

Casey Central Town Centre Precinct Structure Plan 12

Discussion Paper

Contents

1. BACKGROUND.....	3	6. TRANSPORT AND MOVEMENT	17
2. METROPOLITAN AND REGIONAL CONTEXT	3	NORTH-SOUTH MAIN STREET	17
PLAN MELBOURNE & GROWTH CORRIDOR PLAN	3	PUBLIC TRANSPORT.....	19
MUNICIPAL STRATEGIC STATEMENT	3	7. LAND USE	21
CRANBOURNE NORTH STAGE 1 DEVELOPMENT PLAN & DEVELOPMENT		RETAIL.....	21
CONTRIBUTIONS PLAN	5	IMPLICATIONS FOR THE PSP	21
IMPLICATIONS FOR PSP	5	OFFICE/COMMERCIAL FLOORSPACE	23
SURROUNDING NEIGHBOURHOODS AND LAND USES.....	9	IMPLICATIONS FOR THE PSP	23
IMPLICATIONS FOR THE PSP	9	ENTERTAINMENT AND LEISURE	23
3. PRECINCT CHARACTERISTICS.....	11	IMPLICATIONS FOR THE PSP	23
LAND OWNERSHIP AND DEVELOPMENT STAGING	11	8. BIODIVERSITY	25
IMPLICATIONS FOR THE PSP	11	9. CULTURAL HERITAGE.....	27
4. DRAINAGE.....	13	10. SERVICING AND UTILITIES.....	29
RETARDING BASINS	13	IMPLICATIONS FOR THE PSP	29
IMPLICATIONS FOR THE PSP	13	11. LAND CAPABILITY	31
5. GAS PIPELINE SAFETY MANAGEMENT STUDY (SMS)	15	IMPLICATIONS FOR THE PSP	31
IMPLICATIONS FOR THE PSP	15		

growth areas



SOUTH EAST GROWTH CORRIDOR PLAN

- Existing Urban
- Urban Growth Boundary
- Freeway
- Arterial Road
- Principal Freight Network
- Railway Line
- Rail Station
- Opportunity for future Rail Station
- Principal Public Transport Network
- Central Activity Area
- Principal Town Centre
- Major Town Centre
- Industrial
- Business
- Business with Residential
- Residential
- Existing Open Space
- Regional Active Open Space (under investigation)
- Biodiversity Values
- Non-urban/Utilities
- Urban - Land Use to be determined
- Retarding Basins
- Rivers & Creeks
- Waterway Corridor
- Investigation Area
- Logical Inclusion Area

Inclusion of arterial roads in the plans does not indicate a commitment to funding or declaration as a state arterial road

Infrastructure items shown are indicative and will require further investigation

Scale: 1:115000 @ A3
09 AUGUST 2012

Base map is reproduced with permission from Metway Publishing Pty. Ltd. 2011.

- NOTES
- Development subject to Work Authority being amended as proposed by operator.
 - Protect the Thompsons Road freight route from sensitive uses by including a buffer of non-residential.
 - Proposed Cranbourne Regional Park (boundary to be determined)
 - Creek crossing under investigation.
 - Potential retarding basin shape and extent to be determined
 - Connections between Southern Brown Bandicoot populations in RIB Cranbourne and other populations outside the UGB to be resolved in accordance with the Biodiversity Conservation Strategy
 - Potential rail stabling

1. BACKGROUND

The purpose of this Discussion Paper is to:

- Reactivate PSP discussion with Council staff now the option for sale of part of this land has terminated;
- Resolve outstanding matters of drainage and gas easement risk;
- Provide an overview of the status of the Casey Central Town Centre PSP to-date.

A brief outline of the sections of the paper is provided below.

Section 2 provides background on the policy and precinct context, with particular focus on the Cranbourne North Stage 1 Development Plan (DP) and Development Contributions Plan (DCP), that directly influence PSP 12.

Section 3 details the land ownership and development staging implications.

Sections 4 & 5 detail the resolution of the outstanding matters of drainage and the gas easement.

Section 6 details the transport and traffic issues.

Section 7 discusses the main land uses intended for the precinct.

Sections 8, 9 & 10 summarise the outcomes of background studies on biodiversity, cultural heritage, and land capability.

2. Metropolitan and Regional Context

Plan Melbourne & Growth Corridor Plan (GCP)

The Casey Central Town Centre (CCTC) is nominated as an activity centre within Plan Melbourne, with the key objective to enable 20-minute neighbourhoods by providing access to a wide range of goods and services in centres that will provide employment and vibrant local economies.




The CCTC is nominated as a Major Town Centre within the Growth Corridor Plan (GCP). According to the GCP Major Town Centres are expected to cater for a substantial component of employment choice across the Growth Corridors. These centres are likely to include a broad range of retail facilities, as well as a wide mix of commercial, community, education, health, cultural, recreation and leisure facilities. Major Town Centres are anticipated to generate between 2,000 and 6,000 jobs upon development completion.

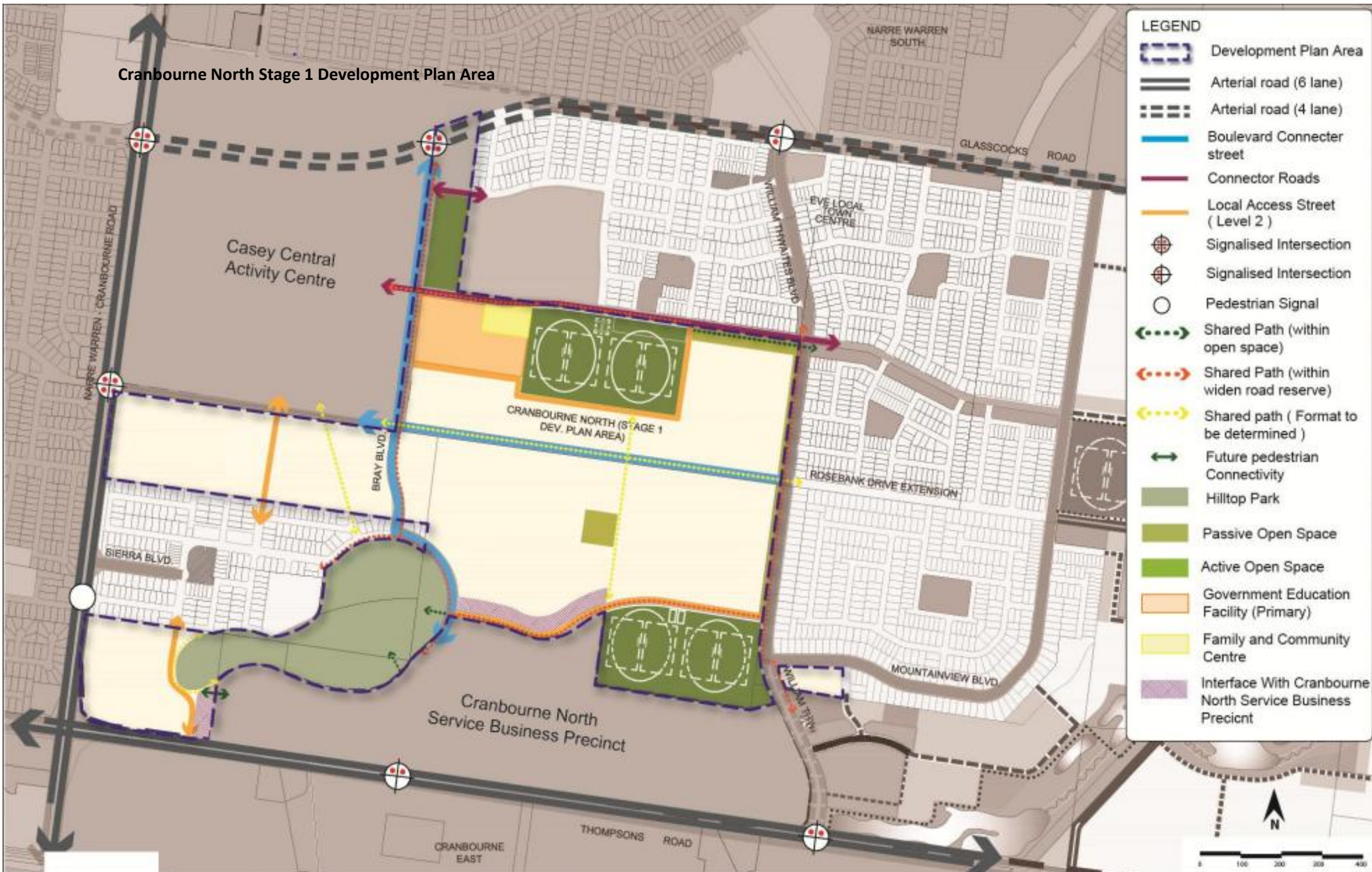
Municipal Strategic Statement (MSS)

