

21.02 KEY ISSUES AND STRATEGIC VISION

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21.02-1 Key issues

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The key issues facing Casey can be grouped into five strategic themes:

Settlement and housing

- The management of rapid urban growth to meet the social and physical needs of a diverse community.
- The management of urban development and its impacts on surrounding rural areas and areas of landscape, and environmental and heritage significance.
- The provision of diverse housing types and lot sizes to meet the needs of a changing community.

Commented [ES1]: Panel recommended addition (consistent with Council's position).

Environment

- The protection and restoration of Casey's biodiversity.
- The protection and management of areas of State, national and international significance.
- The protection of life and property arising from the impacts of climate change, flooding and wildfire.
- The protection and enhancement of significant rural landscapes.
- The formulation of ecologically sustainable land use and development practices.

Economic development

- The development of a diverse, prosperous and sustainable economic base for Casey.
- The development of a strong knowledge-based business sector.
- The need to support and strengthen existing businesses, including home-based businesses.
- The protection and sustainable use of agricultural land.
- The development of Casey's tourism and eco-tourism potential.

Transport

- The development of a transport system that addresses Casey's accessibility needs and provides for increased use of public transport.
- The need to upgrade regional transport routes in order to improve access for Casey's residents to the major employment precincts to the west.
- The development of a multi-use trail network in Casey that links community places and other key destinations.

Built environment

- The protection and enhancement of local neighbourhood character.

- The retention and maintenance of heritage places for the benefit of present and future generations.
- The protection of Casey’s diverse local areas, townships and villages from inappropriate use and development.

21.02-2 Casey’s land use vision

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The *Casey C21: A vision for our future* strategy (“*Casey C21 Strategy*”), which was adopted by Council on 3 September 2002, articulates the land use vision for Casey. It arose out of the recognition by Council that a holistic, long-term vision needed to be created for the municipality that complemented and strengthened the key directions of the City’s Council Plan.

This vision was created from the “ground up”, comprising strategic directions that are based on a detailed understanding of the values of the Casey community and how those values vary in a spatial sense. It is about creating Casey’s own identity as a city by developing and strengthening its communities, protecting and enhancing its natural assets, improving the accessibility of its residents to services, and stimulating economic development by building on its advantages.

Casey C21 – Building a Great City is an update of the *Casey C21 Strategy* that was adopted by Council on 19 July 2011. While retaining the direction and vision of the original strategy, it refines these into a form that is more accessible to the community and updates various references and actions arising from the implementation of the strategy. Any reference to the *Casey C21 Strategy* throughout the Local Planning Policy Framework of this planning scheme should therefore also be read as a reference to *Casey C21 – Building a Great City*.

21.02-3 Casey’s Municipal Strategic Statement

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The Municipal Strategic Statement (MSS) is based on the *Casey C21 Strategy*, which is the main reference document of the Local Planning Policy Framework of this planning scheme. Only those aspects of the strategy relevant to land use, subdivision and development planning policy have been included in this MSS, but the responsible authority will have regard to all of the strategy in its decision-making.

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

- A **thematic approach**, based on the development of strategic responses to key economic, social and environmental development and land use planning issues, comprising the following five themes (refer to Clauses 21.03-21.07):
 - Settlement and housing.
 - Environment.
 - Economic development.
 - Transport.
 - Built environment.
- A **local area approach**, based on the analysis of the following 17 local areas derived from those identified in the *Casey C21 Strategy* (refer to Clauses 21.08-21.25):
 - *Berwick Northern Area* (including part of Beaconsfield).
 - *Berwick Southern Area* (including part of Clyde North).
 - *Botanic Ridge/Junction Village*.

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- *Casey Coast* (including Blind Bight, Cannons Creek, Tooradin, Warneet and part of southern Pearcedale).
- *Casey Farm* (including Clyde, part of Clyde North, Devon Meadows, Pearcedale and Cranbourne South).
- *Casey Foothills* (including Harkaway, Lysterfield South, Narre Warren North and part of Endeavour Hills and the northern area of Berwick).
- *Cranbourne*.
- *Cranbourne East*.
- *Cranbourne North*.
- *Cranbourne West*.
- *Doveton/Eumemmerring*.
- *Endeavour Hills (Urban area)*.
- *Hallam*.
- *Hampton Park*.
- *Lynbrook/Lyndhurst*.
- *Narre Warren*.
- *Narre Warren South*.

The two approaches are necessary, as a single approach fails to cover the full spectrum of planning issues. Some issues have widespread relevance to the municipality, whereas other issues are location-specific. The thematic approach set out in Clauses 21.03-21.07 complements the local area approach set out in Clauses 21.08 to 21.25. The combination of the two approaches ensures that both broad thematic issues and location-specific issues are addressed as part of Council's longer term strategic vision, and also demonstrates how the broader thematic issues are translated into their local context.

Both approaches respond to the issues in the form of objectives, strategies and implementation actions.

21.02-4 Casey's Strategic Framework Plan

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Casey's key strategic directions for future land use planning and development are illustrated by the Strategic Framework Plan. The purpose of the Strategic Framework Plan is to identify locations where specific land use outcomes will be supported and promoted. It also identifies potential development opportunity areas where significant land use change may be expected, as well as areas where land use constraints may restrict future development.

Separate Local Area Maps have also been prepared for each of the 17 local areas (refer Clauses 21.08-21.25). These maps advance the broad strategic directions shown on the Strategic Framework Plan.

The major strategic directions identified on the Strategic Framework Plan are:

- A hierarchy of activity centres that caters for the growth of individual centres.
- Regional transport corridors supported by a "mile-grid" of arterial roads.
- An open space network to create linear corridors that link major destinations.
- Capacity for new suburban areas within the Urban Growth Boundary to cater for up to an additional ~~82,400 lots~~ ~~78,000 households~~, as of 2018~~1~~.
- Green Wedge land that is afforded long-term protection from urban growth pressures.

Commented [ES2]: Figures based on updated Housing Market Assessment.

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- A mix of housing opportunities incorporating suburban and large-lot housing (“lifestyle living”).
- Land for future employment growth in a number of large new employment precincts.
- Environmental protection of conservation areas.

21.02-5 Reference documents

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Casey C21: A vision for our future, City of Casey, 2002.

Casey C21: Building a Great City, City of Casey, 2011.

~~*Casey Housing Strategy, City of Casey, 2005.*~~

City of Casey Activity Centres Strategy, City of Casey, in association with Ratio Consultants Pty Ltd, 2006.

City of Casey Biodiversity Enhancement Strategy, Ecology Australia Pty Ltd, 2003.

City of Casey Conservation Strategy, City of Casey, in association with Environment Link Pty Ltd, 2002.

City of Casey Open Space Strategy Technical Report, City of Casey, in association with EDAW (Aust.) Pty Ltd, 2001.

Council Plan 2013-2017, City of Casey, 2015.

Heritage Strategy, City of Casey, 2001.

[Housing Strategy, City of Casey, 2019](#).

South East Growth Corridor Plan, Growth Areas Authority, 2012

Strategic Framework Plan

