

WHERE TO INSPECT THE DETAILS AND HAVE YOUR SAY

Electronic copies of the draft Casey Central Town Centre PSP and accompanying documentation for Amendment C189 to the Casey Planning Scheme are available from:

The Metropolitan Planning Authority website, www.mpa.vic.gov.au

Casey City Council website, www.casey.vic.gov.au

The Department of Environment, Land, Water & Planning website, www.dtpli.vic.gov.au/publicinspection

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

METROPOLITAN PLANNING AUTHORITY

Level 25
35 Collins Street
MELBOURNE VIC 3000

CASEY CITY COUNCIL

Civic Centre
Magid Drive
NARRE WARREN VIC 3805

Comments on draft Amendment C189 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 the draft Amendment are received by **Monday 7 December, 2015**.

Pending resolution of any matters raised during consultation, the MPA intends to recommend to the Minister for Planning that he approves Amendment C189 in accordance with the *Planning and Environment Act 1987*.

INFORMATION SESSION

The MPA and Casey City Council will host a drop-in information session about the PSP on:

Thursday 26 November 2015

4.30pm – 7.30pm

Oakgrove Community Centre
89-101 Oakgrove Drive
NARRE WARREN SOUTH VIC 3805

The drop-in information session will give you an opportunity to discuss the plan with the MPA and Council.

If you are unable to attend but still wish to discuss the plan, please contact us to arrange a separate meeting time.

FOR MORE INFORMATION:

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Metropolitan Planning Authority
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Nicholas Power, Senior Urban Planner
Metropolitan Planning Authority
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nicholas.power@mpa.vic.gov.au

Note: Any reference to the Metropolitan Planning Authority (MPA) in this document is a reference to the Growth Areas Authority (GAA) as defined under the Planning & Environment Act 1987.

WHAT WE DO WITH YOUR SUBMISSION

Submissions are provided to the Metropolitan Planning Authority in accordance with Part 3 of the *Planning and Environment Act 1987*. Submissions are part of an open public process where all parties affected by the planning scheme can provide input into the amendment.

If you choose to make a submission, you consent to your submission being made public, and being identified as the author of the submission. Your submission will be made available for public inspection at the premises of the MPA until two months after gazettal of the resulting planning scheme amendment.

Submissions will also be made available electronically to relevant local councils and other involved government organisations in addition to developers, landowners, other submitters and interested parties on request.

Your contact details will be removed from your submission before it is released to other parties, but may be used to contact you in relation to the amendment.

By making a submission, you also give permission for copyright material to be copied and made public. For further information, consult the MPA

website at www.mpa.vic.gov.au or phone the MPA (9651 9600).

Disclaimer

This publication may be of assistance to you but the MPA and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

CONTACT US

METROPOLITAN PLANNING AUTHORITY

Level 25, 35 Collins Street, Melbourne, 3000 | Phone: (03) 9651 9600 | Fax: (03) 9651 9623 | info@mpa.vic.gov.au | www.mpa.vic.gov.au

The Metropolitan Planning Authority is always interested in your views about our programs and initiatives, and the issues covered in this newsletter. If you would like to receive regular email updates on the work of the MPA, please register via our website www.mpa.vic.gov.au



New Major Town Centre in Cranbourne North

5,200 new retail and white-collar jobs

2,600 new dwellings

MAJOR TOWN CENTRE FOR CRANBOURNE NORTH

The Metropolitan Planning Authority (MPA), in consultation with Casey City Council and government agencies has prepared the draft Casey Central Town Centre Precinct Structure Plan (PSP) to guide new urban development in Cranbourne North.