The MSS nominates the CCTC as a Major Town Centre (MTC) which is to provide a wide range of shopping, commercial and community goods and services to cater for day-to-day and weekly shopping and a range of discretionary needs. Generally, MTCs serve a catchment of approximately 50,000 to 75,000 persons. The key strategic objective for CCTC is the creation of a major employment and mixed use precinct anchored by retail activity that includes a discount department store(s) and significant levels of peripheral sales, providing approximately 50,000 square metres of shop floorspace of which approximately half would be restricted retail.

Cranbourne North Stage 1 Development Plan Area

LEGEND

-  Development Plan Area
-  Arterial road (6 lane)
-  Arterial road (4 lane)
-  Boulevard Connector street
-  Connector Roads
-  Local Access Street (Level 2)
-  Signalised Intersection
-  Signalised Intersection
-  Pedestrian Signal
-  Shared Path (within open space)
-  Shared Path (within widen road reserve)
-  Shared path (Format to be determined)
-  Future pedestrian Connectivity
-  Hilltop Park
-  Passive Open Space
-  Active Open Space
-  Government Education Facility (Primary)
-  Family and Community Centre
-  Interface With Cranbourne North Service Business Precinct



Cranbourne North Stage 1 Development Plan & Development Contributions Plan

The majority of the planning for community and education facilities, open space, and the road network within CCTC was completed as part of the Cranbourne North Stage 1 Development Plan (DP), Cranbourne North Stage 2 PSP (Stage 2), and combined Development Contributions Plan (DCP). The DP applies to approximately 104ha of land wrapping around the eastern and southern boundaries of PSP 12.

In August 2014 Council adopted an amendment to the DP to streamline the planning framework and update the open space requirements. References to community infrastructure within PSP 12 have been removed.

Education and Community Precinct

The DP proposes an Education and Community Precinct to the east of PSP 12 which includes the constructed Alkira Secondary College as well as a proposed primary school and adjacent Maternal and Child Health Centre, active open space and tennis facility.

The amended DP removed references to the Casey Central Community Place and Library/Learning Centre within PSP 12. The original DP envisaged that these facilities would include a regional gym, the Casey Central Health and Wellbeing Centre, and Library/Community learning/Youth Information Centre. These facilities were not included in the DCP.

Public Open Space

The DCP specifies 3.3ha to be used as a passive park, however passive open space is provided for under Clause 52.01 of the Casey Planning Scheme, and not a DCP item. As active open space has been allocated external to PSP 12 within Cranbourne North Stages 1 and 2 no further provision of active open space is required within PSP 12.

Road, Pedestrian and Cycle Network

The DP proposes pedestrian, cycle and road connections with PSP 12 along Glasscocks Road, Rosebank Drive, Bray Boulevard, and Alisma Boulevard. The Public Acquisition Overlay (PAO) was applied to Glasscocks Road as part of the approval of the original DP. The DCP includes line items for the delivery of the first carriageway of Glasscocks Road, and for three signalised intersections; two along Narre Warren-Cranbourne Road at Glasscocks Road and Rosebank Drive, and a third at Glasscocks Road/Bray Boulevard.

Implications for PSP

Despite references being removed from the DP, land has been allocated for a civic facility (regional gym, sports centre, library, health and wellbeing centre) and associated urban space in addition to a regional lawn bowls facility. These facilities have been proposed at the centre of the precinct along Alisma Boulevard taking advantage of the higher elevation and the visual connections to Hilltop Park.

A significant proportion of the precinct will accommodate high density dwellings. To ensure a high level of amenity for future residents the precinct allocates a total of **3ha** to passive open space which will complement surrounding open spaces including the Casey Central Town Park (6ha) and Hilltop Park (2.4ha). In particular, a Central Park with an area of **2ha** is proposed towards the centre of PSP12, on the ridgeline and adjacent the civic facilities at the termination of the view line along Alisma Boulevard.

growth areas

CRANBOURNE NORTH PSP • DEVELOPMENT CONTRIBUTIONS PLAN



Scale: 1:10,000 @ A3
1:5,000 @ A1
Date: 28 April 2011
Issue: P1

- Legend**
- DCP Area boundary
 - Sub-Precinct boundary
 - Existing Urban Area
 - Wetland/Retarding Basin

