centres and local employment opportunities.

A combined Clyde Development Contributions Plan (DCP) has been prepared for the three combined precincts and the draft DCP is on public consultation concurrently with the three PSPs.

See plan overleaf for proposed layout and details...
THE PLAN

The Clyde Creek and Casey Fields South draft future urban structure plans are included in this newsletter. The future urban structure forms an integral part of an overall Precinct Structure Plan (PSP). The PSP will guide future development and enable urban development to start in Clyde Creek and Casey Fields South.

The draft future urban structure plan for the Clyde Creek precinct reflects the residential nature of the precinct, and provides for the protection of biodiversity and heritage values in the area. The prominent landform of Clyde Creek and its surrounds will form the key environmental, recreational and community spine of the future suburb.

Planning for the PSP integrates stormwater drainage design and an open space/trails network with requirements for the design of Growling Grass Frog ponds and foraging areas in the Clyde Creek corridor.

Heritage values within the Clyde Creek precinct have been identified and retained in the draft PSP. The existing character of Clyde Township has been a key consideration in the planning of the township’s interface and connection with the proposed Clyde Major Town Centre.

The draft future urban structure plan for the Casey Fields South Residential PSP shows this precinct’s connection to regional playing fields, and its proximity to the existing Clyde Township, proposed Clyde Major Town Centre, and a potential future Clyde Railway Station.

Management of water, stormwater and wastewater within the Clyde-Casey sub-corridor was assessed as part of the preparation of the PSP. Recycled water (in addition to the normal potable water supply) will be available within the precincts to guarantee security of supply to residential, employment and open space uses. A regional stormwater solution will offer opportunities to treat and recycle stormwater, and meet rigorous environmental standards for the discharge of any stormwater into Western Port.

VISION

Clyde Creek is planned to be a community where a distinct urban form, characterised by a grid of high quality streets, is complemented by an extensive natural creek environment and park network. The Clyde Major Town Centre, planned immediate to the north of the potential future Clyde railway station, will deliver extensive services and facilities to the surrounding residential area.

Clyde Creek will be a place that residents and businesses are proud to call home, a place of significant housing choice, catering for a diversity of people, and a connected community through public transport, road-trail networks and integrated community hubs.

Significant biodiversity within the Clyde Creek corridor has been recognised through the conservation and enhancement of the Growing Grass Frog Category 1 habitat area. The prominent landform of the precinct, Clyde Creek, will form the key environmental, recreational and community spine of the future suburb. The topography of the precinct provides for attractive views and vistas.

Heritage values - both aboriginal and cultural heritage and post-contact heritage sites - have been identified and incorporated into the future urban structure of Clyde Creek Precinct.

Casey Fields South PSP will guide development of a residential community with easy access to regional playing fields. The plan recognises and builds on the site’s proximity to the existing Clyde Township and planned Clyde Major Town Centre. This precinct will provide an urbanised link between existing development to the west of Casey Fields Boulevard, and proposed new residential areas to the east of Clyde-Five Ways Road in PSP 1054.

Planning Issues

Key planning issues that have been addressed in preparing these Precinct Structure Plans include:

- Urban design of the Clyde Major Town Centre.
- Aboriginal Cultural Heritage and post-contact heritage.
- Interface with the existing Clyde Township.
- Biodiversity, habitat protection and the Clyde Creek Growling Grass Frog Conservation area.
- Open space and pedestrian/bicycle links.
- Connection to and interface with Casey Fields sports fields.
- Future public transport links.
- Whole of water cycle management and environmental sustainability.
Whole of water cycle management and environmental sustainability.

Future public transport links.

•

Connecti  on to and interface with Casey Fields sports fi  elds.

Open space and pedestrian/bicycle links.

•

Aboriginal Cultural Heritage and post-contact heritage.

Urban design of the Clyde Major Town Centre.

•

Key planning issues that have been addressed in preparing these Precinct Structure Plans include:

- The plan recognises and builds on the site's proximity to the existi  ng Clyde Township and planned Clyde Major

- Incorporated into the future urban structure of Clyde Creek Precinct.

- Heritage values - both aboriginal and cultural heritage and post-contact heritage sites - have been identi  fi  ed and

- The precinct provides for att  racti  ve views and vistas.

