KEY INFLUENCES

The conceptual model for Casey’s MSS examines the municipality using two discrete but related analytical approaches:

- A geographic approach based on the analysis of physically distinct regions in the municipality.
- A thematic approach based on the development of strategic responses to key social and land use issues.

The two approaches are necessary, as a single approach usually fails to cover the full spectrum of planning issues. Some issues are location specific, whereas others have widespread relevance to the municipality. The combination of geographic and thematic principles also forms the basis of the Framework Plan.

In addition to the regional and thematic issues, the role of policy is also examined, being a key influence on the future direction of the municipality.

The responses to these issues in the form of objectives, strategies and implementation actions follow in Clause 21.04.

Policy context

There are many policies prepared by various levels of Government that affect the future development of Casey. Many of these policies affect Casey in an indirect way. In addition to the State Planning Policy Framework, the key policy documents that have a material bearing on Casey’s physical environment are:

Casey-Cardinia Growth Area Framework Plan

*The Casey Cardinia Growth Area Framework Plan* describes how growth will be managed and how more affordable housing choices and jobs will be created in each of the five growth areas. The key themes being “Enough Room to Grow”, “Green Spaces for Generations”, “Better Access” and “Thriving Community Life”. This document is important because it determines Casey’s limits to ultimate urban growth and it defines areas that should be excluded from urban development.

Port Phillip and Westernport Regional Catchment Strategy

This Strategy of the Port Phillip Regional Catchment and Land Protection Board sets the vision and framework for achieving the effective integration and delivery of land and water management programs for the Port Phillip and Westernport Region. Importantly, the Strategy outlines the actions necessary to: ensure the health of the land, water and vegetation resources of the region; improve the long term productivity from these resources; and, enable regional communities to be resilient and prosperous.

Ramsar Convention and SEPP-W28

Documents which affect the Western Port region include the Ramsar Convention (international agreement on wetland and migratory bird protection) and State Environment Protection Policy No. W28 (State policy which seeks to protect the waters of Western Port Bay and its catchment).
South East Non-Urban Area Study and Memorandum of Understanding

This study and associated agreement commits the Councils of the Cities of Casey, Greater Dandenong, Frankston and Kingston and the Department of Infrastructure to pursue cooperative land use management of the South East Non-Urban Study Area. The aim of the policy is to encourage land use practices and provide long term planning solutions for the use and development of land within the south east non-urban area.

City of Casey Corporate Plan

This document is important because it co-ordinates the efforts of various Council functions into a common vision for the municipality. It identifies a number of key directions and more detailed objectives to ensure Casey achieves its Vision.

21.02-2

The Regions

With a municipality of the size and diversity of Casey, various pressures and influences are experienced in different areas of the municipality. Therefore it is considered appropriate to examine the influences on the municipality on a regional as well as thematic basis. For this purpose Casey was divided into the following five regions:

- The Foothills
- The Built-up Area
- The Urban Fringe
- The Farm
- The Bay

Each region shares similar physical characteristics and planning issues. The regions allow the municipality to be broken up into manageable areas for analytical and strategic planning purposes. The regions are shown on the “Five Regions” plan. It is important to note that there are no definitive boundaries separating the regions.

The Foothills

The main planning issues affecting The Foothills are:

- Pressure to subdivide and develop land at higher densities.
- Protection of areas with high landscape value and remnant vegetation.
- Preserving the identity of rural settlements and townships.
- Lack of physical and social infrastructure, including open space linkages.
- Maintenance of a northern buffer against unconstrained urban expansion into the Dandenongs.
- Proximity to bushfire prone areas to the north.

The Built-Up Area

The main planning issues affecting the Built-up Area are:

- The high level of escape expenditure from the local economy and the dependency of the City on external centres for employment, shopping and recreational opportunities.
- Pressures from commercial development along main roads outside activity centres.
- Redevelopment pressures on established residential areas.
- Protection of existing industrial land from encroachment by non-industrial uses.
- Maintenance of the integrity of the Hallam Valley Floodplain as an inter-urban break.
- Growth in self-employment and home-based business.
- High car dependency of the resident population.

**The Urban Fringe**

The main planning issues affecting the Urban Fringe are:

- Rapid urban growth.
- Provision of physical and social infrastructure, particularly roads.
- Poor access to activity centres and employment opportunities.
- Social and physical isolation.
- Lack of identity or sense of belonging to an established community.
- Conflict between urban and other uses, such as rural and extractive industries.
- Threat from inappropriate development which may compromise future residential development of an area.