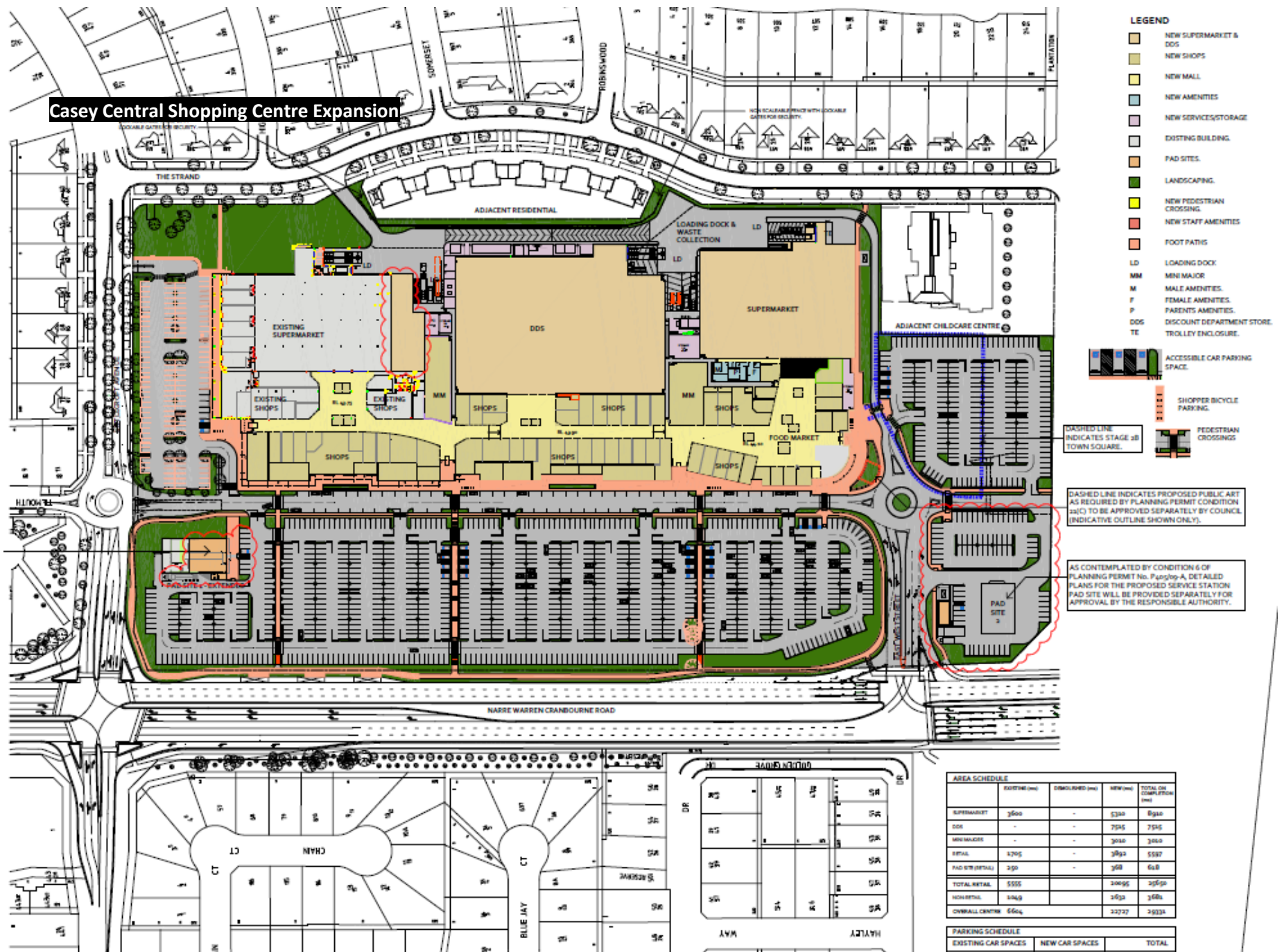
plan 3

future urban structure
cranbourne north PSP development contributions plan



The DCP estimated that PSP 12 would accommodate a long term resident population of 3,200 people at full development. To accommodate expected population growth, a total of **29ha** of land has been allocated to residential land with **22ha** proposed as high density and **7ha** as medium density (due to gas easement limitation and interface issues with the existing residential development). Based on 25 dwellings per hectare for medium density (2.5 persons/dwelling) and 35 dwellings per hectare for high density (2.2 persons/dwelling), this allocation creates approximately **950 dwellings** and a resident population of **2,200 persons**. However, the timeframe expected for development of the southern portion of PSP12 provides an opportunity to deliver in excess of 35 dwellings per hectare.

Casey Central Shopping Centre Expansion



MASTER PLAN

NOTE: INDICATIVE LANDSCAPING ONLY. LANDSCAPING TO BE APPROVED WITH PLANNING PERMIT CONDITION 2 SUBMISSION

Surrounding Neighbourhoods and Land Uses

PSP 12 is surrounded by existing residential communities to the north-east, north and west which are mostly of a conventional subdivision density. A number of existing and planned land uses including the Casey Central Shopping Centre, the Littlecroft Family Learning Centre, Education and Community Precinct and General Residential Zones (GRZ) have a direct interface with the precinct.

Casey Central Shopping Centre (Westfield)

The Casey Central Shopping Centre is located to the north of PSP 12 on the corner of Narre Warren–Cranbourne Road and Littlecroft Avenue. The shopping centre is owned by Westfield and has a total retail floor area of 6,600sqm.

A permit issued in December 2009 extends the shopping centre to a total retail floor area of 29,000 sqm. The extension will encompass the entire site and extend south to the northern boundary of PSP 12. The planning permit requires the developer to enter into a legal agreement to construct a car park connection to the southern boundary of the site once the combined leasable floor space for 'shop' reaches 25,000sqm or once 'substantial' development has occurred within PSP 12. However, there does not appear to be a requirement that this connection remain open 24 hours/7 days to allow access between the two sites.

Implications for the PSP

The proposed shopping centre design poses challenges for achieving a continuous, integrated and urban built form between the site and PSP 12.

Delivering a direct pedestrian/cycle/car park connection between PSP 12 and Casey Central Shopping Centre is the key consideration. In the absence of a legal obligation it is unlikely that Westfield will ensure the road is generally open 24hours/7 days a week for vehicular access. A direct pedestrian/cycle link between the two sites is likely to be supported by Westfield.

Land Ownership Plan



3. Precinct Characteristics

Land Ownership and Development Staging

The precinct is made up of three separately owned land parcels. Over 95% of the precinct (57.5ha) is held by a single landowner ('majority landholder') who operates a successful horticulture business. The two narrow parcels of land along the precinct's northern boundary (former Glasscocks Road reserve) are owned by a private landholder (1.7 ha) and the City of Casey (1.6 ha).

The majority landholder intends to continue farming into the foreseeable future, but has expressed interest in facilitating development within the northern precinct (land north of Glasscocks Road PAO) in the short term to enable the construction of Glasscocks Road. It is expected that the southern precinct (land south of the Glasscocks Road PAO) may not be developed for some 20+ years during which the horticulture business will continue to operate. The other landowner has expressed an interest in developing their land for residential purposes.

Implications for the PSP

As the northern precinct is likely to develop in the short term, the northern precinct must contain a mix of land uses and development opportunities that will attract investment and enable the early construction of Glasscocks Road. The northern precinct must be able to function as part of a vibrant town centre in the interim without relying on development within the southern precinct.

Based on the existing retail offer within Westfield and the proposal to increase retail floor space to 29,000sqm, as well as the projected strong demand for large format restricted retail to locate within the precinct (see **Section 7.1**) it is likely that a major retailer would be best positioned to commence development in the short term bringing forward the delivery of Glasscocks Road.

