

# Cardinia Parklands Strategy

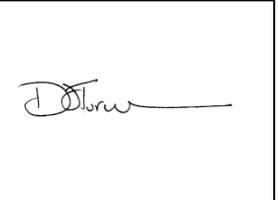
**Version:** 2.2

**Date updated:** 11 December 2014

**Responsible Department:** Strategic Development

**This Development Plan was approved by the City of Casey on 24 March 2009 as the approved Development Plan for the affected land under Clause 43.04 (Schedule 2) of the Casey Planning Scheme**

## Document Authorisation

Revision	Date	Details	Authorisation	
			Name/Position	Signature
	21 March 1997	Adopted by Council	Manager Planning	
A	3 April 1997	Amended by Council	Manager Planning	
B	18 June 2002	Amended by Council	Acting Manager Planning	
C	15 August 2002	Amended by Minister for Planning	Manager Planning	
D	6 September 2005	Adopted by Council (Cardinia Parkland Development Plan)	Liam Hodgetts Acting Manager City Development	
E	24 March 2009	Amended by Council to reflect changes associated with Amendment C99, remove out of date information and comply with privacy legislation	Manager Planning	

## Contents

<b>1. STRATEGY PLAN AREA</b>	<b>4</b>
<b>2. OBJECTIVES</b>	<b>4</b>
<b>3. CARDINIA CREEK PARKLANDS</b>	<b>4</b>
<b>4. ENVIRONMENT</b>	<b>4</b>
4.1 Topography .....	4
4.2 Creeks and Floodprone Land.....	5
4.3 Significant Trees.....	5
<b>5. SERVICES</b>	<b>5</b>
5.1 Sewerage.....	5
5.2 Drainage .....	5
<b>6. ROAD NETWORK OBJECTIVES</b>	<b>6</b>
<b>7. OPEN SPACE</b>	<b>6</b>
7.1 Reserves.....	6
7.2 Pedestrian/Bicycle Paths .....	6
7.3 Horse Riding Trails .....	6
<b>8. DEVELOPMENT STRATEGY</b>	<b>7</b>
8.1 South-West of Grasmere Creek .....	7
8.2 North of Grasmere Creek .....	7
8.3 Development Potential .....	7
8.4 Access .....	7
8.5 Development Guidelines .....	7

## 1. STRATEGY PLAN AREA

The strategy plan area is defined by Beaumont Road to the west, Beaumont Road and Farm Lane to the north, the boundary of the proposed Cardinia Creek Parklands to the east and Inglis Road to the south. The strategy plan area encompasses approximately 135.7 ha.

The objectives of this Development Plan only apply to the sections of Cardinia Parklands Strategy still covered by the Development Plan Overlay in the Casey Planning Scheme.

## 2. OBJECTIVES

The objectives of the Cardinia Creek Strategy Plan are to:

- Provide for the development of a rural residential environment adjacent to the proposed Cardinia Creek Parklands.
- Ensure that development does not have an adverse impact on the non-urban areas to the north and proposed park to the east.
- Provide a clear boundary to the non-urban area to the north.
- Protect and enhance the high environmental quality of the area.

The requirements of the Strategy Plan area are shown on Plan 1.

## 3. CARDINIA CREEK PARKLANDS

The Cardinia Creek Parklands is being planned by Melbourne Parks and Waterways and is proposed to provide a recreational resource to the growing population of the South-East Growth Area and to conserve the environmental values along Cardinia Creek.

A major park node is located to the north of Inglis Road, east of the strategy plan area and has an area of approximately 205 ha. The node will be a focus for park activities including picnic areas and associated car parking, walking trails, and areas of conservation significance (e.g. Bushland, Wetlands). It is proposed that the main access to the node will be from Inglis Road with only pedestrian, bicycle, equestrian, management vehicle and emergency vehicle access from within the strategy plan area.

Development within the strategy plan area should be undertaken in a manner which is sympathetic to the park environment and the non-urban areas to the north.

## 4. ENVIRONMENT

### 4.1 Topography

The land within the strategy plan area is undulating and falls towards Grassmere Creek. Within the area, Grassmere Creek is in a shallow valley, however, west of Beaumont Road, Grassmere Creek is contained within a steeply incised valley. A ridgeline runs east-west through the strategy plan area. To the north of Beaumont Road and Farm Lane the slopes have a steep gradient unsuitable for development. Furthermore, development on these slopes would have an adverse visual impact when viewed from the south, and therefore Beaumont Road and Farm Lane is seen as providing a clear boundary to the non-urban areas to the north.

Advice has previously been received from Melbourne Water that there is evidence of land slips having occurred on the steeper land to the north of the strategy plan area.

#### 4.2 Creeks and Floodprone Land

The strategy plan area is traversed by Grassmere Creek which also forms the eastern boundary of the strategy plan area. The alignment of the creek and the extent of the associated floodplain is shown on Plan No. 4. The majority of the floodplain for Grassmere Creek north of Inglis Road is within the proposed Cardinia Creek Parklands. Where the floodplain is not included in the proposed park, it should be included in a drainage reserve when the land affected by the floodplain is subdivided. The location of the creek environs within reserves or the Cardinia Creek Parklands ensures the retention of remnant riparian vegetation which provides a habitat for local fauna.

#### 4.3 Significant Trees

There are a number of significant trees in the strategy plan area, particularly in the established area to the south, along Grassmere Creek and scattered throughout other properties. These trees contribute to the landscape values of the area and their conservation must be considered in the development of land within the strategy plan area.

Two properties worthy of mention are:

- 'Burnbank', 64-72 Beaumont Road, with its Cypress and Hawthorn hedges and two extremely old *Cupressus torulosa* which can be seen from the front of the property.
- 'Glen Moidart', 110 Beaumont Road, has a Cypress hedge on the northern and western boundaries of the home.