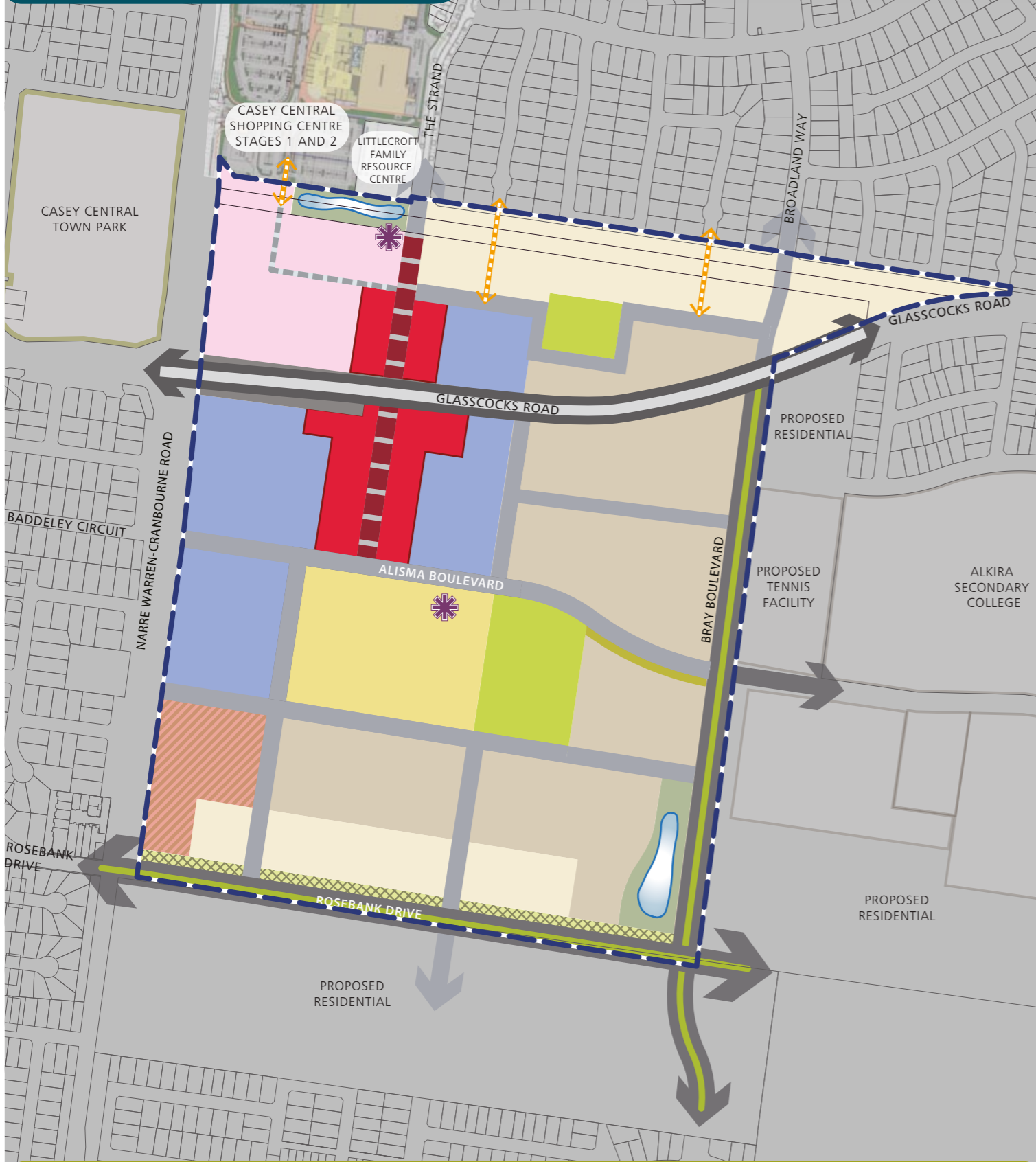
The Casey Central Town Centre precinct covers approximately 60 hectares of land in Cranbourne North, bounded by Narre Warren-Cranbourne Road to the west, the former Glasscocks Road alignment to the north, Cranbourne North residential estates to the east, and the future Rosebank Drive extension to the south. The Casey Central Town Centre PSP area will ultimately provide over 5,200 white collar and retail jobs, and support a residential community of around 5,800 people in approximately 2,600 dwellings.

Following consideration and resolution of any matters raised during consultation, the MPA proposes to recommend to the Minister for Planning that he consider approving the Casey Central Town Centre PSP as Planning Scheme Amendment C189 to the Casey Planning Scheme in accordance with the Planning and Environment Act 1987. Before finalising the planning process and making recommendations, the MPA wishes to hear your views on the proposal. Please provide your comments to the MPA by **Monday 7 December, 2015**.