Q5 5-1
Q10 6-8
Q60 14-0

4. Drainage

Neil M Craigie Pty Ltd prepared a Detailed Drainage Strategy for the precinct that included options to ensure stormwater flows do not exceed downstream drainage capacity. The Drainage Strategy was based on stormwater runoff modelling completed by Alluvium Consulting.

The PSP area traverses two Melbourne Water Development Services Schemes (DSS) – the Hampton Park East Extension DSS (HPEEDSS) and the Ti Tree Creek DSS (TTCDSS). Downstream drainage capacity within both Schemes has not been provided for flows from the PSP under full development scenarios, hence on-site retardation is required.

Two retarding basins are proposed within the PSP, one along the northern boundary and another in the south eastern corner. There is no requirement to provide water quality treatment as downstream water quality treatment is already provided within both drainage schemes. As both retarding basins will service catchments less than 60ha the City of Casey will ultimately own and manage the two retarding basins. The retarding basins may be either a dry streambed or have ephemeral pools fed by roof water piped from the adjacent retail or commercial buildings. Varying the shape, location and configuration of the retarding basin will increase the land-take required to achieve the necessary storage capacity.

Retarding Basins

The Strategy specifies that a retarding basin with a land-take of **0.5ha** is required in the northwest corner of PSP 12 south of the Casey Central Shopping Centre and Littlecroft Family Resource Centre. To minimise land-take the drainage strategy proposes an inter-catchment transfer of a portion of stormwater runoff from the HPEEDSS into the TTCDSS. The land

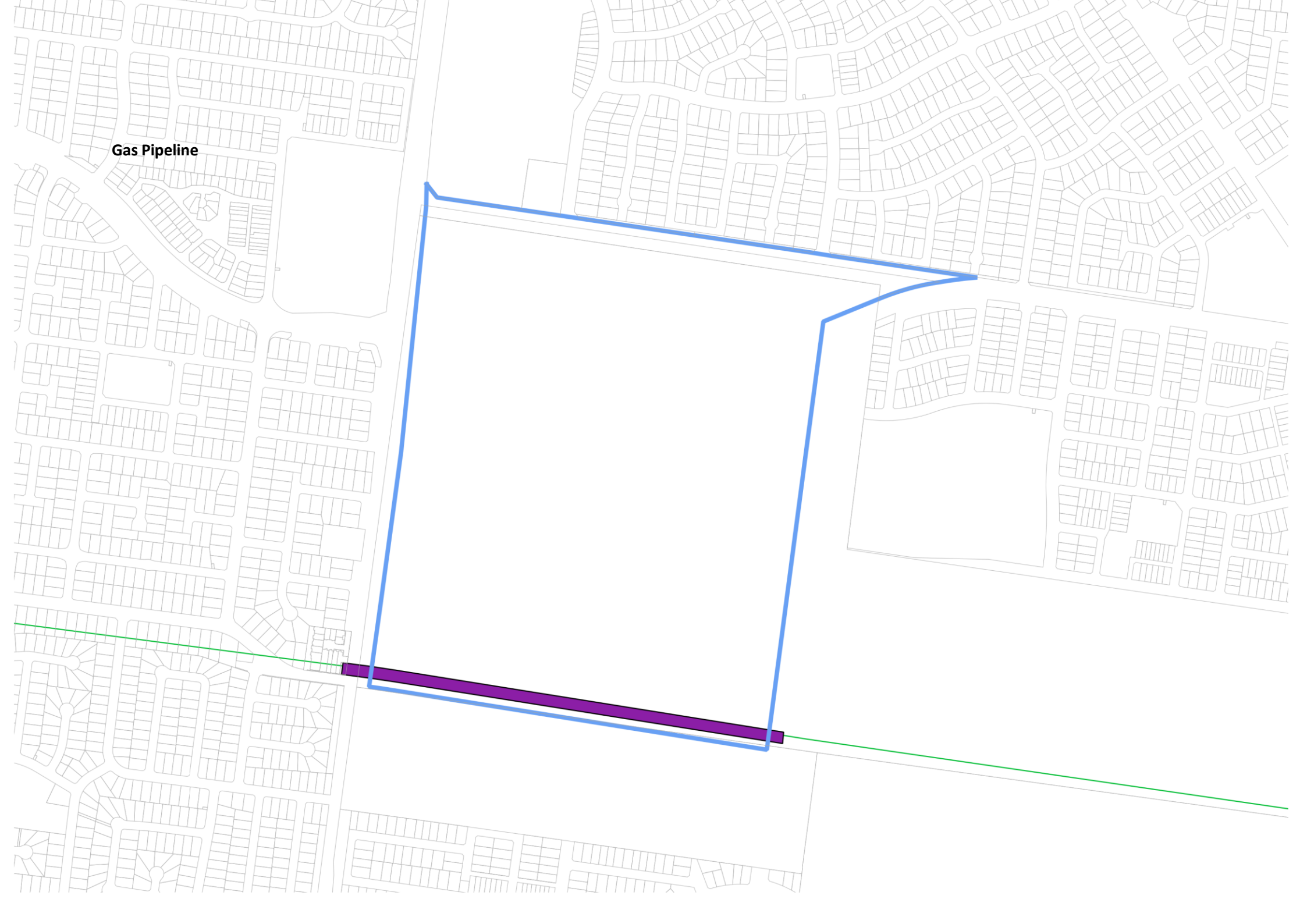
in the centre of the precinct between the future Glasscocks Road and Alisma Boulevard will drain across into the TTCDSS catchment for rainfall events less than the 10 year ARI (Annual Recurrence Interval). Flows from larger rainfall events will continue north into the HPEEDSS. A 20 metre wide north-south road reserve through the precinct parallel to Narre Warren-Cranbourne Road is required to facilitate the inter-catchment transfer.

The Strategy provided four options for the south eastern retarding basin with a land-take ranging between 0.66ha and 1.0ha. The preferred option at the intersection of Rosebank Drive and Bray Boulevard provides amenity for adjacent high density developments, a gateway statement into the precinct from the south and east, and complements the open space network within PSP 12 by connecting the community and education precinct and Hilltop Park within the adjacent Cranbourne North Stage 1 DP. The north-south orientation minimises frontage to the gas easement and therefore limits potential risks associated with the construction of the drainage asset as assessed by the gas pipeline Safety Management Study (see **Section 5**).

Implications for the PSP

A 20 metre wide north-south main street is required to facilitate the inter-catchment flows. The northwestern retarding basin is located on two land parcels owned by the City of Casey and a private landholder. Further negotiations between the two parties will be required to ensure the drainage asset is delivered in a timely manner. Alternatively, the retarding basin must be located further south which would result in additional land-take and further constraints on the commercial development opportunities on this portion of the site.

