ACCESSIBILITY

Context

The community is best served by grouping major commercial and community facilities together. The co-location of these facilities in established and planned town centres has many advantages, including increased accessibility and convenience, reduced travelling costs, choice of travel mode and better use of existing infrastructure. These advantages may be negated if the facilities are separated.

Commercial Facilities

Casey is too large to be efficiently serviced by one dominant activity centre. There is a strong case for the retention of the two regional centres at Cranbourne (to the south) and Fountain Gate-Narre Warren (to the north). Both are relatively well developed but have capacity for further growth. Both are served by public transport and can be easily reached by arterial roads.

Despite their similarities, there are also important differences between the two Principal Activity Centres. Cranbourne has recreational assets of regional significance (the Cranbourne Racecourse and the Royal Botanic Gardens, Cranbourne) and is located along a major tourism route (South Gippsland Highway). Fountain Gate-Narre Warren has more retail outlets, the municipal offices and is closer to Monash University (Berwick Campus). An effective road link between the two regional centres will allow residents to enjoy the unique offerings of each centre and avoid unnecessary duplication of facilities.

The Principal Activity Centres are supplemented by Major Activity Centres at Endeavour Hills, Casey Central, Hampton Park and Berwick Village. These centres are relatively mature and have limited capacity for further growth. A Major Activity Centre is proposed in Narre Warren South to cater for anticipated residential expansion between the Cranbourne and Narre Warren town centres.

Community and Open Space Facilities

While Casey is fortunate in being relatively well endowed with regional open space, much of this is located at the periphery of the municipality, being:

- Churchill National Park, shared with the City of Knox to the north;
- Police Paddocks, shared with the City of Greater Dandenong to the north;
- Lysterfield Lake Park, shared with the Shire of Yarra Ranges to the north;
- Cardinia Creek Park, a proposed regional park that will be shared with the Shire of Cardinia to the east;
- Royal Botanic Gardens Cranbourne and Cranbourne Racecourse;
- Western Port, shared with the Shires of Mornington Peninsula and Bass Coast to the south.
- Wilson Botanic Park at Berwick.

What is lacking is a municipal wide network of open space linkages to connect regional open space to lower order open space and to built up areas. This is essential for the full and effective use of all open space assets.
Objectives

- To co-locate commercial and community facilities.
- To improve access for Casey residents to both Principal Activity Centres
- To provide Casey residents with a range of commercial centres to service different needs.
- To ensure that adequate parking is provided for all new uses and developments.
- To provide a municipal wide network of open space linkages to connect regional open space to lower order open space and to built up areas.

Strategies

- Encourage the location of major commercial and community facilities in or adjacent to the two Principal Activity Centres at Fountain Gate-Narre Warren and Cranbourne. Other locations will only be considered if there are no suitable sites in the preferred locations and if there is a significant net benefit to the community.
- Promote the following transportation improvements:
  - the upgrading of Narre Warren-Cranbourne Road to form an improved link between the regional centres;
  - the early construction of the Princes Freeway (Hallam By-Pass) to divert external traffic from Hallam and Narre Warren;
  - the construction of the Cranbourne By-pass;
  - the improvement of railway services along the Cranbourne and Pakenham lines to provide a viable alternative to the use of private vehicles.
- Provide a framework for the provision and management of car parking within all larger activity centres.
- Develop a “Green Web” comprising a network of open space linkages along the municipality’s watercourses and other open space reserves. Protect and enhance existing open space and provide additional linkages where possible including along the Cardinia, Eumemmerring and Dandenong Creeks.

Implementation

These strategies will be implemented by:

Use of policy

- Using the Retail Policy to facilitate the development of the two Principal Activity Centres and associated infrastructure (Clause 22.07).
- Using Parking Precinct Plans to guide the provision and management of parking within the larger activity centres.
- Using Infrastructure Policy to ensure funding of appropriate infrastructure to improve accessibility between residential areas and the activity centres (Infrastructure Policy, Clause 22.14).
Application of zones and overlays

- Applying the Development Contributions Overlay to developing residential areas to ensure the provision of an effective road network and delivery of other infrastructure and community facilities.
- Applying the open space requirements of Clause 52.01 to ensure that open space is provided for the leisure and recreational needs of the community.

Further strategic work

- Preparing a Parking Strategy and Parking Precinct Plan for all larger activity centres where there are constraints on the future demand and supply of car parking.
- Preparing an Open Space Strategy to identify a functional hierarchy and establish a network of open space.

Other actions

- Monitoring the demand and supply of car parking in the larger activity centres to address parking provision once demand approaches saturation.
- Investigating the feasibility of an open space link from the northern foothills to Western Port.
- Implementing the Strategic Infrastructure Planning Study.

21.13-2 Reference Documents

- Activity Centres Strategy, (October 2006), City of Casey, in association with Ratio Consultants Pty Ltd.
OPEN SPACE AND RECREATION

NOTES:
- Bicycle paths and horse riding trails are not shown as they are currently being assessed by Council.
- There is potential for an open space link along the eastern boundary from the Foothills to the Bay.