**The Farm**

The main planning issues affecting The Farm are:

- Loss of farming land from incremental subdivision, rural residential development and non-horticultural activities.
- The problems that arise between the interaction of agriculture and rural living.
- The limited amount of water available for irrigation.
- The long term sustainability of land management practices.
- Poor drainage management particularly around Devon Meadows.
- Development pressures on land near rural settlements and east of the Royal Botanic Gardens, Cranbourne for residential purposes.
- Retaining clear delineation between urban and non-urban land, and the protection of non-urban land from urban activities.
- Creation of a dumping ground for unwanted urban land uses.
- Commercial development at inappropriate locations along Western Port Highway, South Gippsland Highway and other main roads.
- After use of exhausted quarries.
- Understanding the long-term needs of the rural community and the need to participate in the process of structural change.
The Bay

The main planning issues affecting the Bay are:

- Lack of infrastructure, especially sewerage.
- Pressure to allow growth of coastal settlements, especially after sewerage is provided.
- Protection of the natural ecosystems and landscapes of Western Port from the impact of urban growth, especially polluted runoff, increased recreational pressure, loss of native vegetation and despoliation of coastal landscapes.
- Poor connectivity between the coastal settlements and the need to share community facilities and infrastructure.
- Limited local employment and business investment opportunities.
- Remoteness from established activity centres.
- Development pressures on farm land with high quality agricultural soils.
- Isolated commercial development along South Gippsland Highway, Baxter-Tooradin Road and Western Port Highway.

21.02-3 Key land use themes

In addition, to the regionally based issues, there are a number of other land use issues which cross regional boundaries with broader implications. These were identified through a process of internal and external consultation, and relate to Casey’s:

- Community - Building new communities that are livable, self-reliant and which have a strong identity.
- Natural and Built Assets - Protecting Casey’s agricultural, landscape, natural and heritage assets.
- Employment - Providing more employment opportunities within Casey.
- Image - Fostering a positive image of Casey as a desirable living environment.
- Accessibility - Making commercial, community and open space facilities more accessible to Casey residents.
- Infrastructure - Providing urban infrastructure on a timely and equitable basis.

Community

- New residential communities are traditionally well represented by young families living in detached houses. Such communities can lack the richness and diversity of more established communities which accommodate different age groups, different household types and different dwelling types.
- The need to build new communities that are livable, self-reliant, functional and have a strong identity, sense of belonging and local pride.
- Inefficient use of residential land that has little regard for existing and future communities resulting in poorly serviced residential areas.
- The threat of redevelopment pressures on established residential areas and the need to ensure sensitive redevelopment.
Natural and Built Assets

- Protection of Casey’s:
  - agricultural, landscape, cultural and environmental resources;
  - natural, cultural and built heritage; and,
  - scenic attributes.
- Protection of the flora and fauna of Casey’s coastal environs.
- Protection of the Westernport Bay catchment.
- Protection of rural landscapes, particularly along main roads.
- Protection of native vegetation and revegetation of open spaces, parks and watercourses.

Employment

- Encroachment of non-industrial uses into industrially zoned land.
- Catering for home-based business.
- Creation of employment opportunities and nodes within the municipality.
- Accessibility to employment nodes.

Image

- Need to build a positive image of Casey as a desirable place to live.
- Promotion, protection and enhancement of the positive attributes of Casey, including:
  - proximity to northern foothills and Western Port;
  - safe child rearing environment; and,
  - good access to jobs and urban amenities.
- Need to overcome factors that create a negative image of the municipality.
- Need to improve the perception and appearance of prominent areas of Casey such as the gateways, main travel corridors and regional centres.
- Provision of high quality urban design and landscaping.

Accessibility

- Co-location of major commercial and community facilities to improve accessibility and convenience.
- Development of Casey’s hierarchy of activity centres to provide a full range of facilities to Casey’s expanding residential population.
- Development of an effective and safe road network throughout the municipality, particularly the existing and future urban areas.
- Improving access to regional facilities such as Monash University, Chisholm Institute and the Royal Botanic Gardens, Cranbourne.
 Development of a municipal-wide open space network, incorporating bicycle and pedestrian paths and equestrian trails.

Infrastructure

 Provision of physical and social infrastructure to make Casey more livable and self-reliant.
 Infrastructure funding.
 Consistency and timeliness in delivery of infrastructure.