Gas Pipeline



5. Gas Pipeline Safety Management Study (SMS)

An APA GasNet gas transmission pipeline is located along the entire length of the southern boundary of the PSP. The pipe is approximately 450mm in diameter, classified as 'non-rupture', and constructed to a standard that is generally consistent with a low scale of urban development. The easement created in favour of APA is 20.12 metres wide with the pipe offset 5 metres inside the northern easement boundary.

The proposed change in land use from existing rural to urban uses within the gas easement 'measurement length' (275 metres) triggered the need to undertake a risk assessment known as a Safety Management Study (SMS). The purpose of the SMS is to identify credible risks associated with the proposed development and develop physical, procedural and design measures to mitigate those risks.

The SMS workshop was held on 14 August 2014 and attended by the gas pipeline licensee (APA GasNet), the MPA, and the City of Casey. The SMS assessed the proposed land uses, housing densities, drainage crossings, and road layout and the construction equipment and methodologies expected within the precinct.

Implications for the PSP

The recommendations of the SMS include prohibiting the use of horizontal directional drilling machines and locating a majority of medium density residential (25 dwellings/ha) to a maximum of three storeys in height, within 60 metres of the gas pipeline. High density development (35 dwellings/ha) can be developed beyond 60 metres.

DCP-funded Projects within PSP 12

DCP PROJECT NUMBER	DESCRIPTION
RD01	Land for deviation of Glasscocks Road. Land required for deviation of road reservation to Narre Warren – Cranbourne Road for a 34m reservation. This land is included within the Public Acquisition Overlay 3. Total land required is 3.15ha.
RD05	Construction of first carriageway of Glasscocks Road. Construction of deviation of the first carriageway of Glasscocks Road to Narre Warren – Cranbourne Road. Road construction length is 836 metres.
RD08	Land for intersection of Narre Warren – Cranbourne Road and Glasscocks Road. Land required to facilitate construction of RD 15 and for ultimate road flaring in accordance with intersection land model. Land required 0.20 hectares.
RD13	Land for intersection of Narre Warren – Cranbourne Road and Rosebank Drive extension. Land required to facilitate construction of RD 14 and for ultimate road flaring in accordance with intersection land model. Land required 0.20 hectares.
RD14	Construction of intersection of Narre Warren – Cranbourne Road and Rosebank Drive extension. Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA consultants and CEDC.
RD15	Construction of Intersection of Narre Warren – Cranbourne Road and Glasscocks Road. Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CEDC.
RD16	Construction of Intersection of Glasscocks Road and Bray Boulevard. Construction of interim intersection including provision of traffic signals in accordance with agreed intersection scope prepared by GTA Consultants and CEDC.

Transport and Movement

Planning for key road infrastructure within PSP 12 was completed as part of the Cranbourne North Stage 1 Development Plan (DP) and Development Contributions Plan (DCP). The DCP provides a stream of funding contributions for a number of road infrastructure projects within PSP 12.

Narre Warren–Cranbourne Road forms the western boundary of PSP 12 and connects the site to the Monash Freeway to the north. As a key arterial road and the future Principal Public Transport Network (PPTN) route Narre Warren–Cranbourne Road provides excellent exposure and access to the site for commercial development.

Glasscocks Road is currently a 2-lane arterial road that is not constructed east of Narre Warren-Cranbourne Road. A Public Acquisition Overlay (PAO) in favour of the City of Casey applies to land within the northern portion of the precinct. The PAO sets aside land to enable the construction of Glasscocks Road as a 4-lane arterial road that is 34 metre wide, widening to 43 metres at Narre Warren-Cranbourne Road intersection. The PAO alignment is approximately 24 metres wide (shortfall of 10 metres) and widens to 50 metres (surplus of 7 metres).

Rosebank Drive is currently a 20 metre wide local street that terminates on the western side of Narre Warren-Cranbourne Road. The DP includes the extension of Rosebank Drive east across Narre Warren-Cranbourne Road through PSP 12 and into Cranbourne North Stages 1 and 2 areas.

The DP nominates Rosebank Drive as a 31 metre Boulevard Connector. However the implications of the gas easement have limited the land-take associated with this road, consequently Rosebank Drive is proposed as a 21 metre wide Boulevard Connector.

Due to potential risks to the pipeline there are significant constraints on construction of road carriageways within the gas easement. Rosebank Drive carriageway has therefore been located adjacent and south of the gas easement with only car parking and nature strip located within the easement. This concept has been subject to the gas pipeline Safety Management Study (see **Section 5**) and was considered to be acceptable.

The southern boundary of the Rosebank Drive road reserve will form the southern boundary of the PSP. The proposed changes will require an amendment to the Cranbourne North Stage 1 DP to ensure the alignment of Rosebank Drive and the precincts' boundaries are consistent.

The DP nominates **Bay Boulevard** as a 31 metre wide Boulevard Connector between Hilltop Park and the existing Broadland Way north of the PSP. North of Glasscocks Road Bray Boulevard reduces to a 21 metre wide local access street consistent with the existing Broadland Way. Roundabouts will be required at the intersections with Rosebank Drive and Alisma Boulevard. Bray Boulevard will be wholly contained within the boundaries of PSP 12, and will require an amendment to the Cranbourne North Stage 1 DP to ensure the precincts' boundaries are consistent.

The Cranbourne North Stage 1 DP nominates **Alisma Boulevard** as a 25 metre wide east-west Connector street. This Connector level street will be continued into PSP 12 with a shared path to link the education and community facilities within the DP to the Central Park and civic facilities within PSP12. Alisma Boulevard will extend through to Narre Warren-Cranbourne Road as a left-in/left-out intersection.

A north-south **Main Street** will provide a central retail core with a high amenity connection between PSP 12 and the existing residential to the north along The Strand.

DCP Items



Extending south from The Strand the street is located between two high points within the precinct, and is required in this location to facilitate the transfer of stormwater between drainage catchments (see **Section 4**). This location results in a slight curve in the street to enable a connection with The Strand to the north.

Public Transport

Public Transport Victoria's (PTV) network plan shows that both Narre Warren-Cranbourne Road and Glasscocks Road will be serviced by high frequency 20-minute bus services.

PTV has indicated that a bus interchange is required along Glasscocks Road. While the exact location of the interchange will be subject to future detailed design undertaken by PTV it is likely in the short term that the additional 7 metres (allocated within the PAO) could be used to provide a 3.5 metre wide pull-in/pull-out zone either side of the 43 metre wide road reserve and within the 50 metre wide section of the PAO.

