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SETTLEMENT AND HOUSING

Overview

The sustained building and strengthening of communities will improve physical, social, environmental and economic outcomes for local areas. It will result in the identification and articulation of the community’s vision for their area and ensure that land use planning and development decisions better reflect these local values and aspirations.

Enhancing and strengthening the liveability of Casey’s communities will in turn provide an incentive for greater choice, quality and diversity within local areas.

Casey is experiencing significant population increases associated with large numbers of young couples with young families moving into new residential estates. However, there are also a number of established suburbs with maturing populations. There is an increasing ethnic mix in some areas, and household type, income levels, education levels and other socio-economic characteristics vary widely across the municipality. Different communities of interest amongst Casey’s residents also extend across geographic boundaries (such as religious or sporting communities).

Housing in Casey should provide for the needs and preferences of dynamic and evolving communities. In particular, there is a need for housing diversity to cater for more single and dual person households into the future.

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Objective 1

To provide a framework for urban growth and development that will support and strengthen the diverse communities in Casey.

Strategies

- Strategy 1.1 Create clear physical delineations between Casey’s communities.
- Strategy 1.2 Focus activity into identified activity centres and community places to create a sense of place, create physical community landmarks and focal points, and reinforce community identity.
- Strategy 1.3 Maintain, enhance and reinforce inter-suburban breaks, with an emphasis on the progressive development of the Hallam Valley Floodplain (‘Casey Valley Parklands’) as passive parkland accessible by the public.
- Strategy 1.4 Maintain key rural views.
- Strategy 1.5 Recognise and maintain areas with existing significant neighbourhood character, enhanced landscapes, views and vistas.
- Strategy 1.6 Discourage transition rural-residential lot sizes between suburban Casey and surrounding rural areas.
- Strategy 1.7 Encourage rural-residential and rural-living lots in identified locations, but not as a buffer or transition.
- Strategy 1.8 Provide for appropriate non-residential uses to establish in residential areas for the convenience of local residents.
- Strategy 1.9 Ensure all new development makes an appropriate contribution to upgrading local physical and community infrastructure.
- Strategy 1.10 Manage land release and development having regard to the South East Growth Corridor Plan.
- Strategy 1.11 Provide a safe and convenient open space system that offers a variety of opportunities and caters for a wide range of community needs.

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Objective 2

To provide quality housing to accommodate significant population increases and to suit a range of household types and lifecycle needs.

Strategies

- Strategy 2.1 Encourage and facilitate diverse housing and lot sizes to cater for different household types, particularly single and dual person households.

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- Strategy 2.2 Encourage well designed higher density housing in appropriate suburban residential areas that respects and enhances neighbourhood character, responds to its local landscape context, and minimises off-site amenity impacts.
- Strategy 2.3 Encourage higher-density housing, particularly one and two bedroom dwellings, on well located sites within 400 metres to 800 metres walking distance of activity centres, community facilities and public transport.
- Strategy 2.4 Encourage consolidation of adjoining lots in the Residential Growth Zone to achieve the preferred intensity and scale of development and to facilitate efficient use of site.
- Strategy 2.5 Provide for properly serviced rural-residential and large-lot opportunities in appropriate areas that reflect local environmental attributes, and which contribute to the range of housing and lifestyle choices in Casey.
- Strategy 2.6 Plan new suburban subdivisions to ensure a range of lot sizes is provided throughout Casey's growth areas.
- Strategy 2.7 Encourage the balanced provision of well located affordable housing to meet special housing needs within the community, including aged care, student housing, low-cost housing, social housing and public housing.
- Strategy 2.8 Encourage the redevelopment and renewal of existing public housing stock that meets local community needs and expectations.
- Strategy 2.9 Encourage the provision of well designed, adaptable, accessible and ecologically sustainable housing.

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Objective 3

To recognise, value, provide and facilitate a choice of facilities, including learning centres and services that reflect the diverse needs of the Casey community.

Strategies

- Strategy 3.1 Provide the community with a range of leisure and recreation opportunities to increase the overall participation by residents in leisure activities.
- Strategy 3.2 Provide a range of sports facilities and functions, using a hierarchy of provision (Regional, Municipal, District and Local) at multi-use, single-use or stand alone facilities.
- Strategy 3.3 Develop a diverse mix of quality arts facilities and performing arts facilities that service Casey and the region.
- Strategy 3.4 Recognise and protect the Old Cheese Factory (Berwick) as an opportunity to create an arts and cultural icon in Melbourne.
- Strategy 3.5 Facilitate the establishment of Places of Assembly/Worship around planned neighbourhood nodes in new residential areas, and close to similar non-residential uses where located on the periphery of an activity centre or commercial/industrial area.
- Strategy 3.6 Provide visible clusters of local facilities to encourage active participation in community life.
- Strategy 3.7 Develop a network of community-based learning centres throughout Casey ranging from pre-schooling to tertiary education, including community centres, neighbourhood houses and other local learning centres.
- Strategy 3.8 Investigate future demand for new tertiary education facilities in designated growth areas.
- Strategy 3.9 Develop new double-unit pre-schools co-located with other community facilities, including primary schools, in Casey's growing suburbs.
- Strategy 3.10 Encourage the establishment of new learning centres on, or with good accessibility to major public transport routes.
- Strategy 3.11 Provide for the master-planning of new learning centres to, among other things:
- Ensure access and car parking for learning centres is adequately provided on-site, or in the case of public schools, in a shared parking area in an abutting community place, where available.
 - Ensure there are three road frontages to each new learning centre, with the fourth side adjoining parklands.