- Clyde Creek is planned to be a community where a disti  nct urban form, characterised by a grid of high quality

- Development and enable urban development to start in Clyde Creek and Casey Fields South.

- Significant biodiversity within the Clyde Creek corridor has been recognised through the conservati  on and

- Enhancement of the Growing Grass Frog Category 1 habitat area.

- The prominent landform of the precinct, Clyde

- The draft   future urban structure plan for the Casey Fields South Residenti  al PSP shows this precinct's connecti  on to

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**IMPLEMENTING THE PLAN – PROPOSED CHANGES TO THE CASEY PLANNING SCHEME**

Amendment C186 proposes to:

- Incorporate three new documents into the planning scheme by listing them in the Schedule to Clause 81.01:
  - Clyde Creek Precinct Structure Plan, February 2014.
  - Small Lot Housing Code, February 2014.
- Introduce and apply Schedule 7 to the Urban Growth Zone (UGZ7) and Schedule 8 to the Urban Growth Zone (UGZ8) to land in the amendment area. These zones set out the land use and development controls for the two precincts. Schedule 7 to the Urban Growth Zone requires land use and development to be generally in accordance with the incorporated Clyde Creek Precinct Structure Plan. Schedule 8 to the Urban Growth Zone requires land use and development to be generally in accordance with the Casey Fields South Residential Precinct Structure Plan;
- Rezone land around the Clyde Quarry from Farming Zone (FZ2) to Urban Growth Zone Schedule 7 (UGZ7);
- Rezone land along Clyde Creek from Urban Floodway Zone (UFZ) to Urban Growth Zone Schedule 7 (UGZ7);
- Introduce Schedule 5 to the Special Use Zone (SUZ5);
- Rezone land identified within the Clyde Creek PSP as ‘Growling Grass Frog Conservation Area’ from part Urban Floodway Zone and part Urban Growth Zone to Schedule 5 to the Special Use Zone (SUZ5);
- Update the Schedule to Clause 43.01 to reflect recommendations contained within the ‘Clyde Creek Precinct Structure Plan – Heritage Assessments Report’ prepared by Ray Tonkin.
- Require public open space contributions in the Clyde Creek and Casey Fields South Residential Precinct Structure Plan areas when land is subdivided by amending the Schedule to Clause 52.01;
- Update the Schedule to Clause 66.04 to require permit applications for Town Centres to be referred to the Metropolitan Planning Authority and permit applications within the Hardys Road Quarry buffer area to be referred to the Department of State Development, Business and Innovation.

**PERMIT INFORMATION AND PLANS**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Applicant</th>
<th>Proposal</th>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>PlnE00413/13</td>
<td>National Pacific Properties Pty Ltd</td>
<td>To subdivide the land into 746 lots</td>
<td>100 Pattersons Road, Clyde (Portion 52, Parish of Cranbourne)</td>
</tr>
<tr>
<td>PlnE00414/13</td>
<td>Browns Property Group</td>
<td>To subdivide the land into 897 lots</td>
<td>25 Pattersons Road, Clyde (Lot 2 on PS500076D)</td>
</tr>
</tbody>
</table>
The Metropolitan Planning Authority and Casey City Council will host an information session about the Precinct South PSPs and the draft planning permits associated with the two planning permit applications are available from Electronic copies of the Amendment to the draft Casey Planning Scheme C186, the Clyde Creek and Casey Fields Precinct boundary.

The Clyde Development Contributions Plan (DCP) is on public consultation concurrently with the three PSPs. A combined Clyde Development Contributions Plan (DCP) has been prepared by the MPA in consultation with Casey City Council, state government agencies and the City of Casey.

The DCP provides a strategy for the provision of transport infrastructure, open space and community facilities that will support the growth and development of the Clyde Creek and Casey Fields South precincts. The DCP includes a strategy for the provision of transport infrastructure, open space and community facilities to support the growth and development of the Clyde Creek and Casey Fields South precincts.

To raise more than $370 million to help pay for new parks, the MPA has prepared a strategy that includes a strategy for the provision of transport infrastructure, open space and community facilities to support the growth and development of the Clyde Creek and Casey Fields South precincts.

The MPA will accept written submissions on the Draft Amendment to the Casey Planning Scheme C186, the Clyde Creek and Casey Fields Precinct boundary. These Precinct Structure Plans show where new residential, commercial and community centres will be located.