Overview office Supply Conditions (SGS Report)

Centre	Design Format	Greenfield Land Availability	Rail Based Public Transport	Symbolic Analysts in 2001 and Growth (pa)*	Major Opportunities	Major Challenges	Office Development Rating**
Fountain Gate – Narre Warren	Mixed, predominantly a big box centre, but has a transit node and office park	180,000 sqm	Yes	15.4% 2.9%	The primary centre of the City. Has significant new office development potential.	Creating an urban environment attractive to office based firms and workers.	High
Cranbourne	Predominantly a strip centre but has a big box component	58,000 sqm	Yes	11.6% 3.1%	Small scale development as market demand dictates. Most probable office uses are small offices.	Constrained area with limited new office development potential.	Low
Berwick Village	Strip centre	6,000 sqm	Yes	24.3% 7.1%	Possibly some new development opportunities on new road frontages as these are created.	Constrained area with limited new office development potential.	Low
Casey Central	Predominantly greenfield	71,000 sqm	No	16.4% 12.4%	The secondary centre of the City. Has significant new development potential.	Creating an urban environment attractive to office based firms and workers.	High
Endeavour Hills	Predominantly a big box, car based centre	None known	No	18.8% 2.8%	Small scale development as market demand dictates. Most probable office uses are small offices.	Constrained area with limited new office development potential.	Low
Hampton Park	Predominantly a big box, car based centre	5,000 sqm	No	12.2% 1.5%	Small scale development as market demand dictates. Most probable office uses are small offices.	Constrained area with limited new office development potential.	Low

*Casey 17.2%, 4.9%; SERM 26.1%, 3.1%; MSD 29.6%, 3.6%

**Qualitative rating of High / Low as a location for office development at the current time

6. Land Use

Retail

Essential Economics Retail Floorspace Potential for the Casey Central Town Centre report (October 2008) indicated that by 2021, CCTC will be able to support a total of 75,000 sqm of retail floorspace made up 29,000 sqm in sub regional shopping centre role, and 46,000 sqm in homemaker centre (regional role). The report included the Casey Central Shopping Centre located to the north of PSP 12. This centre currently performs the role of a local centre. With the approved increase in retail floorspace to 29,000sqm the Shopping Centre will fulfil the role as a sub-regional centre. Based on forecasted growth in the local and sub-regional population to 2046, there will be a future demand for more than 10,000sqm in additional retail floorspace within PSP12. This retail floorspace would be provided in addition to the approved expansion of the Casey Central Shopping Centre and further supporting the sub-regional role.

Implications for the PSP

Town Centre Core

A total of **3.6ha** of land or **10,500sqm** gross floor area (GFA) for both retail and non-retail based activity along a north-south main street will form the Town Centre Core to the precinct and extend north and south of Glasscocks Road.

The Town Centre Core within the northern precinct (**1.4ha/4,100sqm GFA**) is expected to provide a retail offering that is focused on higher end fresh food offer, delicatessens, specialist personal services, and a range of cafes, restaurants, and associated mixed use as a 'leisure and lifestyle' Main Street. Coupled with a restricted retail offering it proposes a distinct point

of difference to the Casey Central Shopping Centre retail mall. The Town Centre Core within the southern precinct (**2.2ha/6,400sqm GFA**) will extend the 'leisure and lifestyle' main street south across Glasscocks Road and connect into the library, community facility and Central Park located at the centre of the precinct. A combination of non-retail and entertainment uses such as tavern/hotel, cinema, gymnasium, indoor sports, office, consulting suites and convenience retail will complement the Main Street and generate jobs activating the precinct day and night.

Restricted Retail 'Bulky Goods'

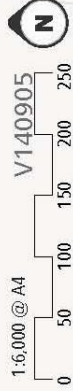
A large bulk of the projected 46,000sqm of restricted retail floorspace can be supported within the precinct. A total of **6.6ha/33,000sqm GFA** has been allocated to restricted retail within the PSP, of which **3ha/15,000sqm GFA** is within the northern precinct and **3.6ha/18,000sqm GFA** is within the southern precinct.

Locating restricted retail adjacent to the Casey Central Shopping Centre provides several synergies and will act as a catalyst for development within the Town Centre Core. The exposure to passing traffic along both Narre Warren-Cranbourne Road and Glasscocks Road and accessibility to the Casey Central Shopping Centre and interface to the north-south main street, will reinforce the Town Centre retail core.

Restricted retail is also proposed along Narre Warren-Cranbourne Road, south of Alisma Boulevard. This is an ideal location for restricted retail as a longer term offer, as it offers high exposure to passing traffic and direct access from the major north-south arterial road. The two areas of restricted retail within the PSP are separated by commercial/office developments around the main street and Town Centre Core.



DRAFT - subject to revision



future urban structure
casey central town centre precinct structure plan

Office/Commercial Floorspace

The Office Floorspace Planning Budgets report (SGS Economics and Planning, 2005) suggested that the total target within the City of Casey should be 180,000sqm of additional office development by 2021. The report concluded that the Casey Central Town Centre is a prime location for substantial office development in the long term.

The report indicates that the precinct could support between 45,000sqm and 72,000sqm net lettable area of office floorspace. The report indicates that the appropriate allocation will be determined by consideration of planning and infrastructure conditions and market demand. The report identified that the major challenge for the precinct is the ability to create an urban environment attractive to office-based firms and workers.

Since this report was completed additional employment infrastructure has developed adjacent to the precinct. The Service Business Precinct on Thompsons Road has been established and Thompsons Road has been declared an east-west freight route.

Implications for the PSP

A total of **7ha** of land across the PSP has been allocated to office based commercial uses. A further **0.6ha** is allocated to Small Office-Home Office (SOHO) within the northern precinct only. This is equivalent to a total of **43,000sqm GFA** assuming two-storey detached office buildings, which create a total of approximately **2,800 jobs**. Assuming three-storey office buildings would increase the office floorspace provision to over **80,000sqm GFA** across the precinct, creating up to **6,000 jobs**. Given the long development timeframes expected, particularly for the southern precinct, development in excess of three storeys is likely in the future.

It is not expected that office floorspace will be delivered prior to the establishment of the lifestyle attributes within the precinct. The PSP establishes the framework for this to occur by including the north-south main street with a 'leisure and lifestyle' focus, including after hours entertainment, housing diversity, excellent access to parks, community and sport facilities, and broader transport networks along Thompsons Road and Narre Warren-Cranbourne Road.

Entertainment and Leisure

The Casey Night Time Entertainment Uses Study (BECA, 2008) detailed recommendations on how to encourage and promote night time entertainment uses within the municipality. The report identifies that all street-based town centres have the opportunity to also co-locate dining, bars, a nightclub/live music venue and/or alternative late-night entertainment opportunities that cater for the whole of the City of Casey. The incorporation of taverns and bars, restaurants, family friendly/live music/young people venues should be considered and their location within the precinct should take into account access to public transport, interface with residential areas, and public safety.

Implications for the PSP

Establishing a range of leisure, entertainment, and recreational uses within the precinct is key to creating a vibrant and attractive town centre that ensures local businesses can prosper and become successful at attracting office based firms and workers to the precinct. The north-south main street provides the opportunity to co-locate these venues in a concentrated area in proximity to future high frequency public transport.