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Implementation

These strategies will be implemented by the following measures:

Policy guidelines

- Using the Retail Policy at Clause 22.01 to consolidate the role of the Fountain Gate-Narre Warren CBD as a Metropolitan Activity Centre, the Cranbourne Town Centre as Major Activity Centres and the hierarchical development of all other designated activity centres.

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- Using the Non-Residential Uses in Residential and Future Residential Areas Policy at Clause 22.02 to facilitate the provision of non-residential uses in appropriate locations where they do not detract from the amenity, character and function of existing and future residential land uses.
- Using the Non Agricultural Uses in Green Wedge Areas Policy at Clause 22.08 to protect Casey's Green Wedge farm land from ad-hoc and inappropriate development.

Application of zones and overlays

- Applying the Neighbourhood Residential Zone to areas where there is identified significant neighbourhood, heritage, environmental and landscape character values.
- Applying the General Residential Zone – Schedule 1 to established residential areas, including land that is more than approximately 800 metres walking distance from activity centres and train stations and more than approximately 400 metres walking distance of a strategic bus route.
- Applying the General Residential Zone – Schedule 2 to established residential areas, including land within an approximate walking distance of 400 to 800 metres from activity centres and train stations, and within approximately 400 metres walking distance of a strategic bus route.
- Applying the Residential Growth Zone to areas identified for substantial change including land within approximately 400 metres walking distance of activity centres, train stations and strategic bus routes.
- Applying the Low Density Residential Zone – Schedule 1 to established low density residential areas that may not be fully serviced but can treat and retain all wastewater on-site, and that are affected by bushfire risk, significant landscape character values or biodiversity values.
- Applying the Low Density Residential Zone – Schedule 2 to established low density residential areas that have access to services, are, or can be, fully serviced with reticulated sewerage and that are not affected by bushfire risk, significant landscape character values or biodiversity values.
- Applying the Township Zone to the coastal and rural settlements of Blind Bight, Cannons Creek, Harkaway, Narre Warren North and Warneet to provide for a range of appropriate residential, commercial and industrial uses.
- Applying the Urban Growth Zone to undeveloped land designated for future urban purposes, to manage the transition from non-urban to urban in accordance with a precinct structure plan.
- Applying the Commercial 1 Zone to activity centres with a primary retail function, or with an office and commercial function.
- Applying the Commercial 2 Zone to activity centres with an office and manufacturing function, or with a restricted retail, manufacturing and service business function.
- Applying the Mixed Use Zone to activity centres with a mixed use function, including employment centres and community activity clusters.
- Applying the Activity Centre Zone to provide for the integrated use and development of land for activity centres of metropolitan and regional significance consistent with the adopted structure plans.
- Applying the Rural Living Zone to provide for residential development and living opportunities in a rural environment that are already developed for this purpose.
- Applying the Green Wedge Zone and Green Wedge A Zone to the rural areas of Casey outside the Urban Growth Boundary to recognise local agricultural and environmental attributes, maintain the viability of rural industry and facilitate sustainable land management practices.
- Applying the Farming Zone to non-urban land inside the Urban Growth Boundary, to protect it from use and development that may compromise any future use of the land for urban purposes.
- Applying the Public Use Zone to identify land required for the provision of public uses, services and facilities.

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- Applying the Public Park and Recreation Zone to recognise, protect and conserve areas for recreation and open space.
- Applying the Special Use Zone to provide for the use and development of land for site-specific purposes.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of future and developing residential and employment areas, activity centres and other mixed use/commercial areas as appropriate.
- Applying the Public Acquisition Overlay to all land required for the future provision of public uses, services and facilities.
- Applying the Development Contributions Plan Overlay to future and developing residential areas, employment areas and activity centres to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

Further strategic work and other actions

- Undertaking a detailed program of further strategic work and other actions set out in the Casey C21 Strategy.
- Identifying areas with significant heritage, environmental or landscape characteristics, and preparing and implementing neighbourhood character assessments for those areas.
- Developing and implementing “whole-of-community” plans throughout each of Casey’s local areas, where warranted, to deliver integrated community benefits.
- Engaging the community in the development and implementation of Casey’s community development programs and policies, encouraging understanding and ownership of the processes and outcomes.
- Developing and facilitating community-based responses to local safety issues.
- Developing and implementing the concept of a ‘Casey Valley Parklands’ through a memorandum of understanding between Council, Melbourne Water and Parks Victoria and the preparation of a master plan.

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Reference documents

Casey C21: A vision for our future (City of Casey, 2002).

Casey C21: Building a Great City (City of Casey, 2011).

Casey Housing Strategy (City of Casey, 2019)

City of Casey Activity Centres Strategy (City of Casey, in association with Ratio Consultants Pty Ltd, 2006).

City of Casey Open Space Strategy Technical Report (City of Casey, in association with EDAW (Aust.) Pty Ltd, 2001).

City of Casey Stormwater Management Plan (City of Casey, in association with Kellogg Brown & Root Pty Ltd, 2004).

Council Plan 2013-2017 (City of Casey, 2015).

South East Growth Corridor Plan (Growth Areas Authority, 2012).

Fountain Gate-Narre Warren CBD Structure Plan (City of Casey, 2018).

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Housing framework plan