The Clyde Development Contributions Plan, which applies to planned developments at Clyde Creek, Casey Fields South, will be available for public comment and review. Community feedback will help shape the final contributions plan before it is recommended to the Minister for Planning and Environment.

**Precinct Structure Plan**

**Casey Fields South**

**Clyde Creek &**

**Casey City Council**

**CASEY CITY COUNCIL**

**GIVEN UNDER SECTION 96C OF THE PLANNING AND ENVIRONMENT ACT 1987**

**Major Town Centre at Clyde with potential future rail station, conservation of heritage and environmental values, diverse residential community, connection to open space**

**Hardys Road in the north to Ballarto Road in the south; and north from Ballarto Road to the southern boundary**

**Five Ways Road in the east, to Casey Fields Boulevard in the west; and north from Five Ways Road to the southern boundary**

**Five Ways Road in the east, to Casey Fields Boulevard in the west; and north from Five Ways Road to the southern boundary**

**NOTE:**

- **residential**
- **convenience centre**
- **proposed regional Casey Fields development**
- **local passive open space (encumbered)**
- **drainage open space (encumbered)**
- **broiler farm**
- **broiler farm recommended separation distance 288m**
- **primary arterial road (6 lanes)**
- **secondary arterial road (4 lanes)**
- **connector road**
- **access level 1**
- **access level 2 - Casey Fields interface**
- **access level 2 - green link**
- **future urban**
- **existing urban**
- **rail line**
WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the Amendment to the draft Casey Planning Scheme C186, the Clyde Creek and Casey Fields South PSPs and the draft planning permits associated with the two planning permit applications are available from the Metropolitan Planning Authority or City of Casey websites:


You can also review these documents in hardcopy during business hours, Monday to Friday at the locations listed below::

METROPOLITAN PLANNING AUTHORITY
Level 29
35 Collins Street
MELBOURNE VIC 3000

CASEY CITY COUNCIL
Magid Drive
NAREE WARREN VIC 3805

Comments on draft Amendment C186 to the Casey Planning Scheme must be made in writing to the Metropolitan Planning Authority (MPA) and sent to the postal address below or via e-mail to amendments@mpa.vic.gov.au. Please ensure that any comments relating to draft Amendment C185 to the Casey Planning Scheme are received by Friday 4th April 2014.

INFORMATION SESSIONS

The Metropolitan Planning Authority and Casey City Council will host an information session about the Precinct Structure Plan on Thursday 20 March, 2014 from 4pm-7pm at the Clyde Public Hall, 30 Railway Parade, Clyde (Melway Ref: 134 K11).

FURTHER INFORMATION

METROPOLITAN PLANNING AUTHORITY
Gwenda Kullen, Structure Planning Manager
gwenda.kullen@mpa.vic.gov.au  (03) 9651 9600

Alexandrea Malishev, Senior Precinct Structure Planner
alexandrea.malishev@mpa.vic.gov.au  (03) 9651 9600

Rob Ball, Urban Planning Manager
rob.ball@mpa.vic.gov.au  (03) 9651 9600

CASEY CITY COUNCIL
Luke Connell, Senior Strategic Planner
luconnell@casey.vic.gov.au  (03) 9705 5200

Clyde Development Contributions Plan

The Metropolitan Planning Authority has prepared a strategy to raise more than $370 million to help pay for new parks, sports facilities, community centres and roads in three exciting developments proposed for your area.

This strategy, known as a Development Contributions Plan, applies to planned developments at Clyde Creek, Casey Fields South and Thompsons Road.

A Development Contributions Plan sets out exactly how much developers are required to contribute for local infrastructure in new precincts. This plan includes details on the amount of the levy paid by developers and how it is calculated.

Currently, detailed plans (known as Precinct Structure Plans) for new developments at Clyde Creek, Casey Fields South and Thompsons Road are available for you to view and make comment. These Precinct Structure Plans show where new infrastructure and community facilities will be located.

The Clyde Development Contributions Plan, which applies to the three new precincts mentioned above, is now available for public comment and review. Community feedback will help shape the final contributions plan before government approval.

More information about the Clyde Development Contributions Plan is available on the MPA website www.mpa.vic.gov.au

Before finalising this contributions plan, the MPA wishes to hear your views. The MPA will accept written submissions on the proposal until Friday 4 April, 2013.