7. Biodiversity

Ecology Partners were engaged by the MPA in 2010 to undertake a Biodiversity Assessment which included a flora and fauna survey of the precinct. The Assessment concluded that the study area has largely been cleared for agricultural purposes. Several small and one very large old tree were located along Narre Warren-Cranbourne Road just outside the western boundary of the PSP (these have been removed by the road widening). There is a low likelihood that Commonwealth protected species such as *dwarf galaxias* and Growling Grass Frog occur within the precinct. The Biodiversity Conservation Strategy (BCS) applies to the precinct and the development of PSP12.

CHMP Sensitivity Predictive Model

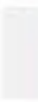
Legend



Activity Area



Archaeological Potential
Predictive Model



Nil sensitivity



Very low sensitivity



Low sensitivity



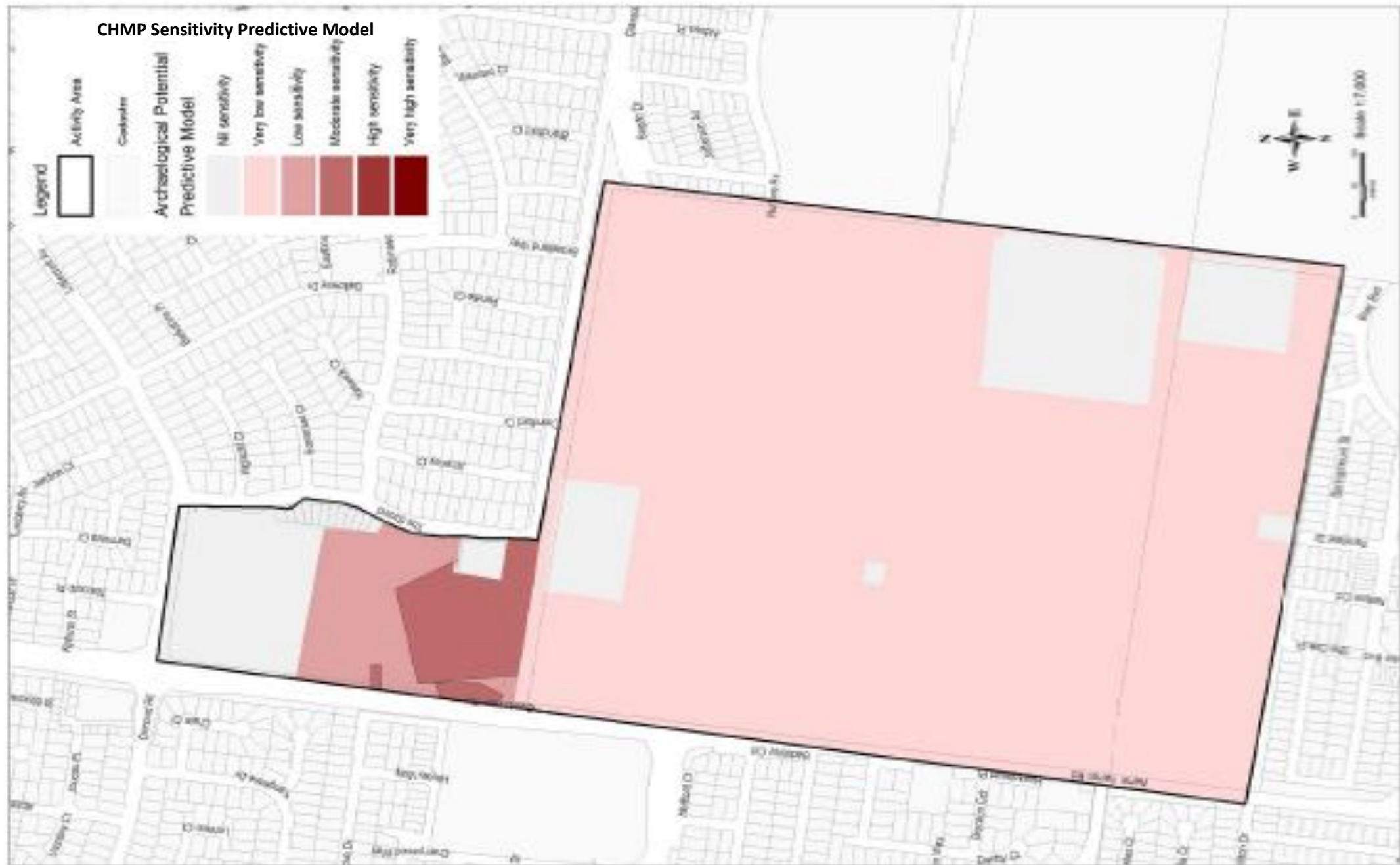
Moderate sensitivity



High sensitivity



Very high sensitivity



7. Cultural Heritage

The City of Casey engaged Biosis Research to complete the Archaeological Desktop Assessment of Casey Central, Cranbourne North (March 2004). This report states that no areas of non-Aboriginal archaeological sensitivity had been recorded within the study area. It was recommended that a field survey be conducted to accurately assess archaeological sensitivity. The report recommended a field survey be completed as part of the development of a Cultural Heritage Management Plan (CHMP).

As per the recommendation of the Archaeological Desktop Assessment, AHMS was engaged in 2011 by the MPA to prepare the CHMP for the site. The predictive model (see facing page) suggests that most of the PSP area is considered to be of Very Low Sensitivity or Nil Sensitivity. Areas of Moderate Sensitivity and High Sensitivity are within the boundary of the Westfield site where the Casey Central Shopping Centre expansion will occur.

A complex CHMP will be required to be completed by any future landowner/developer as part of their permit process.

LEGEND

PSP BOUNDARY

EXISTING WATER

EXISTING SEWER

EXISTING RECYCLED WATER

EXISTING TELECOMMUNICATIONS

EXISTING ELECTRICITY

EXISTING GAS



MELWAY REF: 130 D7

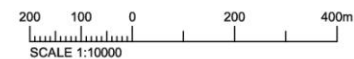


NOTES:
- THE LOCATIONS OF INFRASTRUCTURE ARE INDICATIVE ONLY AND ARE SUBJECT TO CONFIRMATION BY SERVICE AUTHORITIES.
- ONLY MAIN RETICULATION NETWORKS BEEN SHOWN FOR CLARITY.

WARNING AND DISCLAIMER BEWARE OF UNDERGROUND SERVICES

The information provided in these drawings relating to the positions of underground services is intended to be only a guide for excavation works. Aurecon does not warrant or represent that the positions of those services shown on the drawings are accurate. Furthermore, services may exist of which Aurecon is unaware, the information provided should therefore not be relied upon and exact positions of services should be verified by hand excavation. Furthermore, Aurecon disclaims responsibility for damage or injury to any person caused directly or indirectly by any works affecting the services.

Dated: JULY 2010



SKETCH
NOT FOR CONSTRUCTION

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

aurecon

Aurecon Australia Pty Ltd ABN 54 005 139 873 Telephone: +61 3 9683 1333
60 Albert Road (PO Box 321) South Melbourne Facsimile: +61 3 9683 1444
Victoria 3205 Australia Email: melbourne@aurecongroup.com

A person using these drawings and/or other data accepts the risk of:
1. Using the drawings and/or other data for purposes not intended by the designer.
2. The drawings and/or other data not being up to date or not being the latest revision.
3. The drawings and/or other data not being the correct version for the project.
4. The drawings and/or other data not being the correct version for the project.
5. The drawings and/or other data not being the correct version for the project.



