

CASEY PLANNING SCHEME

Incorporated Document

**Casey Cultural Precinct Incorporated Document,
August 2014**

Incorporated Document in the Casey Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act, 1987*.

Casey Cultural Precinct Incorporated Plan, August 2014

1.0 Introduction

This document is an incorporated document in the schedule to Clause 81.01 of the Casey Planning Scheme (the Scheme).

Despite any provision to the contrary, pursuant to Clause 52.03 of the Scheme the land identified in this incorporated document may be used and developed in accordance with the specific controls contained in this document.

If there is any inconsistency between the specific controls in this incorporated document and other provisions of the Scheme, the specific controls in this document will prevail.

2.0 Purpose

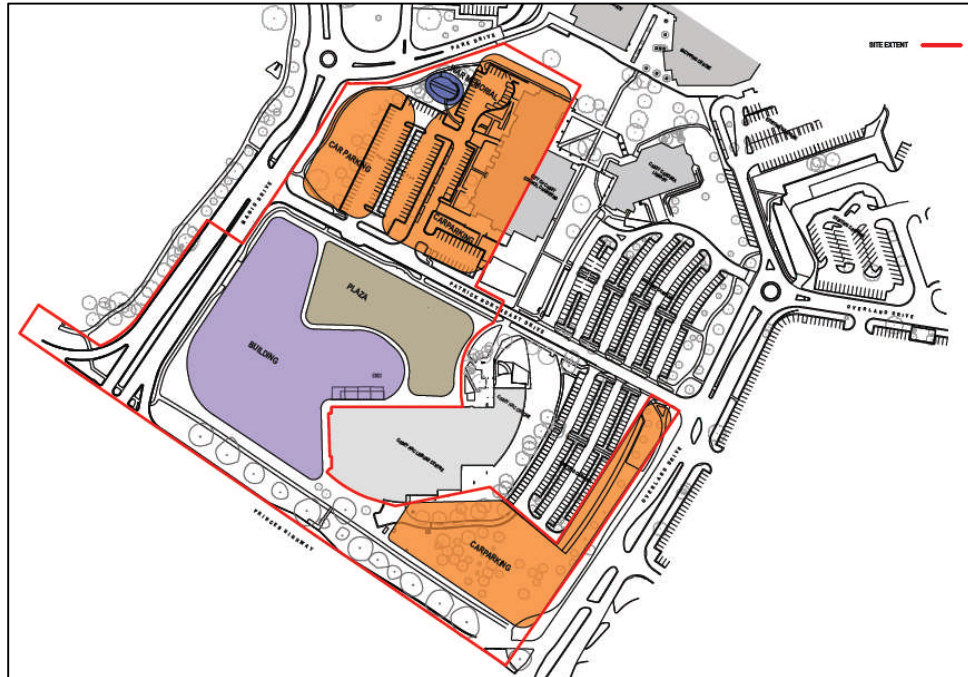
The purpose of this incorporated document is to provide for the development and use of land as part of the Casey Cultural Precinct project. The Casey Cultural Precinct project includes:

- a multi-storey mixed-use building;
- associated car parking spaces;
- relocation of an existing war memorial;
- works within a Heritage Overlay;
- removal of native vegetation;
- removal and creation of easements;
- construction of a telecommunications facility (pole tower);
- display of advertising signage;
- rationalisation of existing Land Titles.

3.0 The Land

The land that is subject to the specific controls in this document is identified in the site plan below (figure 3.1).

3.1 Site Plan



The land comprises parts of 340-350 Princes Highway and adjoining sections of the Princes Highway, Magid Drive and Overland Drive Road Reserves in Narre Warren. The land is formally described as part of Lot 1 on Title Plan 137166M, part of Lot 1 on Title Plan 709761K, part of Lot 1 on Title Plan 166349P and part of the Princes Highway, Magid Drive and Overland Drive Road Reserves.

4.0 What this document allows

Despite any provisions of the Casey Planning Scheme, no permit is required to:

- reduce the number of car parking spaces that are required in association with the Casey Cultural Precinct building;
- develop and use the land for car parking spaces;
- provide some or all of the car parking spaces on the land identified as 'car parking' in figure 3.1;
- provide a median break in Magid Drive to allow vehicle access into the loading dock of the Casey Cultural Precinct building;
- remove a building (war memorial) from Heritage Overlay 173;
- carry out works within Heritage Overlay HO26 and/or within the HO26 Heritage Place as described by the Planning Scheme;
- remove native vegetation;
- remove and create easements;
- construct a telecommunications facility (pole tower);
- erect and display advertising signage; and
- subdivide or amalgamate land titles.

5.0 Conditions

Car Parking

1. Before the use of the Casey Cultural Precinct building commences a minimum of 165 car parking spaces must be provided and available for use in accordance with the 'Casey Cultural Precinct - Parking Provision Assessment' report prepared by Traffix Group in August 2014.
2. The required car parking spaces must be provided within the Casey Cultural Precinct building and/or within one or more of the car parking areas identified in figure 3.1 of this incorporated document to the satisfaction of the Responsible Authority.

Bicycle Parking

3. Before the use of the Casey Cultural Precinct building commences a minimum of 30 bicycle parking spaces for staff and 14 bicycle parking spaces for visitors must be provided and available for use on the land.

Traffic Management

4. Before the use of the Casey Cultural Precinct building commences a Traffic Management Plan must be prepared and provided to VicRoads for comment.

War Memorial

5. The Returned and Services League (RSL) should be consulted about the relocation of the war memorial.

Heritage

6. Any works within Heritage Overlay HO26 should avoid or minimise damage to the existing trees and should be carried out under the supervision of a qualified arborist.

Telecommunications Facility

7. The telecommunications facility (pole tower) must be a similar size to the existing telecommunications facility on the site.

Advertising Signage

8. Unless otherwise agreed in writing with the Responsible Authority, advertising signage must be generally associated with the land uses on the site.
9. Where an advertising sign would be visible from and directed towards the Princes Highway, comments must be sought from VicRoads and any comments received within 28 days must be addressed before the sign is displayed.