

## **21.06 THE URBAN FRINGE**

23/07/2009  
C110

### **21.06-1 Context**

19/01/2006  
VC37

The Urban Fringe is centrally located within the municipality and comprises the areas immediately to the south, east and west of the built up area in Cranbourne. Most of these areas are either committed or targeted for future urban development. They are generally located on relatively flat terrain and are mainly within the Port Phillip water catchment.

The Urban Fringe is characterised by new residential subdivisions in rural settings. The population which is predominantly comprised of young children, is dependent on shops, schools and other facilities in more established areas nearby. Public transport is virtually non-existent apart from those areas close to main roads and the Cranbourne railway line. Social and physical isolation are very real community concerns.

### **21.06-2 Objectives, strategies and implementation**

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#### **Objectives**

- To ensure development occurs in an orderly manner.
- To ensure the timely provision of physical and social infrastructure.
- To improve access to activity centres and employment opportunities.
- To foster the development and growth of new residential communities.
- To minimise conflict between urban and non-urban uses.
- To ensure that any interim development does not compromise the future urban use of the land.

#### **Strategies**

- Ensure the extent of urban development generally conforms to the South-Eastern Growth Area Plan.
- Ensure an approved Development Plan is in place to guide development prior to land being subdivided and developed for urban purposes.
- Ensure that within residential estates, staging of subdivisions occurs in an orderly manner and has appropriate access to the existing road network, other infrastructure and community facilities.
- Facilitate the early provision of neighbourhood shopping centres to match population growth through rezoning of land and the planning permit process.
- Facilitate the provision of community facilities through development contributions and other funding initiatives to foster a sense of belonging amongst new and developing communities.
- Ensure land adjacent to quarries or refuse tips is not developed for residential purposes unless there is no threat to the safety and amenity of future residents and appropriate buffers are provided.
- Ensure the installation of telecommunications facilities and satellite dishes has regard to high standards of visual amenity.

- Ensure that Casey's future urban land is not prejudiced by ad hoc or inappropriate development.
- Ensure that non-residential uses do not detract from the amenity, character and function of existing and future residential areas.

### **Implementation**

These strategies will be implemented by:

#### **Use of policy and exercise of discretion**

- Using State Planning Policy for Settlement to ensure development does not compromise the future residential use of land (Settlement, Clause 14).
- Using Future Urban Areas Policy to earmark those areas of the municipality identified for future residential development under the South East Growth Area Plan (Future Urban Areas Policy, Clause 22.01).
- Using local policy to protect the Extractive Industry resources of the fringe (Extractive Industry Policy, Clause 22.12).
- Using Telecommunications Facilities Policy and Satellite Dishes Policy to ensure the sensitive siting and design of telecommunications facilities and satellite dishes to minimise any loss of visual amenity (Clauses 22.19 and 22.20).
- Using Non-Residential Uses in Residential and Future Residential Areas Policy to ensure that non-residential uses do not detract from the amenity, character and function of existing and future residential land uses (Clause 22.08).

#### **Application of zones and overlays**

- Applying the Rural Living Zone to designate residential areas in a rural environment.
- Applying the Farming Zone to preserve existing land uses and ensure that residential development does not proceed prematurely.
- Applying the Green Wedge A Zone to protect rural areas of environmental significance and ensure appropriate land use management practices are employed.

#### **Further strategic work**

- Developing Development Plans as required as part of any rezoning proposal for land identified under the Future Urban Areas Policy.
- Reviewing, consolidating and adopting Casey's existing Cell Plans, Outline Development Plans and Local Structure Plans as Development Plans.
- Preparing Structure Plans for all activity centres.

#### **Other actions**

- Developing a Community Facilities Strategy to guide the provision of community facilities in response to resident needs.
- Developing an Education Strategy to guide the provision of education facilities in response to resident needs.