INFRASTRUCTURE AND SERVICING REPORT

Drawn	CP	CP	Date	24.06.11
Designed	RD	RD	Date	24.06.11
Verified	RG	RG	Date	24.06.11
Approved	AG	AG	Date	24.06.11

Drawing Title:
**PSP No. 12
CASEY CENTRAL TOWN CENTRE
SERVICING LAYOUT PLAN**

Project No.	205513-200	
Scale	AS SHOWN	Sheet Size A3
Drawing No.	SK-C-200	Rev. 02

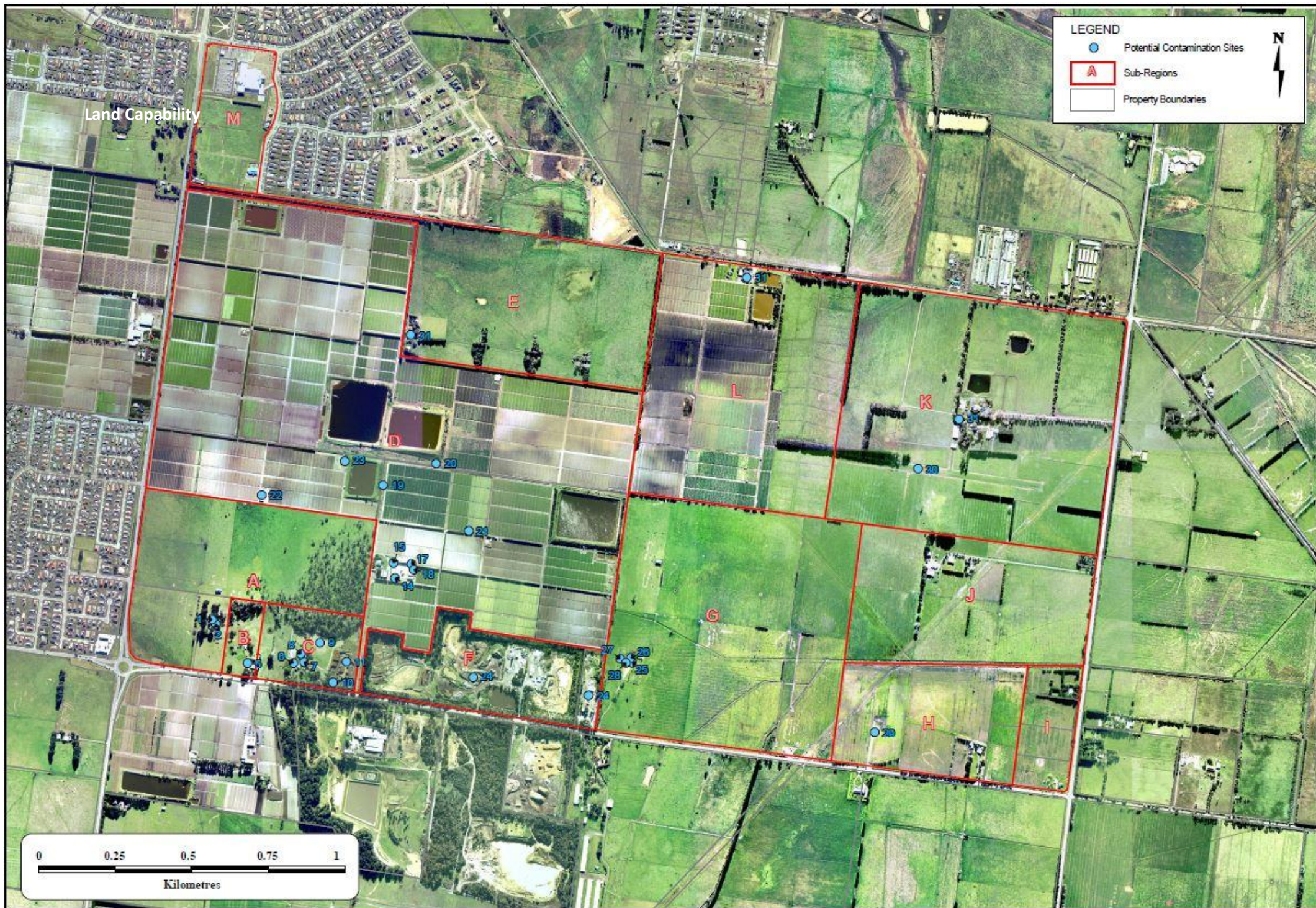
8. Servicing and Utilities

Aurecon prepared an Infrastructure and Servicing report for the precinct (2011). The main findings for each of the key utilities are as follows:

- **Water** - it is expected that water supply can readily be provided within the precinct from existing supply mains;
- **Sewer** - the existing network has adequate capacity but the location of existing dams is in conflict with the proposed location of sewer assets. A pumped sewerage system may be required in the interim;
- **Recycled Water** - recycled water was not available in 2011. Access to recycled water should be revisited in the future;
- **Power** - existing network has adequate capacity. A new zone substation to service the precinct has been constructed;
- **Gas** - existing network has adequate pressure and capacity;
- **Telecommunications** - further augmentation and upgrade of the exchanges will be required in order to fully service the precinct with broadband services;

Implications for the PSP

Service provision will be updated as part of the agency consultation process, given recent developments surrounding the PSP.



DATA SOURCE			
Prepared:	BJM	Date:	Workspace Casey Central Pot Contam_Final.WOR
Checked:	SAC	Date:	Location G:\31\15074\GIS\Workspaces
Approved:	SAC	Date:	Map Grid AGD 96 (Zone 55)



100 Loralew Street
Melbourne VIC 3000
Tel: 61 3 9607 8000
Fax: 61 3 9607 8111

Project: Casey Central Phase 1 ESA			
Title: Figure 4 - Potential Contamination Sites			
Project No: 31/15074	Date: 11/01/2006	A3	Scale: 1:11,000
Sh 1 of 1	Rev. 0		

9. Land Capability

GHD prepared the Phase 1 Environmental Assessment for the Casey Central Area, which included PSP 12. The main findings from this report included the following:

- **Contamination** – there does not appear to be any significant constraints from a site contamination perspective. Local contamination is likely to be effectively remediated or managed;
- **Geotechnical** – Loose sands are located in the north which may make excavation difficult. It is unknown whether fill is located on the site; and
- **Hydrogeology** – Limited information was available and a shallow water table (5 to 10m deep) may result in groundwater inflow into excavations.

Implications for the PSP

It is proposed to include a provision in the Schedule to the Urban Growth Zone (UGZ) that requires either a certificate of environmental audit or statement in accordance with Part IXD of the *Environmental Protection Act 1970* prior to buildings and works associated with a sensitive use.