THE PLAN

The Casey Central Town Centre draft Future Urban Structure Plan is shown overleaf. The future urban structure forms an integral part of the overall PSP. The PSP will guide the future urban development of Casey Central Town Centre.

THIS IS A NOTICE OF THE PREPARATION OF AMENDMENT C189 TO THE CASEY PLANNING SCHEME UNDER SECTION 19 OF THE PLANNING AND ENVIRONMENT ACT 1987.



	precinct boundary		urban plaza		secondary arterial road
	core retail		civic facilities (see plan 5)		boulevard connector
	transitional retail		local park		main street
	mixed use		linear park		key local access street
	corporate centre (office/commercial)		retarding basin		accessway / laneway
	high density residential		gas easement / linear park		pedestrian connection
	medium density residential		existing urban		

VISION

Casey Central Town Centre will be a compact urban activity centre, focused on intimate pedestrian spaces that will service the existing and future community. The activity centre will deliver a commercial core of office, retail, entertainment, civic and lifestyle uses that will provide a broad range of services and facilities within a walkable street network.

At full development the activity centre will provide over 5,200 jobs through multi-storey office and commercial developments that will maximise exposure to Narre Warren – Cranbourne Road and Glasscocks Road.

Casey Central Town Centre will become home to approximately 5,800 residents who will reside in high quality, multi-storey and mixed use developments. The activity centre includes a Central Park and civic hub that will build on the existing facilities established along Alisma Boulevard within Cranbourne North.

The Strand will be extended south to connect to Glasscocks Road and form the Core Retail area of the activity centre. To be lined with shops, cafes, restaurants, lifestyle, leisure and other services, The Strand 'high street' will be an attractive public street on which to shop, meet, greet, dine, do business and socialise. Supported by medium and high density homes to the east, the retail activities along The Strand 'high street' will anchor and service the surrounding commercial and residential development.

The Transitional Retail area along Narre Warren-Cranbourne Road is expected to attract uses that require larger floor plates in the short term. The development of both the Core Retail and the Corporate Centre over the next 20 years will transform the Transitional Retail area into a more compact, fine grain and mixed use environment.

Over time development will continue south of Glasscocks Road and mature into a multi-storey precinct that supports a greater range of uses such as office, commercial, civic, mixed use, food and beverage, medical, entertainment and high density residential.

Building on a quality retail experience, a civic hub and Central Park and broader transport connections via Narre Warren-Cranbourne Road and the east-west freight route on Thompsons Road, this activity centre will form an attractive corporate offer.

IMPLEMENTING THE PLAN - PROPOSED CHANGES TO THE CASEY PLANNING SCHEME

Amendment C189 proposes to insert a new incorporated document titled "Casey Central Town Centre Precinct Structure Plan, November 2015" into the Casey Planning Scheme and implements the plans. More specifically, the amendment proposes the following changes to the Casey Planning Scheme:

- Insert Schedule 10 to Clause 37.07 Urban Growth Zone (UGZ) into the Casey Planning Scheme and rezone the Precinct to UGZ10. The schedule sets out the land use and development controls for the precinct. The schedule requires land use and development within the amendment area to be generally in accordance with the Casey Central Town Centre PSP;
- Delete the Development Plan Overlay Schedule 14 (DPO14) from the Precinct;
- Delete the Development Contributions Plan Overlay Schedule 6 (DCPO6) from the Precinct;
- Apply the DCPO11 to the Precinct;
- Amend the Schedule to Clause 52.01 to require a 5.97% public open space contribution from subdividers within the amendment area;
- Amend the Schedule to Clause 52.17 to include the Precinct as a scheduled area;
- Amend the schedule to Clause 66.04 to require a referral to the Growth Areas Authority (now known as the Metropolitan Planning Authority) for subdivision; and construction of a building or carrying out works in the Core and Transitional retail areas and Corporate Centre where the value of the building or works is in excess of \$500,000;
- Amend the Schedule to Clause 81.01 to include one new incorporated document titled 'Casey Central Town Centre Precinct Structure Plan, November 2015'; and
- Rezone the strip of land adjacent to the western boundary of the precinct from UGZ to Road Zone Category 1 (RDZ1).