FUTURE URBAN AREAS POLICY

Where the policy applies

This policy applies to all land contained within the Urban Growth Boundary and identified for future urban purposes in the Casey-Cardinia Growth Area Framework Plan.

Policy basis

The City of Casey has yet to develop to its full potential as anticipated in the Casey-Cardinia Growth Area Framework Plan. Future urban development will mostly occur on land that is currently used for rural purposes.

To ensure that future urban growth is directed towards areas that are suitable for that purpose, it is necessary for Council to designate rural areas well in advance of when actual developments will occur. Such areas will receive priority consideration for urban development after existing urban zones are fully developed.

In the intervening period, it is important that farming activities can continue unhindered and that natural features be conserved. It is also important to avoid premature development that may reduce options for future growth.

Policy Objectives

- To identify land which may be suitable for urban purposes in future.
- To prevent such land from being used or developed in a manner which could prejudice its possible future use for planned urban purposes.

Policy

It is policy that:

- Land shown within the Urban Growth Boundary and designated for future urban development in the Casey-Cardinia Growth Area Framework Plan will be made available for urban development only after the planning authority is satisfied that this will facilitate the orderly planning and expansion of built-up areas and an approved Precinct Structure Plan is in place.
- Land affected by this policy be used and developed in a manner that does not impair its capacity to accommodate future urban development.
- Fragmentation of rural land be avoided to preserve options for future urban development.
- Efficient farming practices be continued on agricultural land until the land is developed for urban purposes.
- Remnant areas of native bush, tree lines, natural watercourses, wetlands and places of heritage significance be conserved.
- The rezoning of any land shown on the plans forming part of this policy be based upon a Precinct Structure Plan.
22.01-4  Decision guidelines

In considering applications for use and development, the responsible authority will consider:

- Whether the proposed use and development prejudices to the future use of the land for residential purposes.

22.01-5  Policy References