### 5. SERVICES

#### 5.1 Sewerage

All residential lots must be provided with reticulated sewerage, unless the owner enters into a Section 173 Agreement under the *Planning and Environment Act 1987* with the authority responsible for effluent disposal in the area, which agreement ensures that any costs extending and connecting the reticulated sewer to allotments are borne by the owner, should any septic tank septic tank system on these allotments prove to be inadequate.

Prior to the subdivision of any land which is proposed to dispose of effluent by on site absorption, it will be necessary to undertake a land capability assessment (soil absorption tests) to ensure that all domestic waste waters can be adequately treated and contained within the boundaries of each allotment in accordance with the State Environment Protection Policy.

#### 5.2 Drainage

The strategy plan area is partly affected by the Grassmere Creek floodplain. The majority of the floodplain is located within the boundary of the proposed Cardinia Creek Parklands.

Melbourne Water will not allow any development within the floodplain, and all allotments outside the floodplain will need to be a minimum of 600 mm above declared

flood levels. Council will need to further consider with Melbourne Water the design and implementation of a drainage scheme to provide adequate outfall drainage for both existing and new development in the strategy plan area. Where stormwater pipes are proposed to discharge into Grassmere Creek, the entry of the water into the creek should be overland flow or other means to control erosion and pollution.

## **6. ROAD NETWORK OBJECTIVES**

All roads must be designed in accordance with Casey's Standard Drawings except where differently specified in this Development Plan.

## **7. OPEN SPACE**

### **7.1 Reserves**

In low density residential subdivisions Council requires a minimum open space contribution of 5%. This contribution is to be provided in the form of land where the land contribution will exceed 0.4 ha. Council may accept a suitable cash contribution in lieu of land where the contribution is less than 0.4 ha provided that such a contribution would be equivalent in value in real terms to any land foregone. In some cases where the land contribution will not exceed 0.4 ha, a land contribution may still be required depending upon circumstances relevant to a particular parcel of land.

It is not proposed to provide any active recreation areas within the strategy plan area, and open space provided in the form of land should be for pedestrian/bicycle and horse trail links and for passive recreation/environmental purposes. In this regard, open space should be provided in the vicinity of Grassmere Creek and the watercourse at the eastern end of Farm Lane.

### **7.2 Pedestrian/Bicycle Paths**

A bicycle path is proposed along Cardinia Creek which will be within the Cardinia Creek Parklands. It is not proposed to provide any formal pedestrian/bicycle paths within the strategy plan area, except for along the north side of Inglis Road. This will provide a link between the park and Berwick Village, and also for residents in accessing community facilities such as those in Berwick Village and the Berwick Secondary College.

### **7.3 Horse Riding Trails**

There are a number of horse riding trails identified in the strategy plan area. The main additions to the network proposed include:

- A link from the end of Farm Lane south into the Cardinia Creek Parklands. The exact details of trails within the park will be subject to the development of a management plan by Melbourne Parks and Waterways.
- A link between Beaumont Road and Buchanan Road. On the trail network, this is shown along Grassmere Creek, however, it is also desirable to develop an additional link to the south along a local street proposed to link Beaumont Road and Buchanan Road.

## **8 DEVELOPMENT STRATEGY**

### **8.1 South-West of Grasmere Creek**

South-west of Grasmere Creek, the area is to be developed for rural residential allotments with a minimum lot size of 0.7 ha or an average lot size of 0.7 ha provided that no lots are less than 0.4 ha and no lots are greater than 1 ha. If the average lot size is used, the maximum lot size does not apply if the land is affected by the transmission line easement. Larger lots should be provided where land is encumbered by the transmission line easements to ensure an adequate area for the construction of a detached dwelling and outbuildings.

Where lots larger than 1.0 ha are created using an average lot size of 0.7 ha, the larger lots should be substantially encumbered by the transmission line easement, and should not be created as a mechanism to increase the overall lot yield of the original land area beyond an average lot size of 0.7 ha. Larger lots should also be provided adjacent to the Grasmere Creek reserve.

### **8.2 North of Grasmere Creek**

The three properties in the strategy plan area north of Grasmere Creek are to be developed for rural residential allotments with an average lot size of 1.2 ha. No lots should be less than 1.0 ha. This will ensure a lower density of development in the vicinity of the park and the non-urban area to the north.

### **8.3 Development Potential**

Based on the development proposed in this strategy, it is estimated that the ultimate number of dwellings and population in the area will be as follows:

- Dwellings - 157
- Population - 502 people (@ 3.2 people per dwelling)

### **8.4 Access**

The primary means of access to properties in the strategy plan area is via Beaumont Road and Buchanan Road. Buchanan Road should not be used as a major visitor access to Cardinia Creek Park.

### **8.5 Development Guidelines**

The additional areas of development proposed should be developed having regard to the nature of development existing in Beaumont Road and Buchanan Road, the proximity to the proposed Cardinia Creek Parklands and the non-urban area to the north. In this regard, the scale of buildings should not be visually dominant, and the type of building materials should be sympathetic to the environment. Colours should be subdued tones, as opposed to colours which are visually obtrusive.

A key aspect of the development of land in the strategy plan area is the planting of trees to soften the visual impact of development and create a treed residential environment similar to that which is existing in the southern part of the strategy plan area. This should be achieved by the following means:

- The planting of native/indigenous trees along new streets created at the time of subdivision.

- The planting of native/indigenous trees in new reserves created by subdivision, particularly along watercourses.
- The planting of areas of native/indigenous trees on larger allotments at the time of subdivision. This is particularly relevant to the larger allotments proposed north of and abutting Grassmere Creek.

**PLAN No. 1 – DEVELOPMENT STRATEGY**

